

From: [City of Santa Fe](#)
To: [GURULE, GERALDINE A.](#)
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, February 3, 2025 10:25:20 AM

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Submitted on: Monday, February 3, 2025 at 10:22am

- First Name: Angela
- Last Name: Werneke
- Land Use Board: Planning Commission
- Case Number: Case #2024 –7909
- Your Comment: Mr. Daniel Alvarado

Senior Planner

City of Santa Fe

Dear Mr. Alvarado,

We live at 3466 Cerrillos Road in Sand River Cohousing, a 55+ community. As Sand River residents, we are concerned about the Trailer Ranch development plans and the impact of an additional 194 residential units with 325 parking spaces directly across from our access to and from Cerrillos Road. That represents an enormous increase in traffic impacting our community members' ability to safely navigate external access by vehicle or on foot.

We already have to contend with making U-turns in order to enter our drive when heading southwest on Cerrillos. And in exiting our drive to head southwest, we must turn right and navigate across 3 lanes of heavy high-speed traffic to a left-turn lane in order to U-turn onto southwest-bound Cerrillos Road.

What plans are being made to mitigate the increased traffic from the project as well as to assure the safety of motorists using Cerrillos Road and the left turn lanes?

Will a traffic signal be installed at this location so we can safely enter and leave our drive?

Will a signaled crosswalk be installed to provide pedestrian access across Cerrillos Road

to the bus stops at Trailer Ranch and Elevate at Oslo in order to slow traffic for pedestrians and mitigate noise and pollution along Cerrillos?

The added lighting of yet another development in our neighborhood is a concern for the health, safety, and quality of life of, not only human residents, but also the hundreds of thousands of migrating birds who can be disoriented by night lighting in the City. Sand River residents now experience glare from the unshaded and constant parking lot lights at Elevate at Oslo and the Hampton Inn in our windows and in our north parking lot.

Will the lighting for the new development be shaded, per the New Mexico Night Sky Protection Act?

Are there provisions for motion detector lights to minimize constant light pollution?

With appreciation for your efforts to take these matters into account in a way that supports quality of life for all residents.

Sincerely,

Sand River Cohousing Residents

Angela Werneke, Unit J-1

Carol Fogelsong, Unit M-2

Jamie Jarvis, Unit F-1

Jill Joseph, Unit 1-2

Karen Strickler Vinson, Unit N-1

Kath Brennan, Unit L-2

Kathryn DeSouchet, Unit C-2

Kathy Kozub, Unit C-1

Marvel Clyde, Unit I-1

Priscilla Newcomer, Unit F-2

Shari Hirst, Unit L-1

Taylor Sky, Unit M-1

Angela Werneke

SAND RIVER COHOUSING

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From: [City of Santa Fe](#)
To: [GURULE, GERALDINE A.](#)
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, February 3, 2025 1:30:27 PM

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Submitted on: Monday, February 3, 2025 at 1:30pm

- First Name: Rita
- Last Name: Gentry
- Land Use Board: Planning Commission
- Case Number: 2024-7909
- Your Comment: February 3, 2025

TO: SANTA FE PLANNING COMMISSION

FROM: Rita Gentry, 3466 Cerrillos Rd., Unit B1, Sand River Cohousing

SUBJECT: Case #2404, Cerrillos Multifamily Development Plan, 3471 Cerrillos Rd.

Dear Planning Commissioners,

I received the Traffic Impact Analysis on the Cerrillos Multifamily Development Plan from Daniel Alvarado. The analysis does not capture the lived experience of traffic on Cerrillos Road for those of us in the neighborhood between Avenida de las Americas and Vegas Verdes. Like some others in the neighborhood, the residents of Sand River Cohousing have only one point of access to Cerrillos Road and the city's transportation network.

EXISTING CONDITIONS: Cerrillos is a straight shot for vehicle traffic between traffic lights at Avenida de las Americas and Vegas Verdes. Neighborhood motorists accessing Cerrillos contend with speeding traffic and stand-offs with other U-turners at left-turn lanes that block views of oncoming traffic. Few of us in the neighborhood use the impersonal and uncomfortable sidewalks, the inconvenient buses, and the dangerous bicycle lanes. We have limited face-to-face contact with others in the neighborhood

because of the traffic. The traffic on Cerrillos will increase by more than 1000 ADTS from the project and will not improve conditions. The “eyebrow” median introduced by the developers at the main entrance to the project will not slow traffic or open up views of on-coming traffic. In addition, sidewalks will remain uncomfortable, bus travel inconvenient, bicycling dangerous, and contacts between isolated neighborhood communities difficult.

Those of us who live here, work here, and contribute to the life of our City desire a more pleasurable and livable neighborhood.

SLOW TRAFFIC SPEEDS. Specifically we need measures that slow traffic and accommodate pedestrians, transit riders, and bicyclists and help us build our neighborhood and our City with strong and supportive connections.

I therefore ask on behalf of my neighbors that the Commission provide for the following before your final approvals of the Cerrillos Multifamily Development project and the related developer’s requests for City actions.

- (1) A traffic light with a cross walk on Cerrillos at the west project entrance;
- (2) Additional vehicle access and egress for the project at Rufina Road through property owned by the developer;
- (3) Public pedestrian access to the dog park in the project;
- (4) Relocation of the development’s four-story building toward the back of the project site so project buildings along Cerrillos are in scale with the neighborhood’s 2 and 3 story buildings.

Thank you.

From: [City of Santa Fe](#)
To: [GURULE, GERALDINE A.](#)
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, February 3, 2025 3:09:42 PM

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Submitted on: Monday, February 3, 2025 at 3:09pm

- First Name: Karen
- Last Name: Vinson
- Land Use Board: Planning Commission
- Case Number: Case #2024 –7909
- Your Comment: Mr. Alvarado has shared with me and the residents of Sand River Cohousing the Traffic Impact Analysis associated with the development plans for 3471 Cerrillos, the Trailer Ranch property. We appreciate his sharing the analysis with us. The report is quite technical and not easy for a novice to understand. From my reading I would summarize the analysis this way:

Traffic on Cerrillos currently “operates at an acceptable level” for cars that are not turning, and this will continue even after the development is built. However, cars that turn on to Cerrillos or that turn from Cerrillos onto side streets in our area may experience significant delays due to the high volume of traffic on Cerrillos, especially for left turns during evening rush hour traffic. These turns will get worse over time. The addition of a median island that removes left turn access onto Cerrillos at the west entrance to the development should reduce the risk of accidents.

Although the risk of accidents is reduced, there will still be significant delays for traffic using the medians to make a U turn or to turn left, due to the difficulty of getting across traffic on Cerrillos. This is apparently a problem for the city to deal with rather than the developer.

Table 4 on p. 19 of the Traffic Impact Analysis indicates that traffic into and out of the driveways to the proposed development will approximately double if the development is built. It’s not clear why an approximate 4-fold increase in residential units results in only a doubling of traffic. I have asked Mr. Alvarado to explain this counter-intuitive result but have not heard back from him.

We at Sand River Cohousing understand that traffic delays and new streetlights are not the responsibility of the Planning Commission, but we do want our concern about the difficulty turning on to or from Cerrillos Rd. to be on record. The stretch of Cerrillos between Richards Ave. and Vegas Verde has the highest density of residences with unsignalled access directly on to Cerrillos Rd. In addition to Sand River Cohousing and the Trailer Ranch across the street there are also Homeward Bound, The Lofts, Elevate @ Oslo, Los Suenos de Santa Fe RV Park, Stage Coach Motor Inn Apartments, and Casitas de Bella. There are also 7 Motels. Most of these developments have only one entry: on to an unsignalled stretch of Cerrillos. There are four U-turn lanes between Avenida de las Americas and Vegas Verde to serve all of the residential, hotel and

commercial access along this corridor.

In addition to rush hour traffic, we experience delays during holidays and other special occasions. East-bound traffic can back up at the light at Avenida de Las Americas so that it blocks our exit between the Ramada and Hampton Inn. When it clears, traffic turning from other driveways and U-turn lanes can delay us turning right even when traffic is stopped at Vegas Verde. Some days (notably the week before Christmas) it has been impossible to exit our community at all. We worry that emergency vehicles will be greatly delayed getting to us if needed during such peak traffic activity. We are also concerned that the traffic on Cerrillos greatly inhibits use of city buses by residents in our area, because of the difficulty crossing the road.

We hope that in the future the Planning Commission will not approve additional residential developments along this section of the Cerrillos corridor unless they have at least one additional exit not on Cerrillos, or at least a direct exit to a signaled intersection on Cerrillos. The Staff Report for the Cerrillos Multifamily Development Plan says that “There are also several large vacant parcels to the northeast, however those parcels are also owned by RKKS Santa Fe 1 and may be developed in the future.” We suggest that when that parcel is developed, an exit for the 3471 Cerrillos Development on to Rufina be added to ease the traffic on Cerrillos.

Mr. Alvarado has explained to us that the Planning Commission is not responsible for adding traffic signals, and that a signaled crosswalk is not considered safe. Perhaps a pedestrian bridge over Cerrillos might be helpful. The Traffic Impact Analysis suggests that the city should conduct a traffic signal timing study, presumably to determine if a change in the timing of lights on Cerrillos could alleviate the delays in turning. We hope that there will be no more residential developments on this section of the Cerrillos corridor until a plan is in place to alleviate the traffic in our area.

Karen Strickler Vinson

Sand River Cohousing

3466 Cerrillos Rd. Apt. N1

karens@pollinatorparadise.com