



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: Habitat Homes at 635 Alto Street

Address: 635 Alto Street Parcel Size: 10910 sq. ft., 0.25 a+

Zoning: R-21 Future Land Use: Residential

Preapplication Conference Date: _____

Detailed Project Description: Development Plan for two new two-story residential buildings containing five townhouse-style homes: four units in one building and one unit (plus storage) in the other. The 0.25-acre parcel is zoned R-21. The total proposed gross floor area for the parcel is 6,448 square feet.

Property Owner Information

Name: Santa Fe Habitat for Humanity

Address: 2520 Camino Entrada, Ste. A

Phone: (505) 986-5880 E-mail Address: kurt@santafehabitat.org

Applicant/Agent Information (if different from owner):

Name: Brian Lawler, Santa Fe Habitat for Humanity

Address: _____

Phone: (650) 392-9233 E-mail Address: brian@santafehabitat.org

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: 635 Alto Street

I/We authorize Brian Lawler to act as my/our agent to execute this application.

Signed: (Kurt Krahn) Date: _____

Signed: *[Signature]* Date: APR 4, 2024

Proposed ENN Meeting Dates:

<i>Provide 2 options:</i>	<i>Preferred Option</i>	<i>Alternative</i>
DATE:	April 23	April 24
TIME:	4:00 PM	4 pm
LOCATION:	Online	online



ENN GUIDELINES

Applicant Information

Project Name: Habitat Homes at 635 Alto Street

Name: Lawler Brian K
Last First M.I.

Address: 2520 Camino Entrada, Ste. A
Street Address Suite/Unit #
Santa Fe, NM 87507
City State ZIP Code

Phone: () (650) 392-9233 E-mail Address: brian@santafehabitat.org

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

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

The current property is a vacant lot where people dump refuse. The new development, which has been reviewed and approved by the Historic District Review Board (HDRB), will match the existing character and and scale of the surrounding neighborhood. The site shall have 5' side setbacks and 7' street setbacks, as is the standard in the neighborhood.

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

All units of the development will be all electric, solar powered, HERS net 0 rating, meaning that the units will generate as much electrical energy as they use, on average though the year. The site is situated in the historically urbanized area of Westside-Guadalupe, and matches the character of the neighborhood as approved by HDRB.

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

The site has been survey by Archaeologist Ron Winters and found to have no significant archaeological sites or artifacts. The report was put before the Archaeological Review Committee and approved. The project has been put before the Historic Districts Review Board (HDRB) and has been found to be compatible with the Westside-Guadalupe historic neighborhood and was approved.

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

This project does not require any rezoning, annexation, subdivision or lot line adjustments. The site is zoned R-21 has an allowable density per § 14-7.2(F)(1-4) with an approved Development Plan. The proposed development plan fully complies with all zoning and land use requirements.

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

Each of the 5 units on the site are provided with 2 off-street parking spaces for a total of 10 off-street parking spaces. The development plan includes a stairway going from the upper Alto Street to the lower Alto Street. The 3-bedroom units include bedrooms on the ground floor for accessibility and the option for residents to age-in-place.

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

All 5 of the proposed units are designated as affordable housing going to families earning between 80-30% of the Average Median Income (AMI). This is an opportunity for these families to build wealth for family and provide better opportunities for their children and help local Santa Fe families stay in the community they grew up in.

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

All 5 of the proposed units are designated as affordable housing going to families earning between 80-30% of the Average Median Income (AMI). This is an opportunity for these families to build wealth for family, provide better opportunities for their children, and help local Santa Fe families stay in the community they grew up in.

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

This project consists entirely of 5 townhouse style homes (condo units), with an expected total occupancy of 13 people. This small occupancy is not expected to significantly impact the use of local utilities and services.

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

All 5 of the affordable units will use Water Sense certified plumbing fixtures to minimize water waste. Irrigation on site will use harvested rainwater and drip system with soil moisture sensors to regulate and minimize potable water usage.

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

This project is very small in scope and scale. It consists of solely 5 affordable town-home style units. With a 0.25 acres lot zoned R-21, there is no space and no legal way to have anything other than 5 housing units on the property.

(k) EFFECT ON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.*

Town-home style houses are one of the most compact forms of housing available. The site itself is a vacant lot surrounded by urban housing, making this matching density project an infill project. This project is not of a size or scope to affect intra-city travel between employment and residential centers.

(l) ADDITIONAL COMMENTS (optional)

This project is very small in scope and scale. It was designed in response to the City of Santa Fe Office of Affordable Housing's Request for Proposal for developing 5-6 units of affordable housing on the lot which was owned by the city. That lot has been donated SFHfH for us to build the proposed 5 units of affordable housing.