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PLANNING COMMISSION
Thursday, June 7, 2018 - 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: May 3, 2018

FINDINGS/CONCLUSIONS: None

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

1. **Case #2018-45. Boies Station Condos at the Railyard Development Plan.** Joe Boies, of Raven Crest Land & Development Company, Inc., Agent, representing the City of Santa Fe/Santa Fe Railyard Community Corporation, Owner, requests approval of a Development Plan for 18 residential condominium units on approximately 0.49 acres. The parcel is located at 920 Shoofly Street, is zoned BCDRED (Business-Capitol District-Redevelopment Subdistrict) and is within the Baca Area Railyard Master Plan. (Lee Logston, Case Manager)
2. **Case #2018-46. Acequia Lofts Development Plan.** JenkinsGavin, Agent, for Blue Buffalo, LLC, Owner, requests a Development Plan approval for a 120-unit multi-family development on approximately 6.093 acres. The property is zoned C-1-PUD (Office and Related Commercial/Planned Unit Development) and is located at 2725 Agua Fria Road. (Donna Wynant, AICP, 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.**

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PLANNING COMMISSION
June 7, 2018

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B. Pledge of Allegiance	Recited	1
C. Approval of Agenda	Approved as presented	2
D. Approval of Minutes & Findings and Conclusions		
1. MINUTES: May 3, 2018	Approved as amended	2
2. FINDINGS/CONCLUSIONS:	None	2
E. Old Business	None	2
F. New Business		
1. <u>Case #2018-45. Boies Station Condos at the Railyard Development Plan</u>	Approved with Conditions	2-7
2. <u>Case #2018-46. Acequia Lofts Development Plan.</u>	Approved with Conditions	7-17
H. Staff Communications	None	17
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J. Adjournment	Adjourned at 9:10 p.m.	20

PLANNING COMMISSION
Thursday, June 7, 2018
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A regular meeting of the City of Santa Fé Planning Commission was called to order by Commissioner Jack Hiatt, Chair, on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present

Commissioner John B. Hiatt, Chair
Commissioner Pilar Faulkner, Secretary
Commissioner Lee Garcia
Commissioner Brian Patrick Gutierrez
Commissioner Stephen Hochberg
Commissioner Mark Hogan
Commissioner Piper Kapin

Members Absent/Excused

Commissioner Sarah Cottrell Propst, Vice-Chair

Others Present:

Mr. Greg Smith, Current Planning Director
Mr. Noah Berke, Current Planning Division Manager & Staff Liaison
Mr. Richard Word, Assistant City Attorney
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Planning and Land Use Department and available on the City's web site.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

MOTION: Commissioner Hogan moved, seconded by Commissioner Faulkner, to approve the agenda as presented.

VOTE: The motion passed on a voice vote with Commissioners Faulkner, Garcia, Gutierrez, Hochberg, Hogan and Kapin voting in the affirmative and none voting against.

D. APPROVAL OF MINUTES AND FINDINGS OF FACT MINUTES

1. Minutes:

- **May 3, 2018**

Commissioner Faulkner said she gave some minor changes to Mr. Boaz.

MOTION: Commissioner Kapin moved, seconded by Commissioner Hogan, to approve the minutes of May 3, 2018 as amended.

VOTE: The motion passed on a voice vote with Commissioners Faulkner, Garcia, Gutierrez, Hochberg, Hogan and Kapin voting in the affirmative and none voting against.

2. Findings of Fact and Conclusions of Law

There were no Findings of Fact and Conclusions of Law

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

- 1. Case #2018-45. Boies Station Condos at the Railyard Development Plan.** Joe Boies, of Raven Crest Land & Development Company, Inc., Agent, representing the City of Santa Fe/Santa Fe Railyard Community Corporation, Owner, requests approval of a Development Plan for 18 residential condominium units on approximately 0.49 acres. The parcel is located at 920 Shoofly Street, is zoned BCDRED (Business-Capitol District-Redevelopment Subdistrict) and is within the Baca Area Railyard Master Plan. (Lee Logston, Case Manager)

Mr. Logston presented the staff report for Case #2018-45. The Commission's job here is to make sure the development conforms to City zoning and Railyard Master Plan. The Railyard Review Committee reviewed the proposal and after this review, the Railyard Community Corporation will give final architectural approval. The proposed development plan meets all development standards in Chapter 14 and will not increase nonconformities and it also meets the goals of the Railyard Master Plan and complies with all Land Use and Design criteria. It also meets the three criteria for approval: The Planning Commission has authority to approve the plan if it does not adversely affect the public interest and the use of the buildings are compatible with adjacent buildings and leases. The Staff recommends approval subject to the conditions of approval and technical corrections.

Applicant's Presentation

Mr. Joe Boies, 14 Conchas Loop, was sworn. He wanted Mr. Montoya to show a short video on the project and to hopefully answer questions. The video could not be shown, however. Mr. Boies said the video was about a ten-inch foam wall design for green-built homes. He summarized the project and said it will provide two Affordable Housing units.

Public Comment

Mr. Richard Czoski was sworn and said the application was thoroughly vetted and approved by the Railyard Corporation Commission and has evolved over two years, from 26 to 18 units. He would be present to answer questions related to the Railyard.

Ms. Rosemary Romero, 1350 San Juan Drive, was sworn. She said her neighborhood is in proximity to the Railyard and she has been a member of the Railyard Corporation Board since 2012. She hoped the Commission would approve this development. It meets a need for Affordable Housing in Santa Fe and especially in the Railyard. It has gone through "the gauntlet" of the Board. It is a two-year process and never easy. But Mr. Boies worked hard, and it is Railyard approved.

Mr. Andre Paglayan, 2 Camino Esperanza, said he had some concerns with the project. The main one is that the applicant is not showing any renderings here as they did at Railyard. He and some other neighbors in the block, were mainly concerned that this is not private land. It is City land and it gets leased. And the stewardship of that land must be provided not only with check boxes but something beyond the bottom line, especially on this lot. There are other new projects to fulfill the full block and they are all done by architects; designers; to keep the vibrancy there. They are making the units look nice. We are concerned that it will look nice for Santa F. In the short term we will all suffer by that. So I think we are being misled by not seeing the renderings.

"I know it is being sold as housing and no one is against that - at least 16 units. And if you don't approve it, the phone will ring off the hook. The way it is designed and proposed does affect the area and

the neighbors. You should have something that looks better. Something that is ideal in the City.”

Mr. Rick Martínez, 725 Mesilla Road, was sworn. He was concerned that it has no character to it. The design should be looked at and come back with more character. The other speaker got it right. Put some effort into it. This is the Railyard and important to the history. It should not just be a straight box. Condos will work I know the developer is providing affordable house, but we need to make sure those who live in the affordable units can afford the dues or else it will not be affordable. The condo dues for the affordable housing units should be less.

Ms. Gayla Bechtol, 1813 Hano Road, was sworn and said she has been involved with the Railyard since 1985. She agreed with the previous speakers about the lack of architectural character that she saw in the elevations. She assumed it would be stucco with metal windows but had not seen the renderings. The architectural code for Santa Fe has indentations and shadow lines and there is nothing here like that which she could see. He understood that the Railyard’s architectural committee works hard but she would ask for more architectural features on this.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Mr. Logston said there was a late comment arriving from Ms. Irene Sanchez as a public comment. He summarized her three concerns: increased traffic and people going the wrong direction at the one-way street so, it is a traffic enforcement issue. The second was parking. They do have their own parking with 8 extra spaces. The third was about where the sewer service would hook up because they have frequent back-ups.

Mr. Logston said this development would not connect into the Baca sewer line but into Shoofly.

Mr. Czoski clarified for the record, that the Commissioners do have renderings in the packets. The architecture in the Railyard is square angles and simple massing. These are straightforward and inexpensive units and classified as “market rate affordable.” If they were going for twice the price, maybe more could be done. “We were encouraged to be including three Affordable Housing units. With regard to her concern regarding condo dues, we are working with Legal on the ground lease. For the three Affordable Housing units, the ground rent will be paid by the City. So the carrying cost of Affordable Housing is in compliance with the ordinance and the standard for income. The requirement for Affordable units is 20% of the total. We did ask him to add more architectural interest. The walls are metal and stucco. I’m happy to answer questions. Unfortunately, he brought a video of the wall system which is not what would show the renderings.”

Commission Discussion and Questions

Commissioner Hogan asked about the possible conflict of the balconies with adjacent properties that was mentioned in the packets.

Mr. Czoski explained that the in-between part of the Railyard has no setback requirement on parcels. But this building will be 8' back and the balcony goes out six feet, so it is 2' off the property line. We need 10' between buildings so there will be at least a 5' setback on the other parcel. It is within the Master Plan requirements.

Commissioner Hogan said he didn't have the same concern about the design aesthetic. His concern was about livability issues. A six-foot depth of balconies would be better but if wide enough to sit out there, it adds substantially to the quality of life. Commissioner Hogan noted that this is not a zoning requirement and would not be a condition.

Mr. Boise clarified that the balconies are six feet deep and ten feet wide. And they are also putting in at least 10-12 bicycle racks on the property on both sides.

Mr. Logston said the whole development is kind of diagonal in orientation. In addition to the balconies, each of the ground units will have a mini-yard behind a block wall.

Commissioner Faulkner asked if there is a reason why there is not more Affordable Housing.

Ms. Ladd said the ordinance requires 20% so this meets that standard.

Commissioner Kapin - Mr. Czoski mentioned market rate affordable. What are those numbers.

Mr. Boise said it is \$327 to \$405 per month. The largest size is \$1,384 per month. He explained that he wanted to get it done and was not being greedy.

Commissioner Kapin pointed out that this is not a lot of housing in a zoning that would allow more. She asked about the height.

Mr. Czoski said up to 26' is allowed for flat roofs and 34' for pitched roofs.

Commissioner Kapin asked why it went from 26 units to 18 units.

Mr. Czoski said we went to City Council because a larger number of units, would require demolition of historic statused buildings. Mr. Boise said he could make it lower to eliminate that demolition. Another element in the Baca portion is the requirement to meet code on the parcel. There was an extreme setback from Flagman Street. It is 22' back from the parcel as a no-build zone. That is there to retain the view if you are standing on Flagman Street to view the mountains.

Commissioner Kapin also had a concern with lack of architecture on this building. Out of the Railyard, it would be different. She was concerned about the aesthetic as a precedent for future build out of this portion of the railyard.

Chair Hiatt noted there was only one block left to be developed in this portion of the Railyard. and

asked staff to clarify how many parcels remained undeveloped.

Mr. Czoski agreed. This is the final parcel in Baca portion of the Railyard. There are three other parcels currently being leased for development and they are smaller than 10,000. It is not likely a precedent would be set the afore mentioned three parcels will begin construction this summer.

Commissioner Gutierrez was okay with this. He has been riding his bike there. Mr. Boise has the right idea to make them affordable. Commissioner Gutierrez had no problem with the aesthetics. He asked the developer to confirm the two historic buildings were not going to be demolished.

Mr. Czoski said they are going to be demolished subject to another development plan, however key components of the buildings would be reused to preserve the esthetics and historical context. The adobe would be remodeled and reused, and the metal building would be demolished. The project received permission at Council to demolish the buildings. Council thought it was Mr. Boise' plan but it wasn't. He will be taking the afore mentioned plan including the reuse of the key components to Council in late summer He reiterated they plan to reuse the adobe and to disassemble the metal shed and use the metal sheets and recreate it as part of a new building. That must go to Council, also.

Commissioner Garcia commented that the architectural design pays attention to colors and will look good in that area.

Commissioner Kapin said the Commission is seeing the need for open space around it. She was a little concerned about that and added that she lives near this area. There are not many parks nearby or other open space. Trees are sparse and there are not many areas for sitting outside. She asked him what his thoughts were about that.

Mr. Czoski said the open space in that portion of the Railyard is encompassed in the broad 22' swath running down Flagman Way. Closer to Baca, there are fruit trees on both sides. It is 13 acres in Baca and connected by a trail. With the new connection under St. Francis, the thought is that Baca residents would use the open space on the north part. It might be a mile to that open space. There was accommodation for open space in the Master Plan. The other thought was that surface parking was open space but not a place for residents to use.

Commissioner Kapin understood.

Commissioner Hogan felt the plan on 111 was underdeveloped. Toward Shoofly are some generous outdoor spaces and maybe they could develop some of that like a barbecue or other outdoor amenities.

Action of the Commission

Commissioner Kapin -

MOTION: Commissioner Hogan moved to approve Case #2018-45, Boies Station Condos at the Railyard Development Plan, subject to the conditions of approval and technical corrections recommended by Staff.

The motion was seconded by Commissioner Faulkner

VOTE: The motion passed by unanimous roll call as follows:

For: Commissioner Hogan, Commissioner Faulkner, Commissioner Kapin, Commissioner Gutierrez, Commissioner Hochberg, and Commissioner Garcia.

Against: None.

Chair Hiatt said, "In the comments at the end of the meeting. We need more information about availability of water. It is not sufficient to me anymore to know that the infrastructure is going to be put down. I want to know more about availability of water. This reminds me of the doomsday clock and when the world is going to end, because we screwed everything up. I'm really worried about water. And I know that Commissioner Faulkner is going to share a proposal for a resolution for the Governing Body at the end of this meeting. I'm just going to ask the Staff to bring us more information about availability, please."

Mr. Smith said, "So noted."

- 2. Case #2018-46. Acequia Lofts Development Plan.** JenkinsGavin, Agent, for Blue Buffalo, LLC, Owner, requests a Development Plan approval for a 120-unit multi-family development on approximately 6.093 acres. The property is zoned C-1-PUD (Office and Related Commercial/Planned Unit Development) and is located at 2725 Agua Fria Road. (Donna Wynant, AICP, Case Manager)

Chair Hiatt noted a sizable number of people present for this case and asked that public comment be limited to two minutes each.

Ms. Wynant presented the staff report for this case that proposes a 120-unit multi-family development in a C-1 PUD zoning. The site was a former dentist office site. What was previously proposed was the Blue Buffalo project in 2014. It was 450 units originally and then 370 units and Council denied the request.

The west overlay zone was adopted last year. The policies were listed for the packet but left out and are in the late handout. [A copy of that handout is incorporated in these minutes as Exhibit 2.] If the Governing Body approves the development plan, it will go forward to construction permit review. This plan meets the standards for the West River Overlay. Access and other factors have been approved. The four items on page 4 have been satisfied. Staff determined it will comply with development standards. A TIA

was provided, and a summary is in the packet. Staff found it will have no adverse impact on the road network. There is adequate parking and fire access is provided with a gate that will open only to them.

For the Santa Fe Homes Program, the developer will provide a fee in lieu of building Affordable Housing. The three criteria have been met for the development plan approval.

Ms. Wynant requested the Commission to strike #17 in the technical corrections listed in Exhibit A regarding landscaping. She explained that this project will have a decel lane at the entrance and a requirement for ROW dedication as it gets further built out. So there is no need to replace the sidewalk with the planter strip as stated in #17.

Applicant's Presentation

Ms. Jennifer Jenkins, 130 Grant Avenue, Suite 101, was sworn. She said she was present on behalf of Blue Buffalo for approval of the Acequia Lofts Development Plan. It is PUD, so it must go to Council for final approval.

She introduced the team members - Erik Faust, Kirk Faust, Morey Walker. She showed an aerial view of the subject property, which is a little over 6 acres, and pointed out features on it. The previous project was much larger and zoned R-29. This is only the six acres they kept. This is the most diverse part of the area. She listed the various zonings which run the gamut and is a dynamic neighborhood. Affordable Housing is at El Camino Crossing by Homewise across the street.

She zoomed in on the subject property. Prior to annexation, it was a dental office so non-residential use was approved with C-2 zoning. Now, they are asking for amending the PUD previously granted.

She pointed out the Boylan property portion and said the previous approval was the inspiration toward a collaborative effort for the West River Corridor Overlay from Siler to La Joya. There are a lot of vacant parcels and new zoning after annexation of the area. The entire planning area is broken down into sub areas and this one is called the Mixed Area. Right in the middle is their development. The recommended changes in this area are minimal, in only a couple of places. From R-1 to R-5 is one. And a residential area up-zoned to C-2.

Out of the overlay came new design standards. One is building height with 28' maximum. (two stories).

Another is the setback along Agua Fria of 30 feet to acknowledge the agricultural history. The river setback is 15 feet. This property is on the Santa Fe County Greenway where the setback is 140 to 240 feet. Open space minimum is 10%. Our design is more than 3 times the requirement at 30%.

Ms. Jenkins showed the site plan and pointed out that they will consolidate access points with adjacent areas. It will permit a left in access from Agua Fria.

They tried to concentrate the parking on the site and wrap the site with buildings. The setback area along Agua Fria goes with 36 feet which resulted from the input they heard from the overlay work group. The landscape strategy is to keep it natural and honor the history of the area

These buildings are more traditional, vernacular than the previous plan. The second story is set back ala "wedding cake."

They will incorporate passive water harvesting for the gardens with openings at all the landscaped areas. They are pursuing Gold LEEDS for this project.

Originally, they were going to have emergency access only on Boylan Lane. In communications with the Traffic Division, the project was urged it open for resident access. This approach would disperse traffic a little and it will conform with street standards. Regarding the technical correction #17, the code is clear that existing sidewalks can remain as long as they meet ADA standards. We are building a right turn lane. So once the lane is constructed, we will replace the sidewalk. She showed the main access drive way and a curved adobe wall along Agua Fria. She showed the view while coming into town with the exposed adobe wall and existing sidewalk. She also showed the landscape designs that echo the horticultural history.

She said the TIA was done and shows the traffic counts at intersections including Osage at Agua Fria, Maez Road, etc. The analysis shows minimal impact on traffic conditions. She further noted the development is on an existing bus route going which runs directly to the downtown and to Santa Fe Place Mall transit stations.

Mr. Kurt Faust was sworn and thanked the Commission for hearing them. He and his two business partners are very excited about the project. They built Pacheco Park in the nineties and since then, were looking for a new project. They were before the Commission four years ago and maybe were overzealous. For this project, they met with neighbors and the corridor work group and got great feedback and learned a lot about the history of Agua Fria including a fabulous tour by Agua Fria residents which highlighted the historic landmarks and features. This experience and feedback helped make this a much more traditional style development, with lowered building heights and greater setbacks to insure the plan was compatible with the existing and surrounding neighborhood.

He shared information about their company and noted this will be a LEED Gold project.

Public Comment

Ms. Tamara Lichtenstein, who lives in the traditional village of Agua Fria, was sworn. She remained skeptical that concerns of existing residents along El Camino Real, which is Agua Fria, traffic impacts will be addressed by this project but assumed she was in the minority here and that it will fall on deaf ears. She admitted it is a little more sensitive than the previous proposal. She asked if all of it will be ADA accessible.

She asked if the swimming pool will be open to everyone in the development in particular those renting the affordable housing units. She was also concerned about water and what this development does to existing residents.

Mr. Christopher Harris, on behalf of the Santa Fe Association of Realtors, 2953 Plaza Azul, was sworn. He said he was here to speak in support of the 120 multi-family housing units. There is great demand for multi-family units. The Association appreciates the opportunity to offer their support.

Ms. Monserrat Padillas, 1561 La Cieneguita, was sworn. She said she already told them in the ENN meeting to not put the entrance on La Cieneguita. That is a very narrow street and really not meant for this purpose. She voiced her concerns to the developer and they said the drive way is to be used as an entrance only. La Cieneguita is too narrow and often congested because of cars parking along the street the street has been used as a short cut from Carlos Rey and Cerrillos to Agua Fria Neighbors are also are concerned for security. She noted she felt about 95% of the neighbors would be against this afore mentioned entrance if they knew about it. They haven't been asked about the entrance. She further noted the entrance to Boylan Lane is a straight shot but not with La Cieneguita. She said the residents have been there for years and they didn't take care of La Cieneguita until recently. but it is still a great concern. She also wanted to know what the prices will be for 1, 2, and 3 bedrooms.

Mr. Lloyd Boylan, 2742 Boylan Circle, was sworn and said he sold the property with the blue barn in 2007. He had been trying to get rezoned ever since he sold that property. He had lawyers working for him and was taken to the cleaners. he voiced some frustration as to why other properties get rezoned and he cannot. He the commission, to make one of the conditions of approval of the be to at least include the construction of a seven-foot wall so he didn't have to look at it while he enjoyed his view of the mountains.

He further voiced about traffic. He asked where the development was going to attach to the sewer. He was concerned the developer would have to go through his property to get to the sewer line. He noted limited to city water at the site. Where will they get the water. He said "I'm not against their project. But when I come to ask for approval from you people or whoever I have to get involved to get the zoning started again, I would like to be recognized. That is all I'm asking. Just don't take my view away."

Mr. Rick Martínez, 725 Mesilla Road, was sworn. He said, "I compliment these guys for the reach out they did and working with the corridor group and the attention they put toward the plan and respecting what the corridor is all about, because we worked really hard on that. They put out the effort. I would not like to see straight shots into Harrison Road, because they both line up with Harrison and Le Cieneguita, so cars will just shoot across to get to the other side. A lot of time with Harrison, because Harrison is a side road that backs up a lot and is a quick shot to St. Francis. It would make it a dangerous shot to shoot across. There should be some way to prevent the traffic from taking a straight shot across to La Cieneguita or Harrison Road. There should be some way to make only right turns onto Agua Fria. It is a dangerous thing and there would be a bad accident there. I'm disappointed with the Affordable Housing. It is not a permanent Affordable Housing Fund and it needs to recycle itself every time."

Mr. Hilario Valera, 1561 La Cieneguita, Vice President of La Cieneguita Homeowners' Association

and Neighborhood Association was sworn. He testified that there are over 100 households and 200 people there. He shared a printed statement. [A copy is incorporated in the minutes as Exhibit 3.] He said he was a former member of the working group that developed the Master Plan. He described his background. At the ENN, he spoke regarding the main entrance on the northeast side. We are concerned that it will add to a problem we've tried to resolve with the previous City administration. La Cieneguita is a residential street but used by many vehicles over 5 tons for the last five years. Our sign has been run over and the City eventually took it down and was not replaced. Our complaints regarding street deterioration from heavy traffic were disregarded. until finally it seemed our pleas were heard in 2007. It seems his project convinced the City to do the repaving. He also noted over 20 trees have been destroyed. My neighbor lost his vehicle to a car thief. Hit and runs are common. The speed bumps don't slow down the traffic. In Santa Fe, people rarely drive the speed limit and often there are backups at stop signs. He further noted the neighborhood is asking for a lower height at 24' and a greater setback for the structures nearest El Camino Real Trail.

He pointed out the acequias which they are interested in preserving. "On the plat, only Los Ojitos was shown and not the other acequia, San Antonio Acequia, that runs through their property. I met with Phil Bové, the Acequia Madre Commissioner, and Mayordomo for the acequia. We verified the current existence of both acequias on the property. We would like the Santa Fe Planning Commission to recommend their protection for prosperity. I want to thank the Commission for this opportunity to present our proposed amendments"

Mr. Boylan came forward again to say, "There are a lot of Indian ruins in that property. The Indians were living there many years ago. They are going to build on top of those ruins. That's all I want to say."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Commission Questions and Discussion

Chair Hiatt said he was most concerned about traffic. He reflected on El Camino Real. They are thinking now of changing the name to El Camino Grande because of all the traffic. When you look at those horrendous charts that old people cannot read, there are a lot of D classifications there including Agua Fria. And there are more and more units being developed there.

Commissioner Hogan complimented the applicants on their efforts for the planning: Things that make it a livable community noting the generous setback from the river, the amenities for the residents and providing ground spaces for congregating. The access points make sense, but he was looking for a greater conversation on traffic. He was curious about the other acequia and the community reference to that. He asked if someone could fill him in.

Ms. Jenkins said, "I should have mentioned this earlier." She pointed out the acequia that will be crossed with a culvert and was preserved with a drainage easement and lot line adjustment a few years ago. She learned from Hilario of the older acequia that runs through the north end of the property. She

noted It has been basically filled in. Visually, it looks like a cattle path and does not function as an acequia. She talked with Hilario and Phil Bové they do celebrate the San Antonio Acequia and will acknowledge it with proper re-vegetation. possible solution to this issue is to change the paving pattern with river rock to reflect historic location of that acequia. She also asked Hilario to provide some history on the Acequia San Antonio, so they can memorialize it with a plaque.

Commissioner Hogan asked if it is shown on the survey.

Ms. Jenkins said it is not. but prior to construction, they will have it staked to identify it

Chair Hiatt asked her about ADA accessibility.

Ms. Jenkins said all ground units are required to be ADA accessible from the parking area and in a certain percentage of units will have accessible counter tops and grab bars She further added the development will comply with all the code requirements. The swimming pool will be accessible to all residents.

Chair Hiatt said Monserrat mentioned La Cieneguita as too narrow to be an entrance.

Ms. Jenkins said that access point was mandated by the City to accommodate joint access when the lot line adjustment was done. She noted there have been opportunities to address it holistically, but it has not been done. The City is now thinking ahead. We can think about how to consolidate access points with Boylan Lane. The developer is taking steps to make this an additional access point. There are opportunities to create clean 90-degree intersections which is always preferred by the City. They will use that access point only as an exit.

Chair Hiatt asked if there is a danger at the Agua Fria intersection of people shooting across to Harrison Road.

Ms. Jenkins said that is one access point for the Boylan property. So maybe Mr. Martínez could address it.

Chair Hiatt asked about city sewer and water connections.

Ms. Jenkins said there is a sewer easement along the east boundary and city sewer is available adjacent to the Santa Fe River. She further noted the sewer lines for the project will be part of the public system which runs along the river and the project will be connecting to city water directly.

She further testified with regard to the afore mentioned Indian ruins they did an archeological survey and some data recovery is required. She said they will the data and catalog it prior to any disturbance as required by the Archeology Review Committee.

Chair Hiatt asked Mr. Word about the sign that was knocked down.

Mr. Word agreed to follow up on it.

Chair Hiatt thanked the Faust brothers for coming back with a new application. He commented on their previous appearance.

Commissioner Kapin said it is inspiring to see so much thought being put into this plan. A lot of her questions were on traffic and a pedestrian crossing. Because there is no parking other than for the residents, she asked if they have thought about creating more parking for visitors.

Ms. Jenkins said they have about 1½ spaces per unit and have a lot of one-bedroom units. Their goal is to meet the parking requirement but there is also access to bus, trail, etc. She concluded that sometimes parking is too overdone and obviously, more parking reduces open space.

Commissioner Kapin said okay. She pointed out that Agua Fria is a rough road to cross and the nearest crosswalk is Siler and Osage. She asked if there are any solutions to alleviate the challenges regarding pedestrian use of the streets and intersections at issue.

Ms. Jenkins said she would talk with Traffic about it. They are very aware of this property. There is a potential for more development and probably means another signal between Siler and Osage.

Commissioner Kapin asked if she had spoken to the City about when it happens and to participate in that.

Ms. Jenkins said they are participating now in the right-turn decel lanes. We are doing those improvements as the City asked.

Commissioner Hochberg commended Ms. Jenkins again. He loved the project. One person asked about contemplated rents. He asked what the rents would be.

Ms. Jenkins said they would be \$950 to \$1,300 per month. A 2-bedroom, 2-bath unit would be about 1,120 square feet and rent is \$1,395 per month.

Commissioner Hochberg said Agua Fria was not intended as a major street. The traffic issues on Agua Fria cannot be addressed by this project. Although the street and intersection being discussed have a D rating, this project cannot do anything about it. We need housing, and this is a beautiful project and they can't do anything about the traffic.

Commissioner Hochberg further noted that more traffic is coming down the pike and all of it will be on Agua Fria and he was sure our traffic department will accommodate it some way. He concluded by asking "What more could this project do to ameliorate traffic?"

Mr. James Martinez said there are plans to resolve these issues. He testified that the traffic department is working with the MPO for connections along 599 and when that day comes, we will have one at Camino de los Veteranos and one at Siler Road to disperse onto 599. With those connections, we hope to reduce traffic on Agua Fria. We are doing that in other areas of the city too.

Chair Hiatt said the traffic department needs to explain that as additional developments come to the Commission.

Commissioner Kapin asked if any of those connections are near this project.

Mr. Martínez said the one at Camino de los Veteranos is a little bit to the west and connects to 599. It is on the roundabout at Alameda.

Ms. Jenkins pointed it out on the monitor.

Mr. Martínez said there are several others along 599, like Camino de las Crucitas. It reroutes traffic.

Commissioner Gutierrez asked when a connector will be installed between Osage and Siler.

Mr. Martínez said probably a signal will go in when the Boylan property is developed. It would likely go in either on Boylan Lane at Harrison or at La Cieneguita.

Commissioner Gutierrez asked about the possibility for a roundabout.

Mr. Martínez said that would not be possible. The vehicles in the TIA were either going south on Agua Fria or north and not on Harrison.

Commissioner Gutierrez said people are going to look for ways to make it faster.

Mr. Martínez said a traffic circle wouldn't make much of a difference because of the signalized intersection.

Commissioner Gutierrez asked if Traffic has thought about a way to limit that traffic to keep it out of these areas. They are coming out of the main entrance and should have to turn instead of going straight across which makes a safety hazard.

Mr. Martínez said he could look at that.

Chair Hiatt said it was the same thing on Old Pecos Trail for that development.

Commissioner Hochberg asked how they could encourage that. Do we put it into our recommendation that it seems to be a good idea?

Chair Hiatt thought that would get it down.

Commissioner Kapin said we need for people to go both ways. But where do they turn around. Where would they make the left turn? We have three big projects right there. Preventing a left from a project like this is problematic.

Commissioner Hochberg said clearly this is a thing the Commission must do. It is not related specifically to this project, but it must be done.

Ms. Jenkins said she would be happy, after the hearing, to revisit these questions with Mr. Martinez and Mr. Romero. The traffic at Agua Fria is less than 15 years old. Traffic volumes have reduced on Agua Fria in the last 10-15 years. TIA's had to have 3% growth rate but now is only 1%. We don't want to further restrict La Cieneguita because it affects residents who already live there. Traffic is really looking at the big picture here. They are very aware of this and thinking long-term. We know what we want to do and what is across the street. There are a lot of unknowns and we will revisit some of this discussion. If there is something that can be done to increase safety while ensuring access to all parts of the City, we will do that right away and come back with a report on the findings of that effort.

Commissioner Gutierrez said he sat through the first Buffalo hearing and this has come a long way. It is time to get proactive rather than reactive. We do need something along there. Maybe you can incorporate pedestrian safety too. An accident on Agua Fria affects everyone there.

Commissioner Kapin asked if between Boylan and Cieneguita is where Traffic told you to put the access.

Ms. Jenkins said they were directed to alignment at Cieneguita and to divert our traffic.

Commissioner Kapin asked Mr. Martínez why that was directed.

Mr. Martinez said it was just for access to the middle of the development. The typical distance for signals falls right along there.

Commissioner Kapin asked what Traffic's perspective was around pedestrian safety.

Mr. Martinez said the closest signal now would be at Siler. There are not many gaps along Agua Fria for a crossing. We would have to make traffic calming measures and that is difficult with the roadway. It makes it a lot longer for them. It is quite a length for a pedestrian to cross and putting down striping gives pedestrians a false sense of safety.

Commissioner Kapin asked if the number of residents triggers that the implementation of pedestrian safety devices.

Mr. Martínez agreed. Volumes are the most important factor that triggers it.

Mr. Berke said the access is plotted at La Cieneguita for the other developments. He added that for roundabouts, the amount of ROW we have to acquire is a factor, and there is not much space along Agua Fria to do that.

Mr. Terry Brown who did TIA, was asked to respond.

Chair Hiatt said he spent a lot of time on his report.

Mr. Brown said when Ms. Jenkins presented, she compared traffic grades as similar to the grading systems used in schools. He noted this comparison is relatively accurate, however a D in traffic is not as alarming as when we see a D in traffic rating., He further clarified a D on a report card is bad but a D on traffic grading is more like an average rating. In addition he stated Level of Service D or better is fine for traffic, F is failure and means traffic is slowed down and congested. He added A or B is usually the grade on a residential street.

He clarified that he was not saying there are no problems related to Agua Fria. He set cameras up to record traffic numbers during peak periods. He had to wait to make a left turn onto Agua Fria. On a side street, a wait of less than 10 second is A. 10-15 is B. 15-25 is C. D is 25-40 seconds. The actual number is given in his table. At an unsignalized intersection for those who want to turn left onto Agua Fria, many people who wait long often decide to turn right instead. So when you see a LOS at D, it is different. Agua Fria does need help. Signals create a progression of traffic to make larger gaps and allow people to turn from side streets.

Chair Hiatt thanked Mr. Brown.

Action of the Commission

Commissioner Hogan said he is often trapped at Agua Fria. It would be great if trash was picked up at off-peak hours instead of blocking traffic during the day.

MOTION: Commissioner Hogan moved in Case #2018-46, Acequia Lofts Development Plan to recommend approval to the Governing Body, subject to conditions of approval as outlined in this report and the technical corrections, except for #17 and add a condition that the Applicant further define their treatment plan for preservation of the acequias. Commissioner Hochberg seconded the motion.

Mr. Word clarified that #17 is a technical correction.

VOTE: The motion passed by unanimous roll call as follows:

For: Commissioner Hogan, Commissioner Faulkner, Commissioner Gutierrez,

Commissioner Hochberg, Commissioner Garcia, Commissioner Kapin.

Against: None.

G. STAFF COMMUNICATIONS

There were no Staff Communications.

H. MATTERS FROM THE COMMISSION

Chair Hiatt said Commissioner Faulkner is moving aggressively and proactively on the water concerns and asked her to speak to it.

Commissioner Faulkner said the Commission can serve a bigger role in the legislation of and rulemaking for issues related to land use. she offered her strategy was a little outside the box a little for this as she wanted to promulgate planning commission resolutions and not just letters of recommendations. As noted in her e-mail, she is looking for co-sponsors and feedback on the proposed resolutions. The first resolution she would like the Commission to consider is regarding water conservation. She noted that in conversations with staff and the membership of the water conservation committee, we discussed accuracy and relevance of the stages of drought and drought alerts. One approach under consideration is to address and review existing criteria and possibly creating new criteria standards on stages related to droughts. In addition and in tandem, the Land Use Department would review and address the requirements for landscaping at each stage of the drought.

Chair Hiatt said this would be a recommendation to the Governing Body. Christine, with the Water Division said we have enough water for this year. So I'm concerned.

Commissioner Faulkner said that from an engineering perspective the city has enough water, however it is concerning that we can't take water from the river any longer. The view that because we have more than one water supply translating to having enough water, is not a sound approach to long term water conservation. This approach to water use raises concerns that we are not looking at it seriously. Commissioner Faulkner recalled the request for taking water from the well at Frenchy's Field to water the willows in the Santa Fe River as an example.

Mr. Smith said he was here to respond to questions.

Commissioner Hochberg asked what Commissioner Faulkner is recommending. Are you proposing we change requirements during drought stages? He noted that the Negev can be very beautiful, but it has no water. Are we to assume we are going to be in trouble for the next hundred years.

Commissioner Faulkner clarified she was suggesting that as drought conditions worsen, the

landscaping requirements are reduced.

Commissioner Hochberg said there can be creative landscaping.

Mr. Berke said he met with a gentleman who has a project on Alto Street adjacent to the river. He had water rights and hired someone to drill a well for landscaping. The driller said he had to dig down 210 feet right up against the Santa Fe River. He would probably have to go to 300'. That gives you an idea of what we are facing now. This is the reality for recharging the aquifer.

Commissioner Faulkner said the Commission usually sends a letter, but we should say we want a legislative change. The idea would be to pass a resolution here and get a Council sponsor who would carry a Council resolution recommending the changes. It would give the public an additional chance to be part of the effort.

Commissioner Hochberg volunteered to help.

Commissioner Hogan thought this is a delicate one. Presbyterian Hospital and Las Soleras help eliminate landscape. Our xeriscape should say to work off natural precipitation. He was happy to sign on to the concept, but he was looking for the balance.

Chair Hiatt said this is a new process for the Commission. There is no reason you can't circulate it among us, but to do what? To reevaluate water?

Commissioner Faulkner was not saying no to landscaping but how to address it during drought.

Commissioner Garcia thought it is a good idea. We are in drought and what if we did have a lot of moisture.

Mr. Word cautioned the Commissioners about the OMA that prohibits rolling quorums. This is discussion and no action can be taken. It is not on the agenda.

Commissioner Faulkner said clearly, we need to collaborate.

Mr. Word explained more about the problems with communications between and among the commissioners. He urged the Commissioners to send those things to Staff for distribution and not to each other. And it should be listed as an agenda item even if just for discussion.

Mr. Smith said he could add it.

Having concluded the discussion on the first resolution, Commissioner Faulkner introduced the concept of the second resolution. This resolution would provide recommendations to the incoming Land Use Director regarding commission priorities such as: readdressing the ENN process and the LRP committee membership to include Economic Development and Traffic.

Commissioner Faulkner also proposed the Commission address General Plan. We are giving away variances and exemptions like candy. We need to give the new Director a heads-up as to what our priorities are likely to be as we take a more proactive role.

Commissioner Faulkner noted she is working closely with the Mayor's office.

Mr. Berke suggested there could be a public comment for the meeting. And to make priorities for the Commission.

Chair Hiatt said we will have an opportunity in short order.

Commissioner Hochberg reminded them that this is public and not to have a discussion among ourselves. The list is so long now that we say do everything. We could get started on the General Plan, but it usually involves consultants and a lot of money. There is something wrong when we have - you can't just mandate to the next person what they must do.

Commissioner Faulkner said we are sending a message as a body to take a proactive stance.

Mr. Smith said the budget hearings indicated some priorities. We are down two LRP planners. Clearly the Mayor's address to the Commission was that he or she when the new Director is on board, we anticipate in the next few months, we will begin to research that General Plan process with the Commission support and advice.

Commissioner Hochberg said it doesn't take away from the first set of proposals you suggested - it is a current emergency, basically. I don't think we should get into the General Plan immediately.

Commissioner Faulkner thought maybe at mid-year review.

Commissioner Hochberg said we should always get the expertise from Staff. It is not the Staff doing it. We are doing it and asking for staff assistance.

Chair Hiatt said he also asked for Mr. Berke to share what we can or cannot do.

Mr. Smith anticipated the staff will work with the Commission on it.

Chair Hiatt asked if the Commissioners could see the budget proposal.

Commissioner Faulkner thanked the Commission for indulging her.

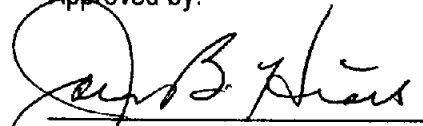
Mr. Berke agreed to send the information and also share a link to our City Code. There is one in Microsoft Word document format. And along with mapping, so you know how to use the GIS map for sewer

lines, etc. We should hand out Chapter 14 to all Commissioners. He asked that all communications come to Mr. Berke and Geraldine and he will respond within 24 hours.

J. ADJOURNMENT

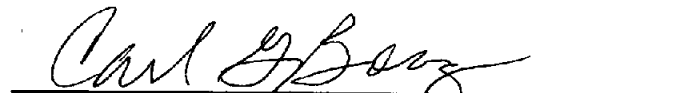
The meeting was adjourned at 9:10 p.m.

Approved by:



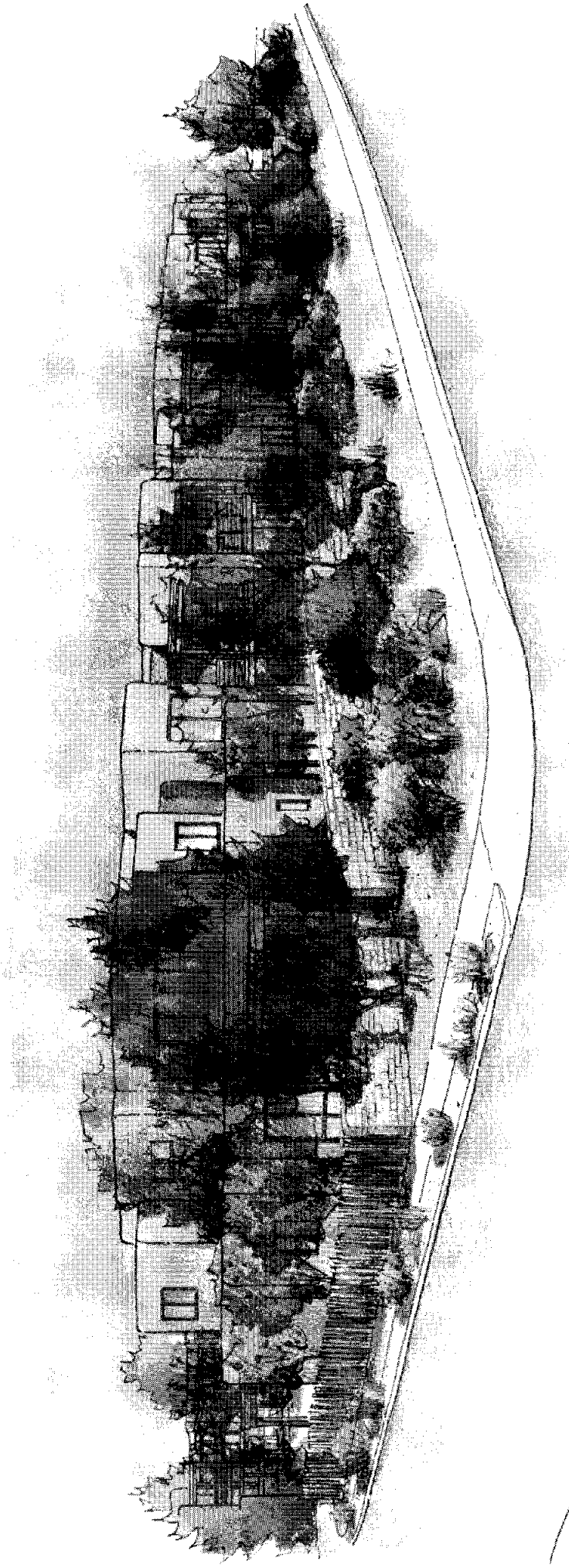
John B. Hiatt, Chair

Submitted by:



Carl G. Boaz for Carl G. Boaz, Inc.

ACEQUIA LOFTS DEVELOPMENT PLAN APPLICATION

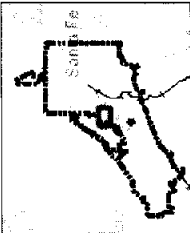


PLANNING COMMISSION HEARING

JUNE 7, 2018

EXHIBIT "A"

Acequia Lofts Neighborhood Aerial



- Legend**
- City Limits
 - Address Points
 - Roads
 - Major Roads
 - Santa Fe County Parcels
 - Santa Fe River
 - Rail Road
 - City Parks
 - RECREATION PARK
 - COMMUNITY PARK
 - NATURE TRAIL PARK
 - PICKLE BALL PARK
 - SPECIAL USE PARK
 - ATV/BMX BIKE SKILLS PARK
 - DOG PARK

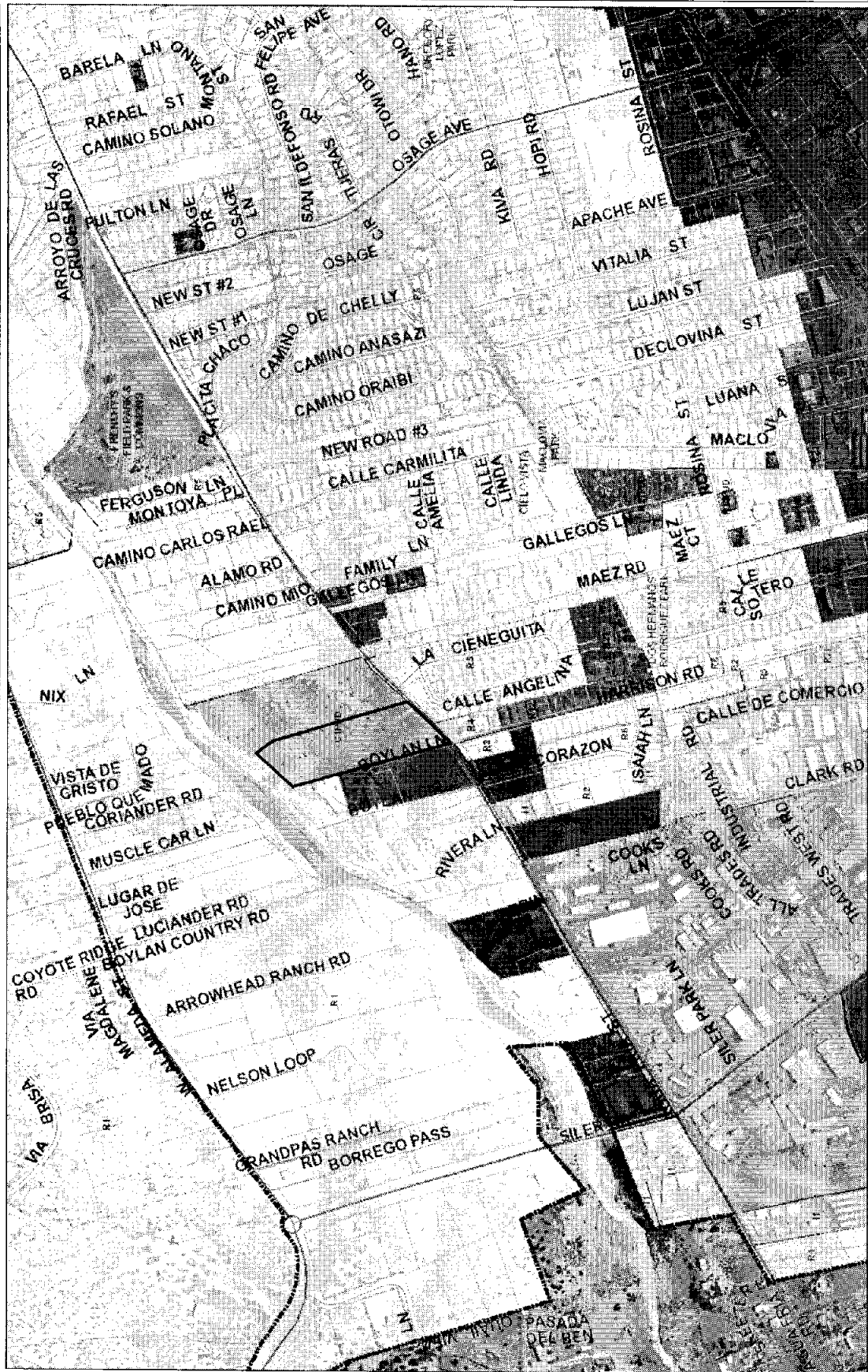
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Geographic Information Systems.

This map is a not approved scale, digital map. It is for
reference only. It is not a map. It is a map. It is a map.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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WGS 1984 Web Mercator Auxiliary Sphere
© Latitude Geographic Group Ltd.

Acequia Lofts Zoning Map



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© Latitude Geographics Group Ltd.

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current, or otherwise reliable.

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Geocortex Essentials.

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c

Legend

— **City Limits**

Address Points

— Major Roads

Santa Fe County

Rail Road

City Parks

COMMUNITY P

NEIGHBORHOOD

SPECIAL LIST

ATVMX; BIKES

DOG PARK

☐ RR Rural Residence

R1. {PUD} Singh

☐ R3, (PUD) Single

R4 Single - Fam

☐ K₂(CO₃) (FOD)

RC5, RC5AC Co

REC'D, RUBEN C.



R12. (PUC) Mult

R21. (PUD) Mult

☐ RAC Residential MHP Mobile Home

□ C2 (F'UJ) Gene

 C4 Limited Office

☐ I1. iDUD: Light fr

12 General Index

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Notes

Document Essentials.

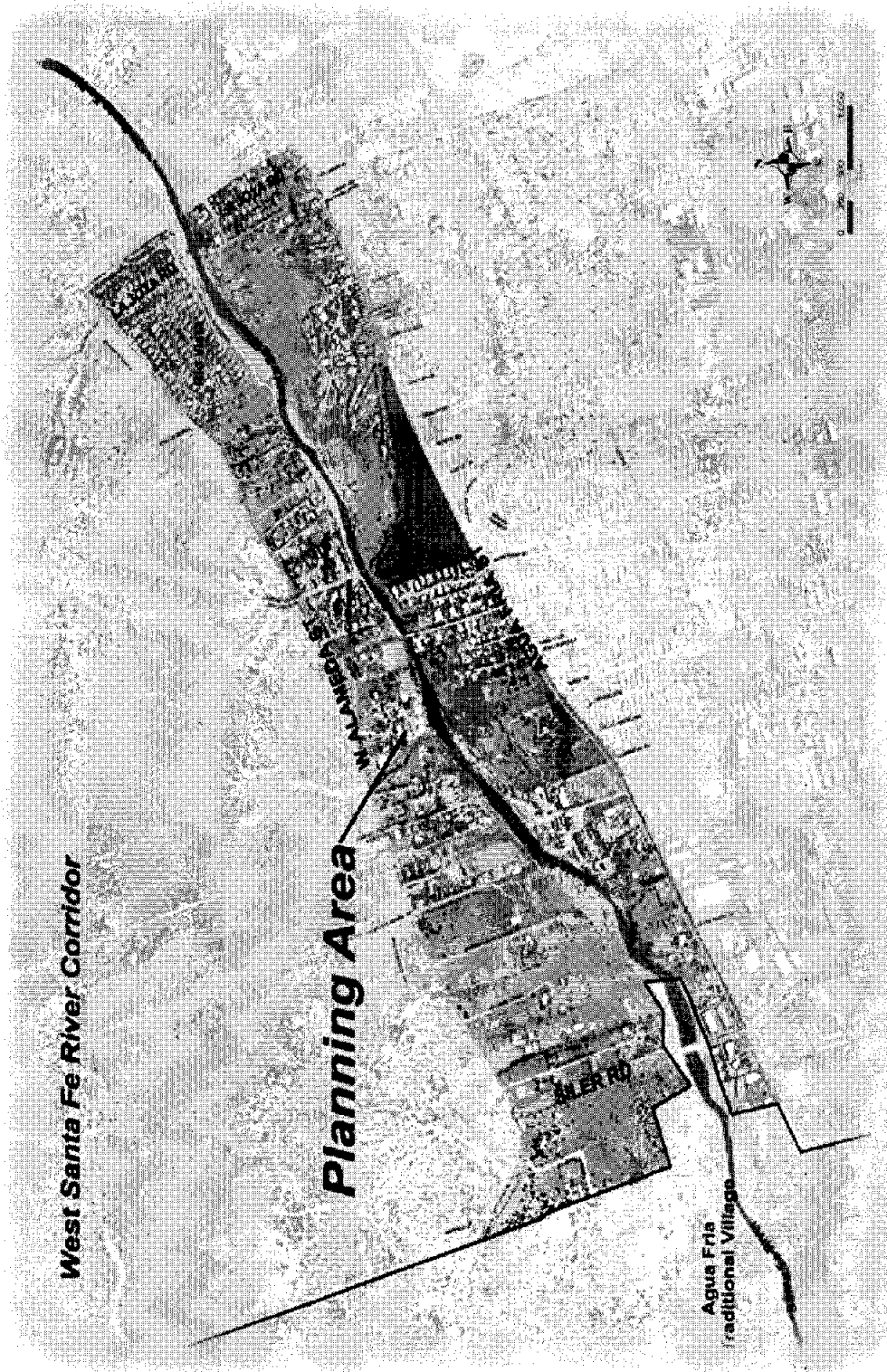


West Santa Fe River Corridor Plan

Planning Area

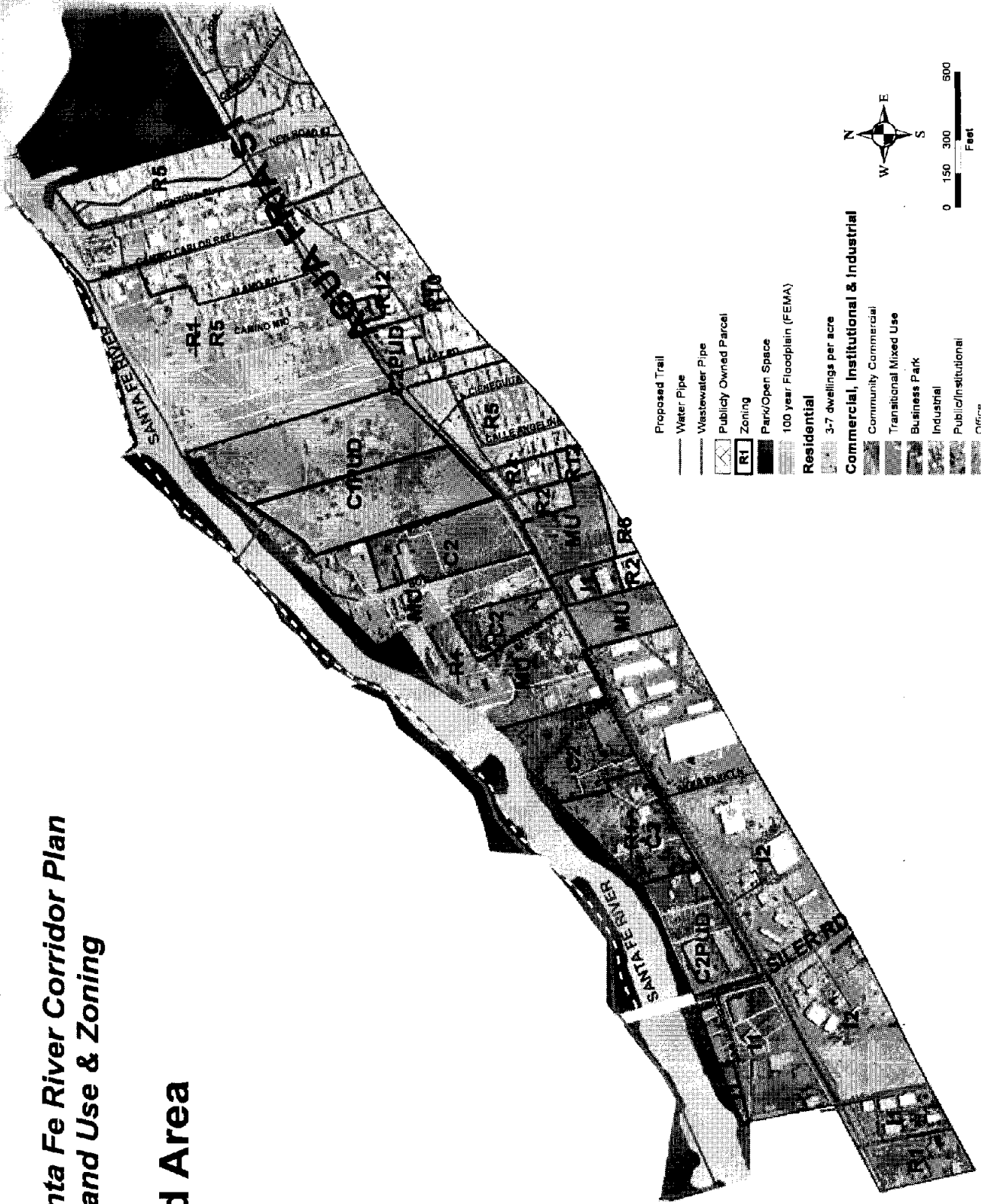
The West Santa Fe River Corridor Planning Area is shown on the aerial map below and includes the following boundaries:

- West Alameda Street to the north,
- La Joya Road to the east (both sides of the river),
- Agua Fria Street to the south,
- City Corporate Limits to the west (shared boundary with the Agua Fria Traditional Village)



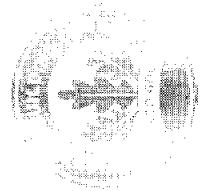
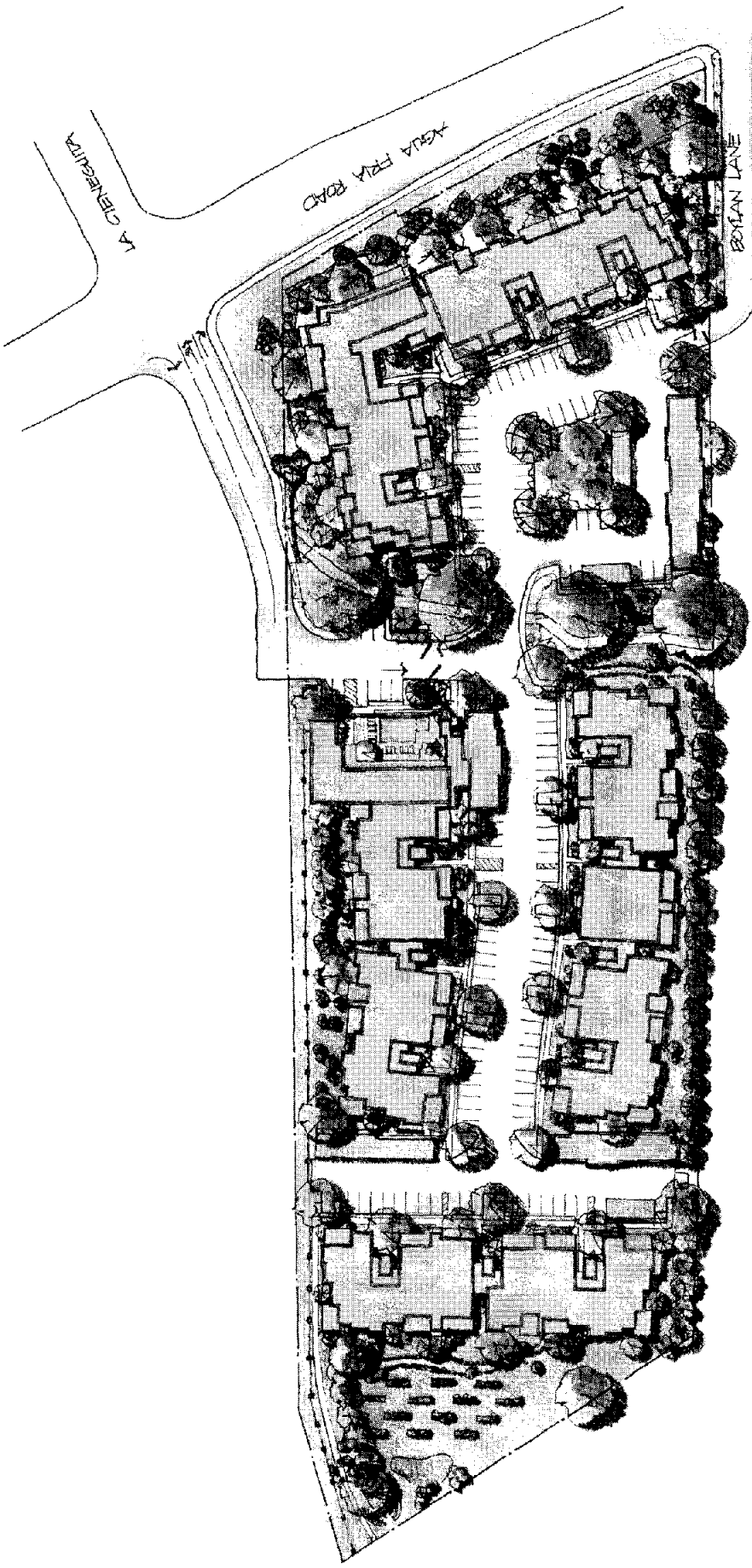
West Santa Fe River Corridor Plan Future Land Use & Zoning

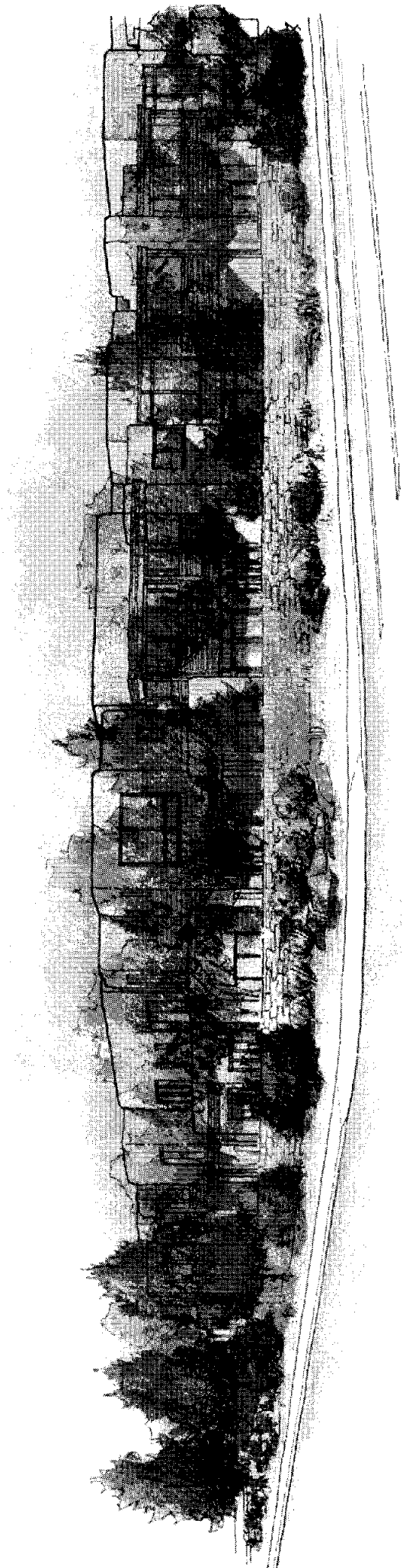
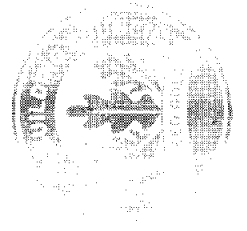
Mixed Area

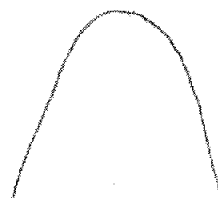
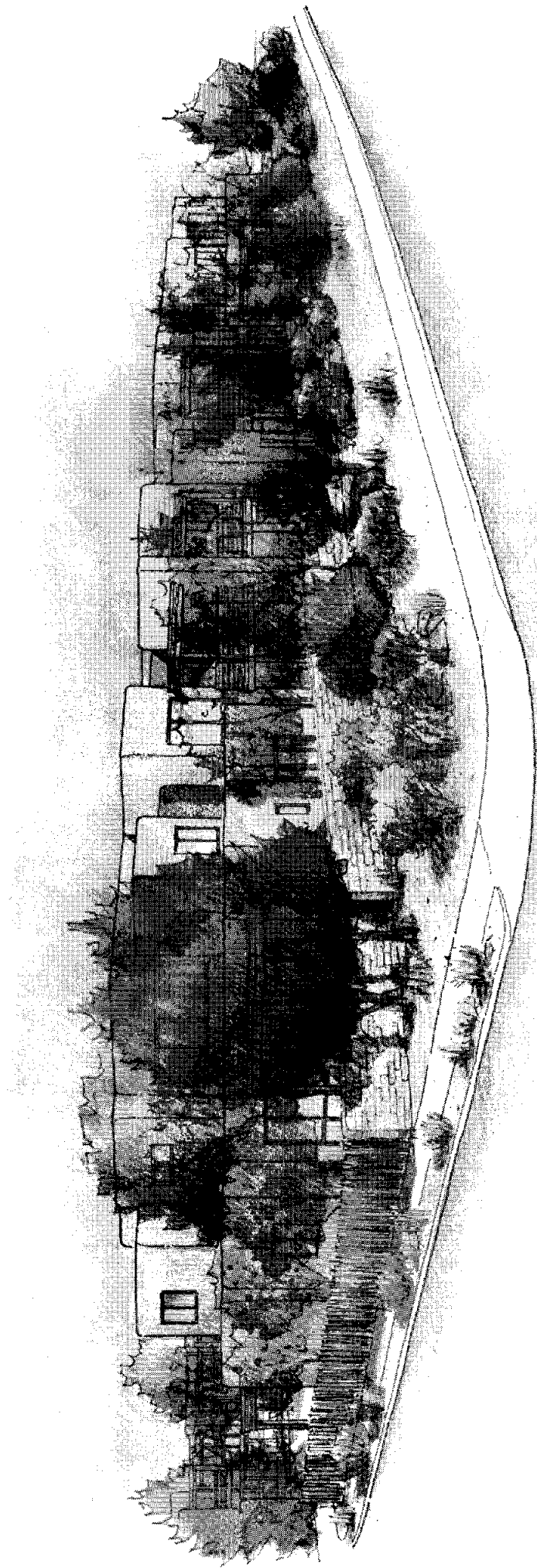
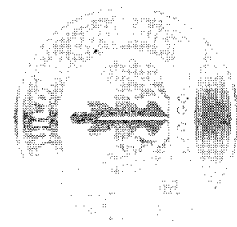


West Santa Fe River Corridor Overlay District – Design Standards

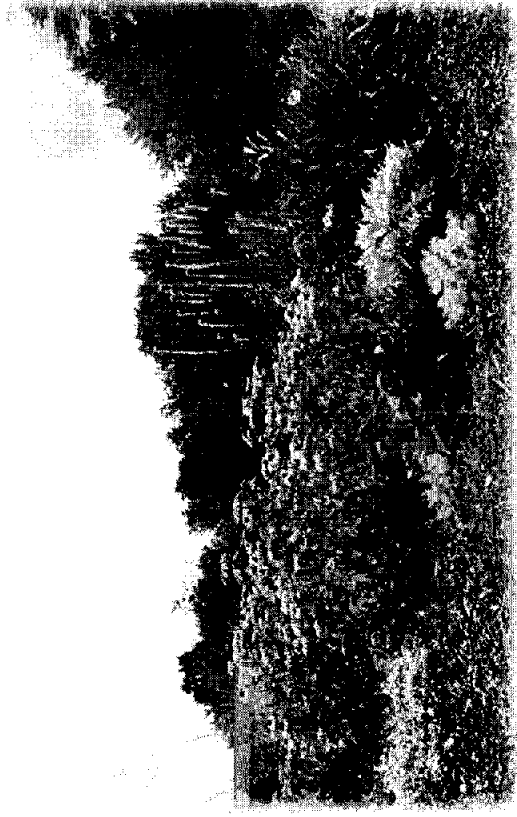
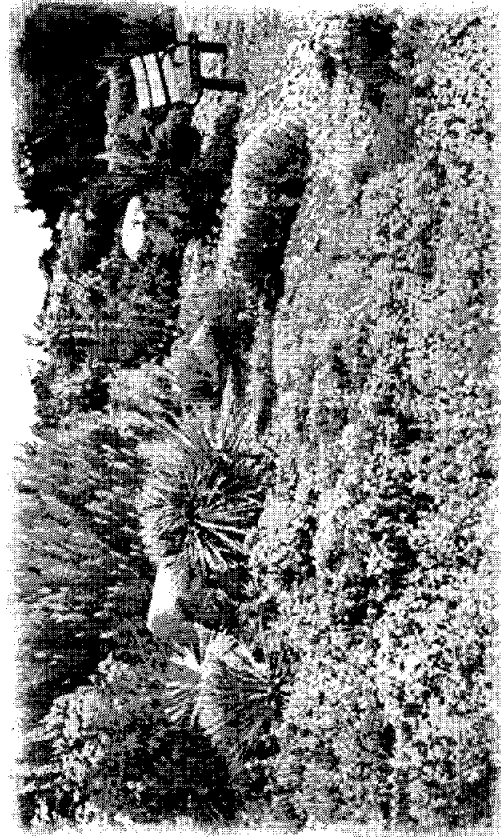
- ☒ **Building Height:** Maximum building height shall not exceed 28 feet.
- ☒ **Street Setback:** Minimum setback from Agua Fria Street shall be 30 feet. *The proposed Agua Fria setback ranges from 30 to 56 feet.*
- ☒ **Santa Fe River Setback:** A minimum of 15 feet from the most restrictive of the following: River Greenway Easement Boundary; 100-year Floodplain Boundary; or City Code setback measurement. *The building setback from the River ranges from 140 to 240 feet.*
- ☒ **Open Space:** Residential developments shall have a minimum of 10% of the total land area reserved as common area open space. *The proposed open space is 2.0 acres or 32.8% of the land area.*





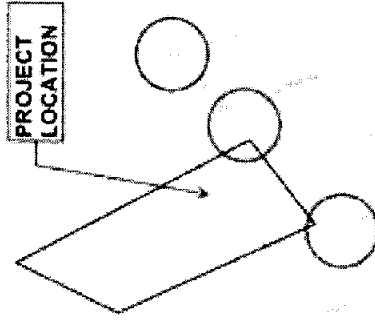


Acequia Lofts – Landscapes



TOPOGRAPHY NOTE

Acequia Lofts



NORTH

Project Site
Pilot Study
by Project

Intersection: 1 - Agua Fria St. / Silver Rd.		Intersection: 2 - Agua Fria St. / Osage Rd.																																																																																																																																	
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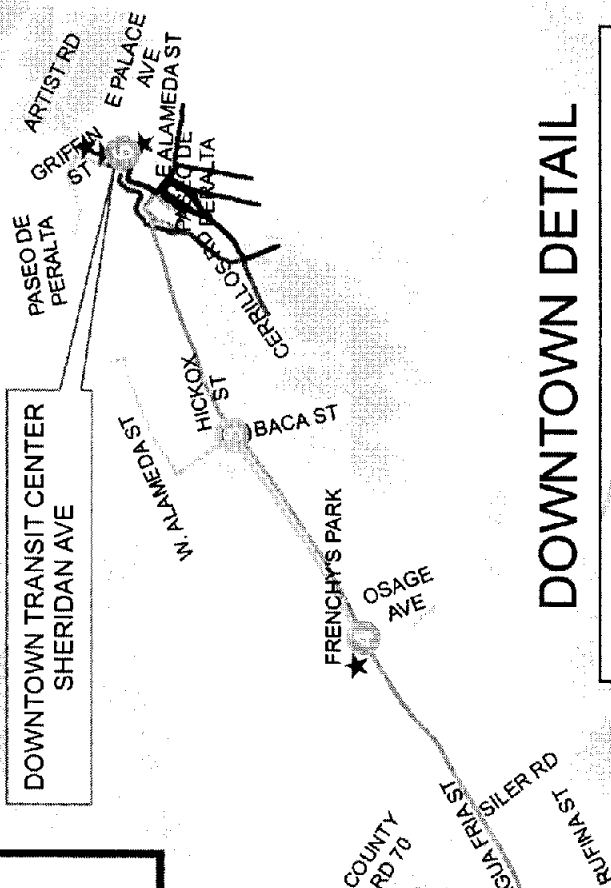
SANTA FE TRAILS

★ rt1points
rd1h

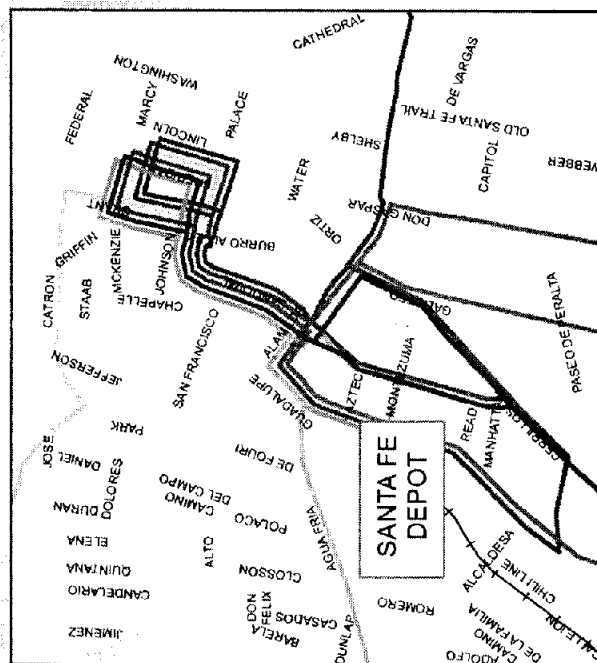
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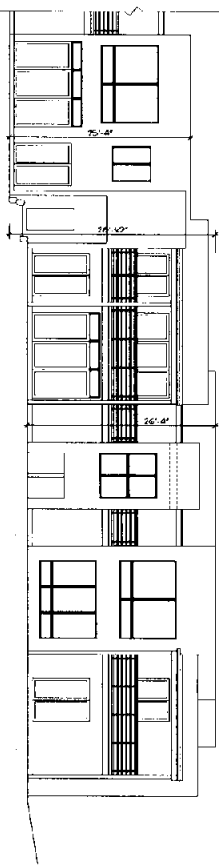
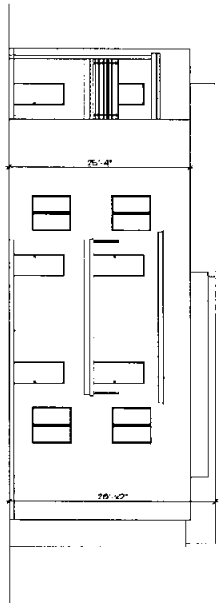
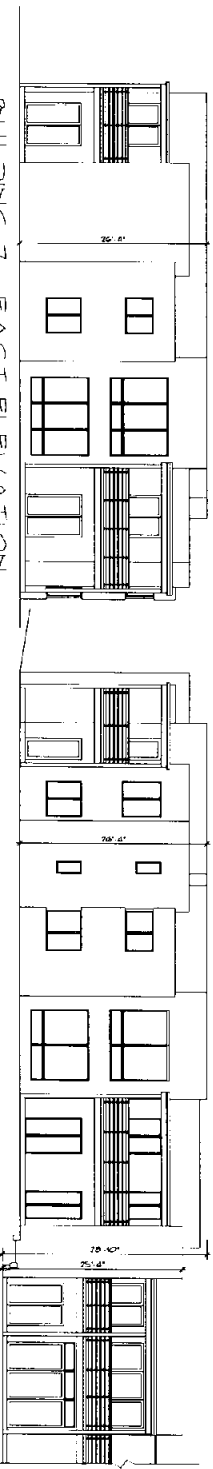
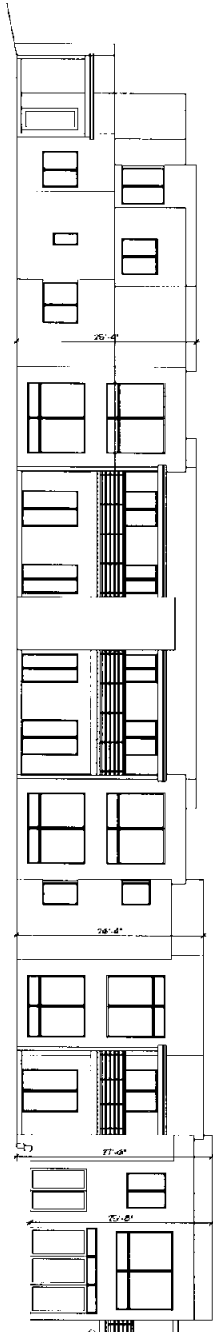
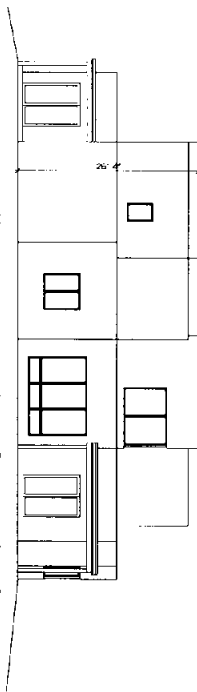
SANTA FE TRAILS

0 0.5 1 Miles



DOWNTOWN DETAIL





BUILDING 7 - NORTH ELEVATION

BUILDING 7 - EAST ELEVATION

BUILDING 2 - WEST ELEVATION

BUILDING 2 - SOUTH ELEVATION

ACEQUIA LOFTS

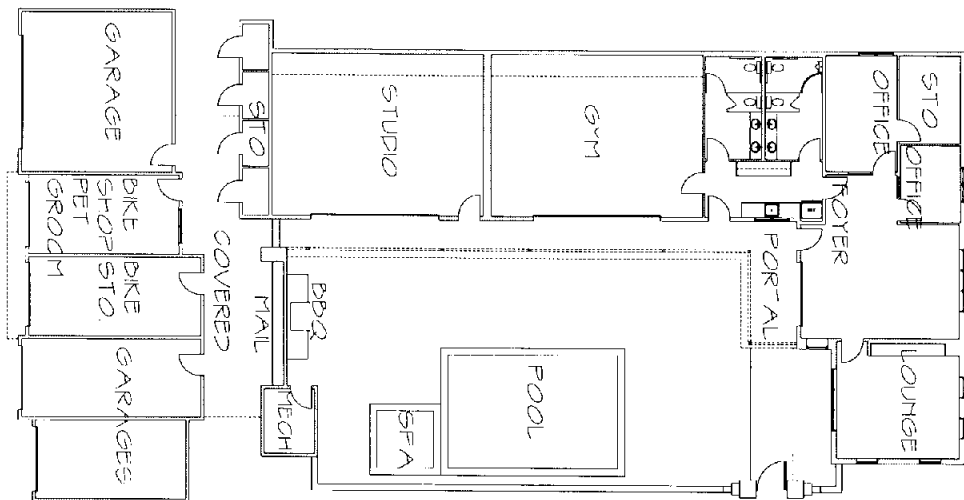
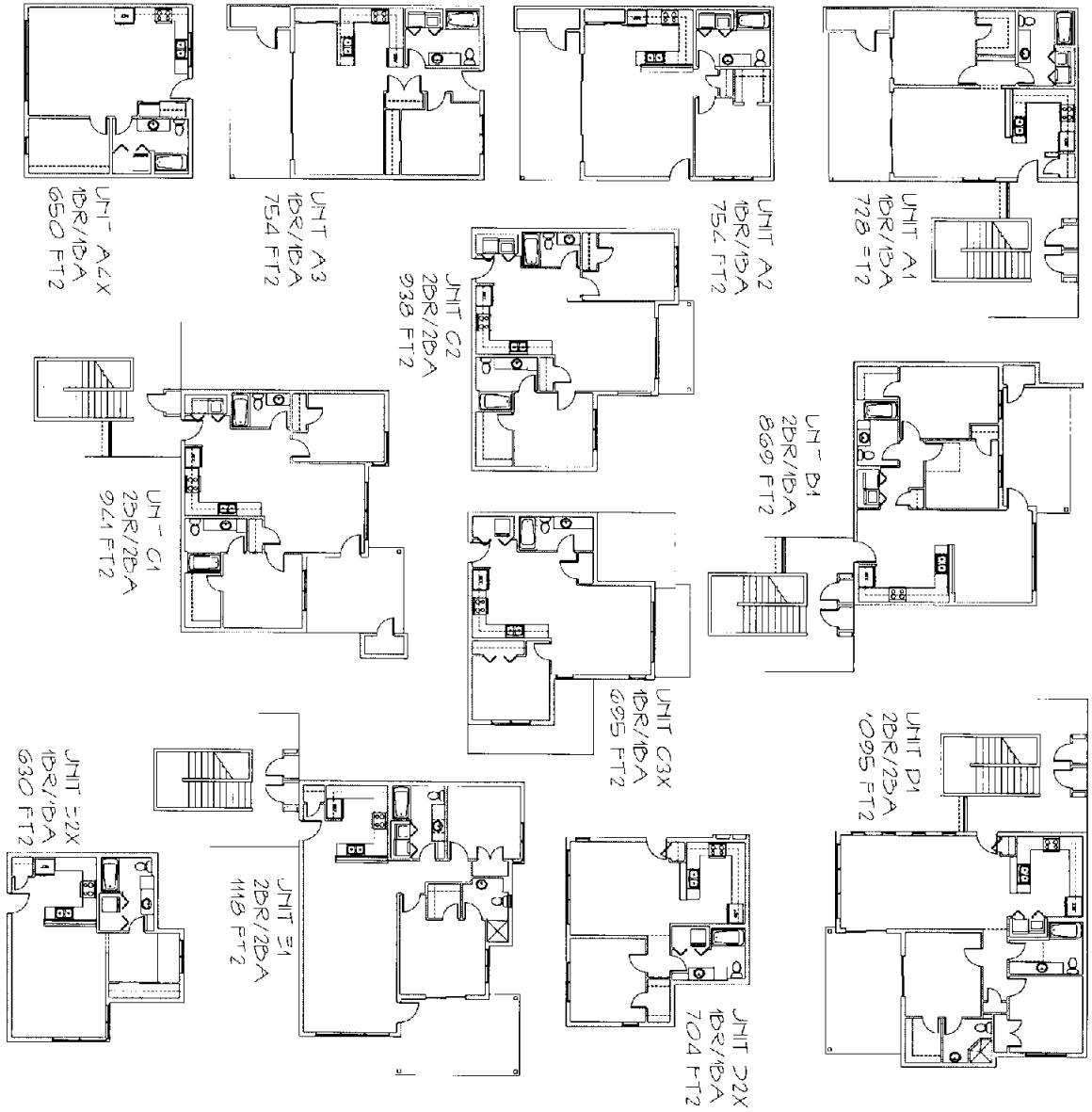
2725 AGUA FRIA ROAD, SANTA FE, NEW MEXICO 87505
TRACT A, PLAT BOOK 806, PAGE 047

Tierra Concepts
AWARD WINNING DESIGNER | BUILDER INC.

6898452589 1512 PACHECO STREET, D 206
505.989.8454 SANTA FE, NM, 87505

SCALE 1/8" = 1'-0"
CONCEPTUAL
TYPICAL ELEVATIONS

4.19.2018



ACEQUIA LOFTS

2725 AGUA FRIA ROAD, SANTA FE, NEW MEXICO 87505
TRACT A, PLAT BOOK 806, PAGE 047

Tierra Concepts
AWARD WINNING DESIGNER | BUILDER | INC.

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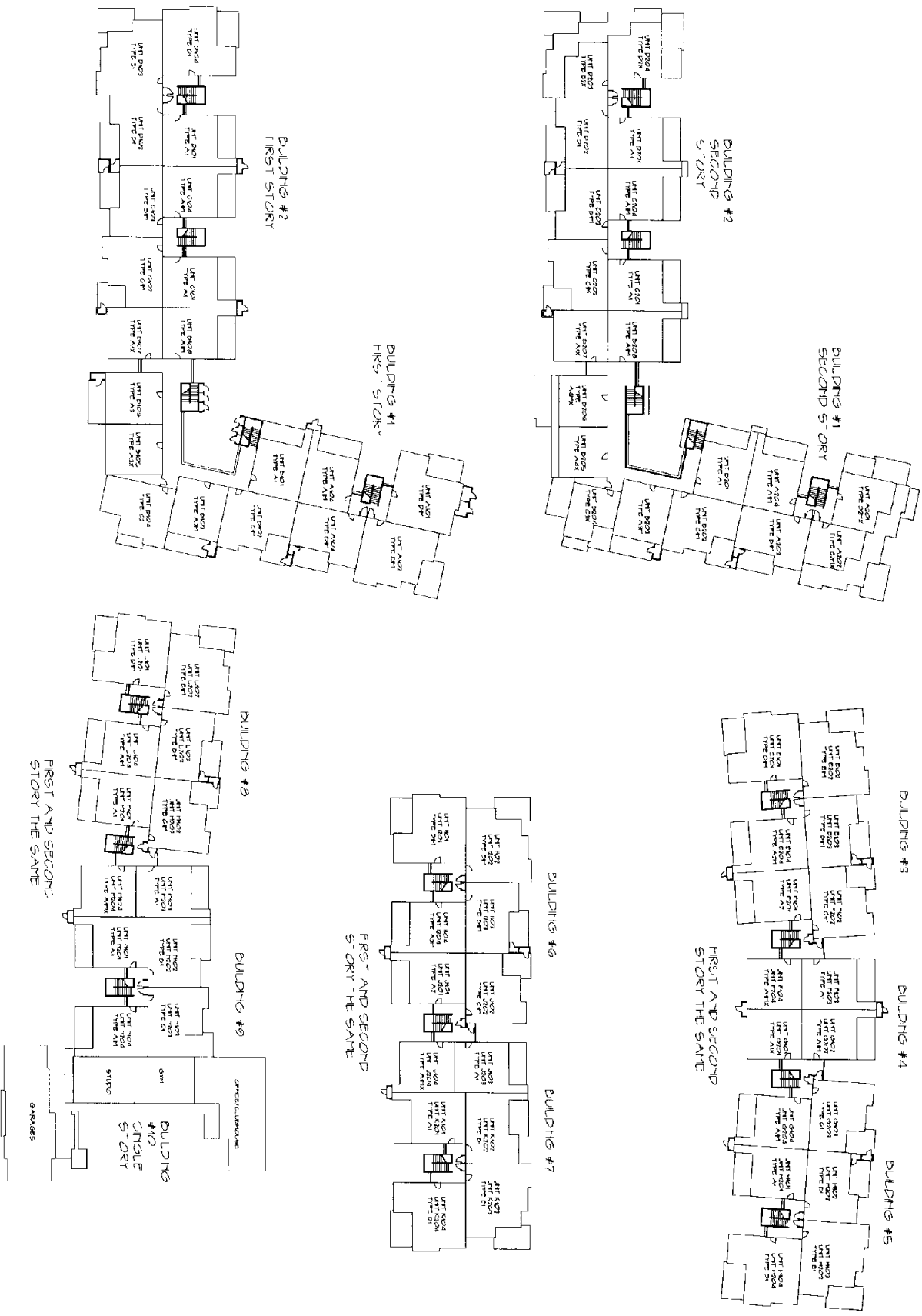
1512 PACHECO STREET, D-206
SANTA FE, NM, 87505

4/19/2018

SCALE 1/8" = 1'-0"

CONCEPTUAL
UNIT PLANS

A1



ENGINEER'S STORM WATER

CERTIFY THAT ACCORDING TO INFORMATION PROVIDED BY OTHERS, THE PROJECT WAS BUILT IN ACCORDANCE WITH THE SPECIFICATIONS, AND THAT THESE RECORD DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF.

ENGINEER DATE

NEW MEXICO CERTIFICATION NUMBER

THE UNDERSIGNED, BEING A PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THE RECORD IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY _____.

ENGINEER OF RECORD

TITLE/COMPANY

NEW MEXICO REGISTRATION NUMBER

DATE _____

GENERAL NOTES:

2. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL BE SUBMITTED FOR PRELIMINARY REVIEW AND APPROVAL BY THE CITY OF SANTA FE'S PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
3. ALL PROJECTS SHALL COMPLY WITH THE CURRENT CITY OF SANTA FE WATER CONSERVATION STAGE REQUIREMENTS.
4. THE PROJECT DRIVEWAY SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
5. ALL BUILDING SHALL CONFORM TO THE INTENT OF THE PROPERTY DEVELOPMENT PLAN.
6. THE ACTUAL SIZE AND SHAPE OF EACH STRUCTURE TO BE DETERMINED AT BUILDING PERMIT.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFC 1987 AND SUBSEQUENT AMENDMENTS.
8. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF ANY APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT/AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK ON SUBMITTAL OF THE DEVELOPMENT APPLICATION. THE CITY OF SANTA FE RESERVES THE RIGHT TO REQUIRE DEVELOPMENTS TO COMPLY WITH THE PROVISIONS OF ORDINANCES OF PREVIOUS EDITIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFC 1987 AND SUBSEQUENT AMENDMENTS.
9. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNSMITHS PRAIRIE DOGS).
10. THIS PROJECT IS SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET REQUIREMENTS OF THE CITY OF SANTA FE WATER CONSERVATION STAGE REQUIREMENTS. THE CITY OF SANTA FE RESERVES THE RIGHT TO REQUIRE DEVELOPMENTS TO COMPLY WITH THE PROVISIONS OF ORDINANCES OF PREVIOUS EDITIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFC 1987 AND SUBSEQUENT AMENDMENTS.
11. THE CITY OF SANTA FE RESERVES THE RIGHT TO REQUIRE DEVELOPMENTS TO COMPLY WITH THE PROVISIONS OF ORDINANCES OF PREVIOUS EDITIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFC 1987 AND SUBSEQUENT AMENDMENTS.
12. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHT OUT ALL CONSTRUCTION PHASES PER SFC 14-01.
13. ALL CONSTRUCTED ACCESS SHALL NOT BE PLACED OR LOCATED ON ANY OF THE FOLLOWING:
 - a. FENCES, WALLS OR OTHER OBSTRUCTION SHALL NOT BE PLACED OR LOCATED ON ANY OF THE FOLLOWING:
 - b. CONSTRUCTED ACCESS SHALL NOT BE PLACED OR LOCATED ON ANY OF THE FOLLOWING:
 - c. CONSTRUCTED ACCESS SHALL NOT BE PLACED OR LOCATED ON ANY OF THE FOLLOWING:
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 - m. CONSTRUCTED ACCESS SHALL NOT BE PLACED OR LOCATED ON ANY OF THE FOLLOWING:
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 - t. CONSTRUCTED ACCESS SHALL NOT BE PLACED OR LOCATED ON ANY OF THE FOLLOWING:
 - u. CONSTRUCTED ACCESS SHALL NOT BE PLACED OR LOCATED ON ANY OF THE FOLLOWING:
 - v. CONSTRUCTED ACCESS SHALL NOT BE PLACED OR LOCATED ON ANY OF THE FOLLOWING:
 - w. CONSTRUCTED ACCESS SHALL NOT BE PLACED OR LOCATED ON ANY OF THE FOLLOWING:
 - x. CONSTRUCTED ACCESS SHALL NOT BE PLACED OR LOCATED ON ANY OF THE FOLLOWING:
 - y. CONSTRUCTED ACCESS SHALL NOT BE PLACED OR LOCATED ON ANY OF THE FOLLOWING:
 - z. CONSTRUCTED ACCESS SHALL NOT BE PLACED OR LOCATED ON ANY OF THE FOLLOWING:
14. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION. CONTACT THE CITY OF SANTA FE PERMIT AND BUILDING PERMIT REVIEW DIVISION TO PAY THESE UEC CHARGES.
15. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL SUBMIT TO THE CITY OF SANTA FE A SCHEDULE OF OCCUPANCY.
16. THE CITY OF SANTA FE RESERVES THE RIGHT TO REQUIRE DEVELOPMENTS TO COMPLY WITH THE PROVISIONS OF ORDINANCES OF PREVIOUS EDITIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFC 1987 AND SUBSEQUENT AMENDMENTS.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.

ZONING, DENSITY, & UNIT MIX
Zoning: C-1 PUD
110 Apartments Proposed (63-1 BR/1
Bath, 18-2 BR/1 Bath, 39-2 BR/2
Bath)
6.093 Acres
19.7 Units/Acre

**ALLOWABLE HEIGHT &
BUILDING AREA**
Santa Fe City Code
Adopted Resolution for
River Corridor: 28 feet &
maximum 2 story and per
14-7.1-C General Height

PARKING
14-8.6 Parking
53 Units less than
spaces
57 Units more than
1.5 space/unit
Office 560 ft²

800 ft² x 1.25 spaces/unit = 79
in 800 ft² and less than 1200 ft² x
96 spaces
150 = 2 spaces

LOT COVERAGE
Maximum Lot Coverage 40% (14.7 2-1 Table of Dimensional Standards)
85,000 square feet total roof area / 6,093 Acres
32% Lot Coverage actual

SETBACKS
Santa Fe City Code Adopted Resolution
for River Corridor: 30 feet from Agua
Fria, 15 feet at rear of property. Side
setback, 5 feet minimum (14-7-3.1)

PHASES

PROPERTY OWNERS HEREBY AGREE THAT ALL STORMWATER DRAINAGE IMPROVEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY OPERATIONAL AT ALL TIMES. THE PROPERTY OWNERS AGREE TO MAINTAIN THE EXISTING PRIVATE PROPERTY BOUNDARIES SHOWN HEREIN. THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS. THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER FEW DAYS WRITTEN NOTICE TO THE PROPERTY OWNER, TO TAKE THE NECESSARY ACTION TO RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS AND TO UEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH IMPROVEMENTS. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNERS APPROVE AND AGREE THAT THIS INSTRUMENT SHALL BE VALID AND BINDING ON THE PARTS OF THE CITY AND ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNEES.

BLUE BUFFALO, LLC
BY: ERIC A. FAUST, MANAGING MEMBER

LA CIENEGUITA

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)

hereby certify that this instrument was filed for record on the _____ day of _____, 20____ at _____ o'clock _____ M., and was duly recorded in book _____, Page _____ of the records of Santa Fe county.

Witness my hand and Seal of Office, Geraldine Salazar,
County Clerk, Santa Fe County, New Mexico

APPROVALS
APPROVED BY THE GOVERNING BODY AT THE
CITY COUNCIL MEETING
DATED _____

1

BUAV

PROPERTY PLANNING

QUALITY ENGINEERING

EVE-OPMENT PLAY
ACEQUA-OFTS
725 AGUA FRIA

FILE # 40-2

AGUA FRIA ROAD

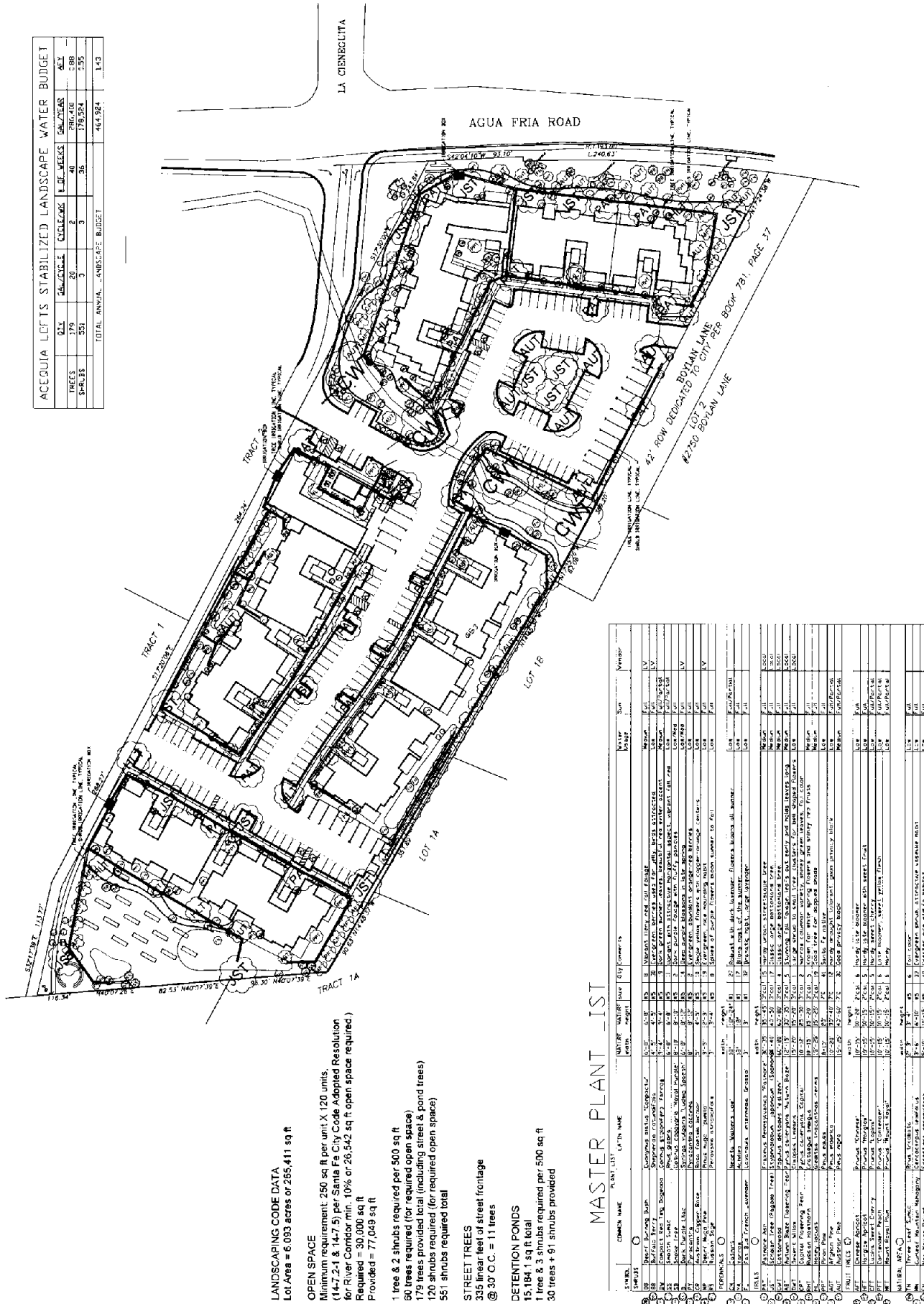
AFFIDAVIT
KNOW ALL PERSONS BY THESE PRESENTS THAT THE OWNER HAS CAUSED THIS DEVELOPMENT PLAN TO BE PREPARED, ALL THAT APPEARS ON THE PLAN IS MADE WITH FREE CONCERN AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

WILLIE BUCKFALO, LLC

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE
ME BY ERIC A. FAUST, MANAGING MEMBER OF BLUE BUFFALO, LLC ON THIS
DAY OF _____, 20____

NOTARY PUBLIC

ACEQUIA LOFTS STABILIZED LANDSCAPE WATER BUDGET					
ITEMS	QTY	ANNUAL COST	QTY	ANNUAL COST	ALY
TREES	179	\$179,400	40	\$179,400	0.88
SHRUBS	351	\$179,354	35	\$179,354	2.55
TOTAL ANNUAL LANDSCAPE BUDGET					1.43

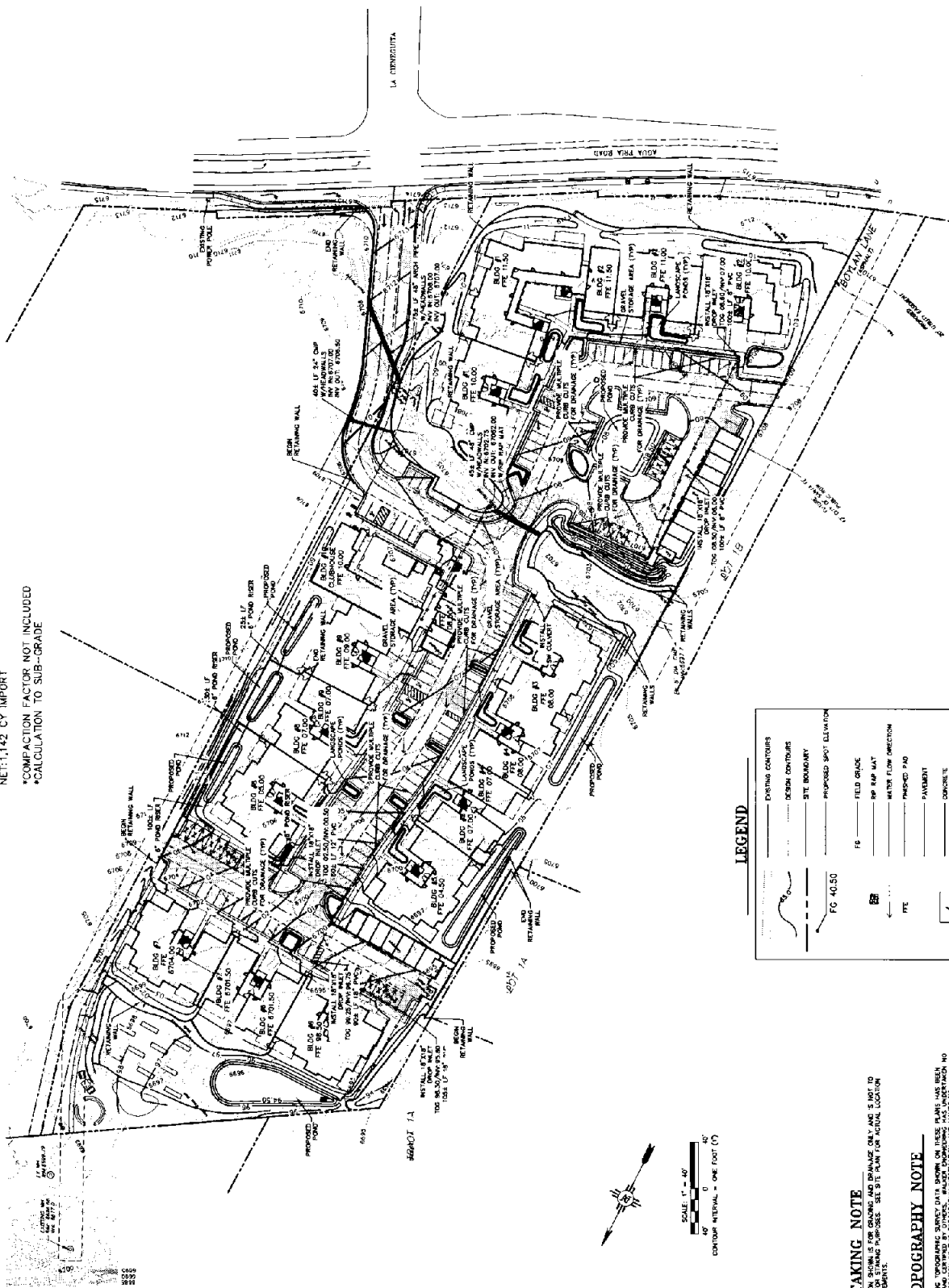


DEPARTMENT	SIGN-OFF	DATE
WATER		
ENVIRONMENTAL		
ENGINEERING		
TRAC 2		
LIGHT, OIL, PARTS, ETC.		
SOLID WASTE		
HAZARDOUS WASTE		
TRASH/OPEN SPACE		
STREET LIGHTS/BEAMS		

ACEQUILA LOFTS
OVERALL
GRADING PLAN

[illegible]

W. E. Walaker Engineering
Civil Engineering & Water Resources & Traffic Engineering
505 Cambridge Street West, Suite 400, San Francisco, CA 94102
Tel: 415.774.2200 Fax: 415.774.2201
E-Mail: ewalaker@earthlink.net



EARTHWORK

CUT: 7,548 CY
FILL: 8,690 CY
NET: 1,142 CY IMPORT

LEGEND

[illegible]

STAKING NOTE

STAKING NOTE
INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

TOPOGRAPHY NOTE

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CONTROLLED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERE TO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THERE OF. THIS TOPOGRAPHY, WALKER ENGINEERING'S RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.

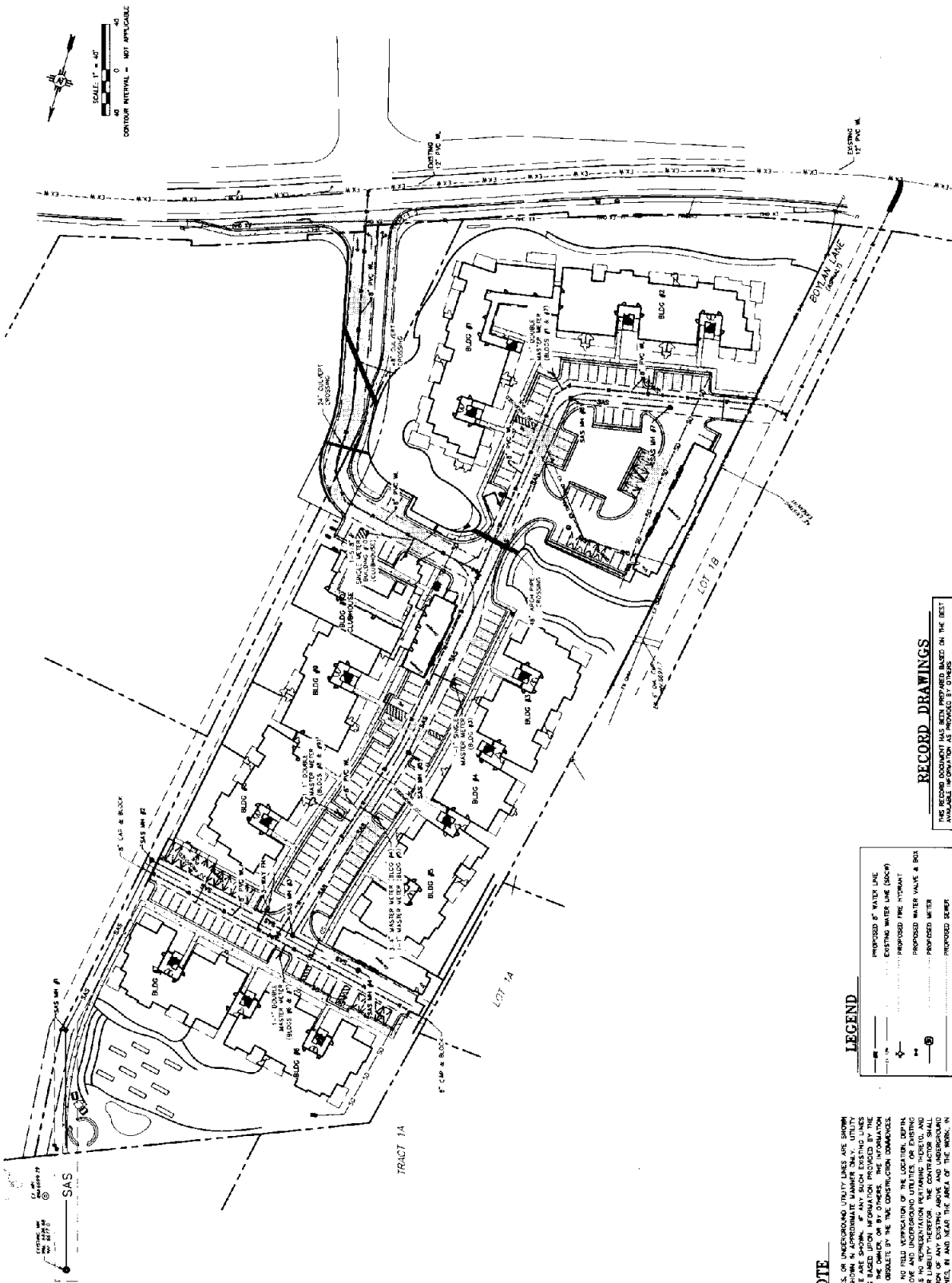
DEPARTMENT	DATE
WATER	
WASTE	
TRAFFIC	
PAV ENLIGHTENING	
FIRE DEPARTMENT	
SOLID WASTE	
LANDSCAPE	
THAT'S/OPEN SPACE	
SECTION/REVIEW	

ACCEQUIA LOFTS
OVERALL
UTILITY PLAN



NAME	DATE	TIME	BOAT
DESIGNED BY: P.T.B.	18-108	108 P.M.	4/23/18
CHECKED BY: M.E.B.			
AS NOTED			

W-W-E Walker Engineering
Civil Engineering & Water Resources & Traffic Engineering
900 Camino Santa Rita, # 201, San Jose, CA 95128
Tel: (415) 938-2323 Fax: (415) 938-2323
E-Mail: info@wwengineering.net



UTILITY NOTE

[illegible]

RECORD DRAWINGS

THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS

[illegible]

LEGEND

PROPOSED "A" WATER LINE
EXISTING WATER LINE (SLOUGH)
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE & BOX
PROPOSED WATER
PROPOSED SEWER
SAS MANHOLE

