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LETTER OF INTENT MEMORANDUM

Date: April 1, 2026
To: City of Santa Fe Land Use Department
From: Nathan Manzanares – Principal - Integrity Land Planning, LLC (Agent)
Project: Dos Arroyos – Preliminary Development Plan & Preliminary Plat
Property Address: 3800 Camino de Los Arroyos, Santa Fe, NM 87505
Applicant: Santa Fe Community Housing Trust

RE: Letter of Intent – Request for Dos Arroyos – Preliminary Development Plan & Preliminary Plat Application(s)

Proposed Request

This letter of intent memorandum is submitted on behalf of the Santa Fe Community Housing Trust, in support of a Preliminary Development Plan and Preliminary Plat Application for the proposed Dos Arroyos project.

The Applicant is requesting approval to develop a nineteen (19) lot townhome community on a property zoned R-12 PUD, utilizing the flexibility provided under the Planned Unit Development framework to create a cohesive, efficient, and code compliant residential development.

Furthermore, the proposed request is consistent with the City of Santa Fe Land Development Code (Ordinance 2025-25) and implements key policies of the City's General Plan related to infill development, housing diversity, and efficient land use.

Site Context and Development Suitability

The subject property is located at *3800 Camino de Los Arroyos* within an established area of the City characterized by existing residential developments as well as mixed-use / commercial establishments within the vicinity of the property as well as available public infrastructure.

The site is vacant and does not present physical or environmental constraints that would limit development under its current zoning designation. Its location within an already serviced area makes it particularly well suited for residential infill development.

Consistency With Future Land Use and General Plan

The Future Land Use Map designation for the property is Transitional Mixed-Use (TMXU).

The proposed townhome development is consistent with the intent of the TMXU designation, which supports a range of residential densities within walkable, connected environments.

The project advances several key General Plan objectives, including:

- Infill Development: Utilization of land within an existing service area
- Housing Opportunity: Expansion of attainable housing options within the City
- Efficient Land Use: Compact development pattern that maximizes infrastructure efficiency
- Neighborhood Compatibility: Development scale and form consistent with surrounding residential uses

The Dos Arroyos project represents a logical and appropriate implementation of the TMXU designation and aligns with the City's long-term planning framework.

Compliance with City of Santa Fe Land Development Code (Ordinance 2025-25)

The proposed development has been designed to comply with the applicable provisions of the City's Land Development Code, including the following:

Planned Unit Development (PUD) Intent:

The R-12 PUD zoning district is intended to provide flexibility in site design while ensuring high-quality development outcomes.

The Dos Arroyos project fulfills this intent by:

- Promoting efficient and coordinated site planning
- Integrating open space and circulation into the overall design
- Allowing clustered residential development consistent with permitted density

Subdivision Standards:

The Preliminary Plat has been designed to meet subdivision requirements, including:

- Logical lot configuration and layout
- Safe and efficient internal circulation
- Adequate provision of utilities and infrastructure
- Integration of open space and landscaping

Development Plan Review Criteria:

The Preliminary Development Plan demonstrates:

- Compatibility with surrounding land uses
- Adequate access and site connectivity
- Availability of infrastructure and public services
- A site-responsive design consistent with City standards

Project Design and Development Approach

The Dos Arroyos project consists of a 19-lot townhome subdivision designed to create a cohesive and functional residential environment.

The development approach emphasizes:

- Efficient use of land while maintaining livability
- A unified and consistent site layout
- Pedestrian connectivity and internal circulation
- Integration of landscaping and open space

The townhome format provides a balanced housing type that fits appropriately within the surrounding neighborhood context.

Access, Utilities and Infrastructure

Access to the site will be provided via Camino de Los Arroyos, an existing improved roadway capable of supporting the proposed development.

Wet and Dry Utilities are available in the area and will be extended to serve the project in accordance with City requirements. The project benefits from existing infrastructure, consistent with General Plan policies promoting efficient growth.

Stormwater management will be addressed through engineered solutions designed to meet City standards and prevent adverse impacts to surrounding properties.

Community Benefit and Public Interest

The Dos Arroyos project provides a public benefit through the delivery of additional affordable and workforce housing within the City of Santa Fe.

As a project led by the Santa Fe Community Housing Trust, the development directly supports local housing initiatives and addresses a critical community need.

Key benefits include:

- Expansion of housing supply within an established area
- Efficient use of existing infrastructure and services

- High-quality residential design
- Consistency with adopted plans and policies

Conclusion

In summary, the proposed Dos Arroyos development appears to be consistent with the Transitional Mixed-Use (TMXU) designation, which supports a range of compatible uses and is intended to function as a transition between residential neighborhoods and more intensive mixed-use areas.

While TMXU allows for mixed-use development, it is understood to be implemented at a broader neighborhood scale, and the surrounding area already reflects a mix of residential and commercial uses.

The proposed 19-lot townhome development provides a context-sensitive, moderate-density residential form that aligns with this transitional intent. The project is also supported by the underlying R-12 PUD zoning, which is intended to allow flexibility in site design and encourage well-planned residential development responsive to site conditions.

As proposed, the development represents an efficient use of serviced land and advances key General Plan objectives related to infill development, housing opportunity, and infrastructure efficiency.

The Applicant looks forward to working collaboratively with City staff through the pre-application process to confirm a clear and achievable path forward toward formal submittal and review under the City of Santa Fe Land Development Code (Ordinance 2025-25).

Sincerely,



Nathan Manzanares
Principal- Integrity Land Planning LLC.