

City of Santa Fe, New Mexico

2025-10037 1111 Ocate Road Attachment B

Development Review Team

- 1) Metropolitan Planning Organization (MPO), Leah Yngve
- 2) Water Division, Clinton Peterson, P.E.
- 3) ADA Review, Teddy Padilla
- 4) Fire Department, Geronimo Griego, Fire Marshal
- 5) Technical Review Division (Landscaping), Lawrence Rivera
- 6) City's Traffic consultant Wilson & Company, Inc., Engineers & Architects (City traffic Engineer)
- 7) City Sewer Division, Stan Holland PE
- 8) River and Trails Division, Zoe Isaacson
- 9) Terrain Management, Dee Beingessner, City Engineer
- 10) Archaeology, Paul Duran
- 11) Land Use Planning, Claudia Kath
- 12) Water Resources, Walker Williamson

Development Review Team (DRT) Comment Form

Date: 6/25/25
 DRT Member: Leah Yngve
 Dept/Div: MPO/PW
 Case No.: 2025-100037 1111 Ocate Road D
 Case Planner: Claudia Kath

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Extend the sidewalk east to the edge of the N/S paved access road (about 80')	<i>Prior to Recordation</i>	
2. Build a crosswalk across Ocate to provide a continuous pedestrian connection to Cerrillos.	<i>Prior to Recordation</i>	
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1.		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

The blue line below shows the sidewalk shown in the plan set. The red lines show the additional sidewalk and crosswalk needed to make a continuous pedestrian connection to Cerrillos Road.



A midblock pedestrian crossing is recommended on this segment of Ocate due to a combination of safety, accessibility, and equitable access factors:

1. Critical Pedestrian Connectivity

A new affordable housing development is proposed on the north side of Ocate directly across from an existing ADA-compliant sidewalk on the south side. Having a sidewalk that simply ends at the property line will almost guaranteed that pedestrians will cross midblock regardless of infrastructure and simply be a barrier for anyone with a wheelchair. The nearest bus stop and commercial services are within a short walking distance to the south.

A midblock crossing would provide a direct, safe connection to essential services, employment, and transit.

2. Vulnerable Road User Needs

Future and existing residents include low-income households, which are statistically more likely to rely on walking and transit. Without a formal crossing, pedestrians—including seniors, children, and persons with disabilities—will face increased exposure risk from crossing informally at a location where drivers may not expect it.

3. Appropriate for Road Context

Two-lane roadway, posted speed limit of 25 mph, with measured average speed of 24mph and 85th percentile speeds at 30mph—indicating generally calm traffic behavior.

Average Daily Traffic (ADT) of 1,800 falls well within the Federal Highway Administration (FHWA) guidance for considering uncontrolled marked crosswalks, which supports marked crossings on two-lane roads with fewer than 9,000 ADT and speeds under 30 mph. The relatively low traffic volume and speed suggest that midblock crossing treatments are viable, particularly with enhancements such as: High-visibility striping and ADA-compliant curb ramps.

4. Completes Missing Infrastructure

The sidewalk gap on the north side can be resolved concurrently with development or public improvements, further justifying the crossing as it completes pedestrian network continuity.

5. Supported by National Best Practices. FHWA's "Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations" (2023) recommends marked midblock crossings when there is a demonstrated pedestrian desire line and limited safe alternatives. Also aligns with Vision Zero principles and Complete Streets goals, improving safety without compromising vehicle flow on low-volume roads. The proposed midblock crossing is a necessary, appropriate, and cost-effective solution that provides a direct, accessible, and safe pedestrian connection between affordable housing, existing transit service, and key destinations. It aligns with federal safety guidance, equity principles, and the community's commitment to multimodal access.

Table 1: Application of Pedestrian Crash Countermeasures by Roadway Feature

Table 1 identifies suggested countermeasures for uncontrolled crossing locations according to roadway and traffic features. Review the corresponding worksheets for countermeasures considered for the site. The worksheets describe additional design and installation considerations for the countermeasures.

Roadway Configuration	Speed Limit								
	≤30 mph			35 mph			≥40 mph		
	Vehicle AADT <9,000			Vehicle AADT 9,000–15,000			Vehicle AADT >15,000		
2 lanes*	1 2 3 4 5 6	1 3 5 6 7	1 3 5 6 7	1 3 4 5 6	1 3 5 6 7	1 3 5 6 7	1 3 4 5 6 7	1 3 5 6 7	1 3 5 6 7
3 lanes with raised median*	1 2 3 4 5	1 3 5 7	1 3 5 7	1 3 4 5 7	1 3 5 7	1 3 5 7	1 3 4 5 7	1 3 5 7	1 3 5 7
3 lanes w/o raised median†	1 2 3 4 5 6 7	1 3 5 6 7	1 3 5 6 7	1 3 4 5 6 7	1 3 5 6 7	1 3 5 6 7	1 3 4 5 6 7	1 3 5 6 7	1 3 5 6 7
4+ lanes with raised median‡	1 3 5	1 3 5 7	1 3 5 7	1 3 5 7	1 3 5 7	1 3 5 7	1 3 5 7	1 3 5 7	1 3 5 7
4+ lanes w/o raised median‡	1 3 5 6 7 8	1 3 5 6 7 8	1 3 5 6 7 8	1 3 5 6 7 8	1 3 5 6 7 8	1 3 5 6 7 8	1 3 5 6 7 8	1 3 5 6 7 8	1 3 5 6 7 8

*One lane in each direction †One lane in each direction with two-way left-turn lane ‡Two or more lanes in each direction

Given the set of conditions in a cell,

- Ⓝ Signifies that the countermeasure should always be considered, but not mandated or required, based upon engineering judgment at a marked uncontrolled crossing location.
- # Signifies that the countermeasure is a candidate treatment at a marked uncontrolled crossing location.

The absence of a number signifies that the countermeasure is generally not an appropriate treatment, but exceptions may be considered following engineering judgment.

- High-visibility crosswalk markings, parking restriction on crosswalk approach, adequate nighttime lighting levels
- Raised crosswalk
- Advance Yield Here To (Stop Here For) Pedestrians sign and yield (stop) line
- In-Street Pedestrian Crossing sign
- Curb extension
- Pedestrian refuge island
- Pedestrian Hybrid Beacon
- Road Diet

This table was developed using information from: Zegeer, C. V., Stewart, J. R., Huang, H. H., Lagerwey, P. A., Feaganes, J., & Campbell, B. J. (2005). Safety effects of marked versus unmarked crosswalks at uncontrolled locations: Final report and recommended guidelines (No. FHWA-HRT-04-100); Manual on Uniform Traffic Control Devices, 2009 Edition, Chapter 4F. Pedestrian Hybrid Beacons; the Crash Modification Factors (CMF) Clearinghouse website (<http://www.cmfclearinghouse.org/>); and the Pedestrian Safety Guide and Countermeasure Selection System (PEDSAFE) website (<http://www.pedbikesafe.org/PEDSAFE/>).

Santa Fe MPO Pedestrian Master Plan (2015) Emphasizes connectivity, safety, and equitable access, particularly for underserved communities. Relevant provisions include:

Goal 1: Improve the pedestrian network by filling critical gaps. This crossing addresses a key sidewalk and connectivity gap, enabling safe passage between a residential development and existing infrastructure on the south side.

Section 3.3: Midblock Crossings: The Plan recognizes that midblock crossings are necessary where pedestrian desire lines exist and spacing between intersections is significant (more than 300 feet).

Priority on Safe Access to Transit: It highlights that pedestrian improvements should prioritize connections to transit stops and community destinations, including Cerrillos commercial corridor.

City of Santa Fe ADA Transition Plan

The plan outlines the City's legal and policy commitment to universal access:

Requirement to Ensure Program Access The City must provide accessible pedestrian routes in areas where public services (like bus stops) are offered. The crossing will connect ADA-accessible infrastructure and fills a compliance gap for reaching public transit from affordable housing.

Barrier Removal Priority Criteria Sidewalks and crossings near public transportation, housing, and commercial services are prioritized for ADA improvements. The south side is already ADA-compliant and the north will be developed, the crossing ensures continuity of an accessible route between major trip generators and community assets.

Santa Fe MPO Metropolitan Transportation Plan (MTP) – “Mobility for Everyone” (2020)

Goal 1: Promote a Safe and Secure Transportation System

Supports installing pedestrian infrastructure that reduces crash risk and improves crossings, particularly where informal crossings already occur. Goal 3: Provide Multimodal Options Explicitly supports enhancing walking access to transit and mixed-use corridors—exactly the function of this midblock crossing. Equity Lens The MTP prioritizes infrastructure for low-income and underserved populations, which applies to your 120-unit affordable housing development. Action Item 4.2 Recommends increasing the number and quality of pedestrian crossings, including midblock crossings where warranted. 4.

City of Santa Fe Complete Streets Resolution (2015, Res. No. 2015-50) This resolution commits the City to streets that are safe, comfortable, and accessible for all users:

Policy Mandate Directs all transportation projects—including new developments—to consider and accommodate pedestrians, bicyclists, transit users, and people with disabilities.

Design for Context - The resolution supports context-sensitive solutions like midblock crossings on two-lane roads with low speeds and important pedestrian demand. **Implementation Directive Encourages** - cross-departmental collaboration to implement Complete Streets—making your proposed crossing an ideal opportunity for inter-agency coordination between Planning/Land Use and Public Works.

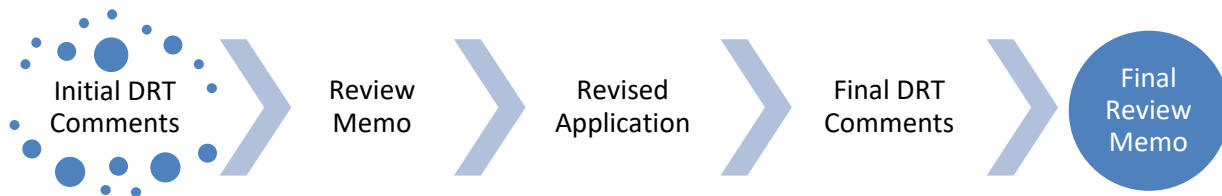
The crossing is explicitly supported by adopted policy in: The Pedestrian Master Plan (network gap closure, midblock crossing priority), The ADA Transition Plan (required accessible route), The MTP (safety, multimodal connectivity, equity), and The Complete Streets Resolution (inclusive design for all users). This policy alignment makes the project a model implementation of the region's transportation vision.

Development Review Team (DRT) Comment Form

Date: November 13, 2024
DRT Member: Taylor Jurgens
Dept/Div: Public Utilities/Water Division
Case No.: Case 2024-9317 – 1111 Ocate Rd Ocate Apartments Development Plan
Case Planner: Joel Cruz-Haber

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- At the time of development* -

Development Review Process Flow Chart



*See the 2024 Development Review Schedule for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response:
1. An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review and included in the application materials.	Prior to Public Hearing	
2. An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.	Prior to Building Permit Approval	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response:
1. Specific technical comments on the water plans will be provided by the Water Division to the design engineer.	Prior to Water Plan Approval	
2.		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

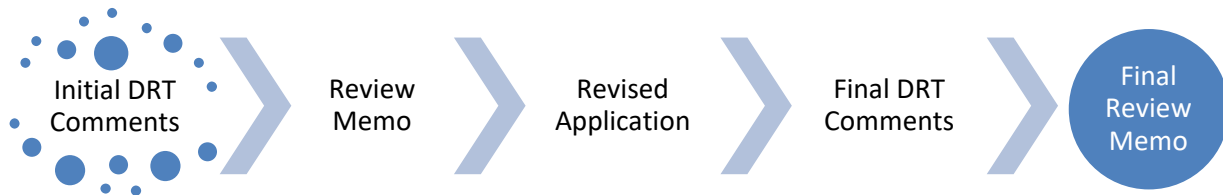
Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

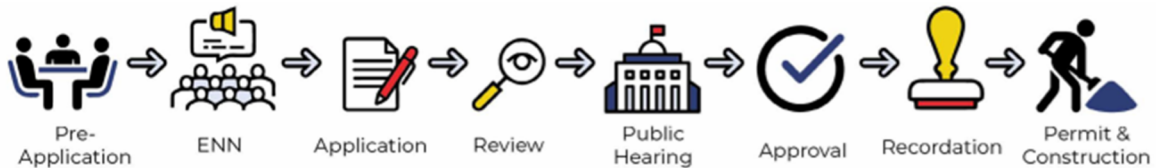


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date: 5/29/2025

DRT Member: Teddy Padilla

Dept/Div: Land Use Dept. Technical Review

Case No.: 2025-100037

Case Planner: Claudia Kath

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. An Accessible Route must be added from the Public Right of Way nearest Bus Stop to the building entrances. A sidewalk must be added to and from Cerrillos Rd. Connect to the existing curb ramp at the Cerrillos intersection.	Permitting/Recordation	
2. ADA accessible Garages must have an accessible route to them.	Permitting/Recordation	
3. ADA Parking Stalls and Aisles cannot exceed 2% in any direction sheet 8-12 curb ramp 10 & 11 detail.	Permitting/Recordation	
4.		
5.		
6.		
7.		

Technical Corrections:	Must be completed by:	Applicant response**:
1.		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT) Comment Form for Planning Commission

Date: April 8, 2025

DRT Member: Fire Marshal Geronimo Griego

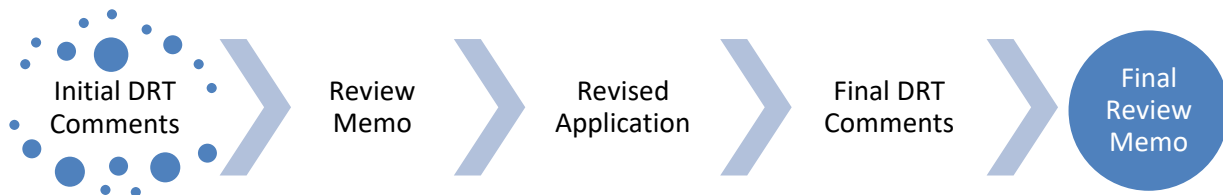
Dept/Div: Fire Marshal's Office

Case No.: 2025-100037_1111_Ocate_Rd DP

Case Planner: Daniel Alvarado, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

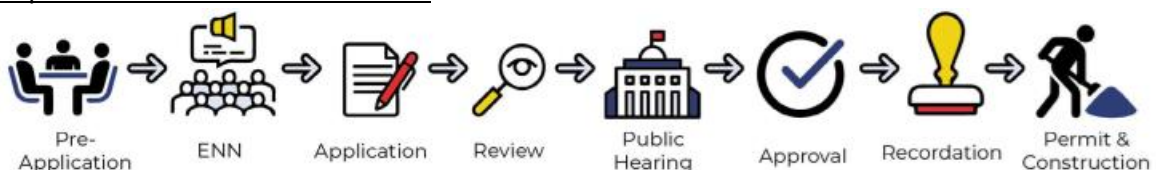


Timing of Conditions of Approval + Technical Corrections

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- d. *At the time of development* -

Development Review Process Flow Chart



*See the 2024 Development Review Schedule for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Shall comply with the most currently adopted International Fire Code.	<i>Prior to Public Hearing</i>	

Technical Corrections:	Must be completed by:	Applicant Response**:

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The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

- 1.

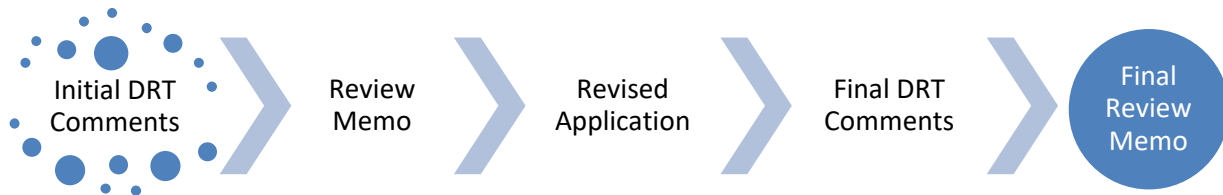
Explanation of Conditions or Corrections (if needed):

1. Verify that the right city adopted code is reference in documents for submission. International Fire Code (IFC) 2021. Sheet C-202 "Fire and Emergency Access Plan" references IFC 2018. To include proper referenced NFPA's.

Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

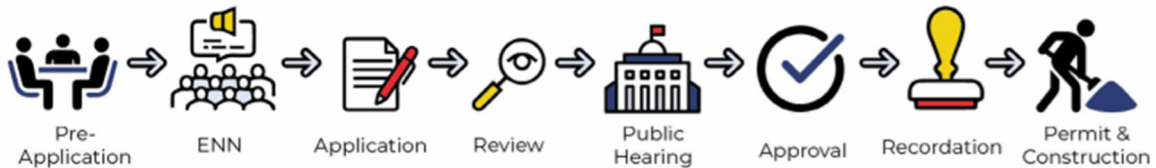


Timing of Conditions of Approval + Technical Corrections

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- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date: May 15, 2025

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, and Outdoor Lighting

Case No.: 2024-9317 Ocate Multifamily Development Plan

Case Planner: KATH, CLAUDIA M., cmkath@santafenm.gov Senior Planner, 505-955-6661

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be marked on the plan with a red X.	Prior to Recoration	
2. City Staff respectfully request the replacement Pinon Pine with another evergreen tree variety from the City approved plant list. Due to the black scale and bark beetle infestations plaguing Pinon in many areas of Santa Fe.	Prior to Recoration	
3. On the Plant Schedule remove 4'-6' for the size of all evergreen trees and replace with "6 feet and taller". 14-8.4 (F)(2)(c) All required evergreen trees shall be a minimum of six (6) feet in height.	Prior to Recoration	
4. Pond #3: Landscape Plan shows 4,902 square feet of Bluegrass Sod. 4. 14-8.4(F)(3)(a) Turf grass sod or turf grass seed mixes installed within the city limits shall contain no more than twenty-five percent Kentucky Bluegrass. City staff have concerns with sod installed in pond bottoms due to silt buildup and extended time the sod may be underwater. City staff require gravel/cobble over weed fabric or a native seeding with irrigation. The native seed will need to be evaluated after each storm event and reseeding may be required. Pond trees and shrubs are required in all ponds per city code 14-8.4(F)(2)(e) <i>stormwater detention ponds and retention ponds</i>	Prior to Recoration	

<i>shall be planted with appropriate trees, shrubs, and grasses, with a minimum of one tree and three shrubs per five hundred (500) square feet of required ponding area. Plants located in the bottom third of the detention pond or retention pond must be adaptable to periods of submersion and may require replacement during periodic maintenance to remove silt.</i>		
5. A water level measuring device with zero set at finish grade located at the center of each pond is required.	Prior to Recoration	
6. Retention ponds deeper than three feet require a security fence and maintenance gate. Fence shall be five in height. The following shall also apply 14-8.4(J) Screening and Buffering, 14-8.5 Walls and Fences.	Prior to Recoration	
7. Landscape plan calculations must include the following information: Street tree calculations as required by 14-8.4(G) and retention / detention pond plant material.	Prior to Recoration	
8. Playground mulch must be a minimum depth of 12 inches. Provide note on landscape plan on sheet 3-2	Prior to Recoration	
9. Provide details and cut sheets of the playground equipment.	Prior to Recoration	
10. Provide additional screening of the parking lots per city code 14-8.4(I)(2)(c). Provide additional shrubs for lower screening at deciduous trees and gaps between evergreen trees.	Prior to Recoration	
11. Drip valve detail shown on sheet L3-1 requires a pressure regulator after the Wye Filter.	Prior to Recoration	
12. Provide an emitter placement detail for trees.	Prior to Recoration	
13. Shrub locations within the ponds are difficult to see, please revise for better visibility.	Prior to Recoration	
14. <i>14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines.</i>	Prior to Recoration	
15. Provide a landscape irrigation design for the Pop-Up Spray System. Provide a complete set of installation details, notes, and specifications for the irrigation system. Show on the detailed drawings the installation of all assemblies without any questions about size or type of materials to use for said irrigation system.	Prior to Recoration	

16. The water budget requires revision; Sod is not included in the calculations.	Prior to Recoration	
17. City Staff respectfully request the use of lateral lines, 4mm barb fitting, spaghetti tubing and compensating emitters for drip irrigation. Inline emitter tubing has a minimal life expectancy due to the high content of calcium in our water.	Prior to Recoration	
18. Irrigation plans shall be to scale 1-inch=20 feet.		
19. Photometrics do not meet Code requirements. See Article 14-8.9 and revise for compliance.		
STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS.		

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1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT) Comment Form

Date: May 15, 2025
 DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company) *LP*
 Dept/Div: Public Works Department – Traffic Engineering
 Case No.: Case #: 2025-10037 - 1111 Ocate Apartments
 Case Planner: Land Use Department - Claudia Kath, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response:
1. None		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response:
1. See attached letter date 5/14/25 from Wilson & Company	Prior to Development Plan Approval	
2.		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

- Any and all future proposed improvements of this site that affect public infrastructure will be subject to **City Code Chapter 23** and additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. may be required at that time.

City Code Chapter 23-3.18 City construction and assessment.

Nothing in subsections 23-3.12 and 23-3.15 SFCC 1987 prevents the city from ordering construction of curbs, gutters and sidewalks and assessing the cost thereof against the property benefited in any manner provided by the laws of the state. (Code 1953, § 24-28; Code 1973, § 30-29; SFCC 1981, § 4-13-18; Ord. #38-1987, § 8).

Memorandum

To: Leroy Pacheco, PE COSF

From: Philip A. Gallegos, PE, Senior Transportation Engineer

CC: Robert Luna, PE, PTOE, Traffic Engineering Practice Lead, SW Region

Date: 5/14/2025

Re: 1111 Ocate Apartments Comments

Wilson and Company has reviewed the DRAFT TIA dated August 2024 for the 1111 Ocate Apartments prepared by Santa Fe Engineering Consultants, LLC and has the following comments. Please let me know if you have any questions or require further information.

GENERAL COMMENTS

1. Page IV-3 and IV-4 2 the report analyzes a two-stage crossing technique and shows LOS F's one in each stage for the existing condition. This two-stage left turn technique involve vehicles taking refuge in the median opening to complete a left turn in two stages.
2. Page IV-8 proposes Ocate left closure for left turn out maneuvers in both directions which improves the LOS and should be implemented by the developer. The developer needs to clarify what the LOS improves to if this is implemented. This is unclear in the report.

REPORT COMMENTS

1. Page III-6 Figure 7 need to show proposed driveway spacing
2. Page III-7 second paragraph first sentence should read "two way stop" not "two ways stop"
3. Page III-6 the report states that according to the "Recommended Changes to the Function Classification of Roadways in the Santa Fe MPO Planning Area," approved by the Santa Fe MPO Transportation Policy Board on March 27, 2014. Functionally Ocate Road acts as a minor collector. According to the SFCC 14- 9.2, based upon the ADT it would be Classified as a collector and that the Typical Section would be 2-10 foot lanes, 4-foot bike lanes, curb and gutter, 5-foot sidewalk, 5-foot landscape buffer. What (if any) are the recommended elements of the roadway that will be constructed as part of the offsite improvements by the developer?
4. Page V-5 the no build condition shows the Eastbound left/thru/right LOS F am and pm but on page V-6 table 8 it shows the build am LOS D and pm LOS E with added traffic needs to be clarified. Is this assuming that the Ocate left restrictions are in place?
5. Item 2 on page V-6 states that driveway spacing for Ocate is shown in figure 15 but is not.

6. Page V-8 item 2 Vehicle Storage Needs - what is the calculated storage? Need to refer to where these calculations are located. Item 3 needs to refer to where the sight distance determination is located.
7. Page VI-1 Item 4 Trip Distribution and Assignment – It cannot be assumed that the connection from Ocate Road to Tierra Contenta Drive will be constructed as no such project is currently funded or programmed by the year 2037. It is shown as future improvements in the MPO Planning Area but is not currently programmed. Is it possible that future private developments may be required to complete the connection for traffic impacts? The Horizon Year needs to be analyzed both with and without this connection for a complete analysis.
8. Page VI-4 horizon year the no build EB/thru/RT is LOS F for am but the Build condition shows LOS D in the am peak. Build LOS needs to be explained. Demonstrate analysis to show how this is improved.
9. Page VI-4 horizon year the no build WB left/thru/RT is LOS D for the pm peak condition and the Build condition reduces to LOS F in the pm peak with an increased queue. As stated above (Item 7) the horizon year needs to be analyzed without the Ocate Road Tierra Contenta connection.
10. Page VI-6 driveway spacing for the two proposed two entrances is 271 feet and should be 330 feet as stated in the report which does not meet spacing requirements. The report shows that existing driveways also do not meet spacing requirements. The report should analyze that the 271 feet spacing is adequate for proposed traffic conditions and discuss physical constraints (width of lot) that prevent the required spacing from being achieved.
11. Page VI-7 Items 1, 2 and 3 refer to where these calculations are located in the report.
12. Page VII-1 Item E Horizon Year 2037 Build it cannot be assumed that the Hernandez Road connection will be constructed as no project is currently funded or planned. (See Item 7).

In summary:

1. A Signal is warranted at the intersection of Ocate/Cerrillos/CarMax. The report states that spacing requirements. Document and justify the proposed intersection safety improvements and turn-restrictions with a modelling progression analysis that quantifies delays, queueing lengths, and negative progression impacts that support the recommended geometric improvements over a signal.
2. It is recommended that the intersections of Cerrillos Road / Ocate Road / The CarMax Driveway be converted into right in / right out / left in configuration. It will be required even if the connection from Ocate Road to Hernandez Road is constructed. Since a signal is warranted at the intersection the restriction of all left turn access should also be analyzed as noted in Summary Note 1.

3. It cannot be assumed that the connection from Ocate Road to Tierra Contenta Drive will be constructed as no such project is currently funded or programmed by the year 2037, although private development could produce the connection within this horizon. The Horizon Year needs to be analyzed with and without this connection.
4. The proposed driveway spacing for the two entrances is 271 feet does not meet spacing requirements of 330 feet. Although the report shows that existing driveways also do not meet spacing requirements the report should analyze that the 271 feet spacing is adequate for proposed traffic conditions and discuss physical constraints (width of lot) that prevent the required spacing from being achieved.
5. The report states that according to the "Recommended Changes to the Function Classification of Roadways in the Santa Fe MPO Planning Area," approved by the Santa Fe MPO Transportation Policy Board on March 27, 2014. Functionally Ocate Road acts as a minor collector. According to the SFCC 14- 9.2, based upon the ADT it would be Classified as a collector and that the Typical Section would be 2-10 foot lanes, 4-foot bike lanes, curb and gutter, 5-foot sidewalk, 5-foot landscape buffer. Will this be constructed as part of the offsite improvements? Will Sidewalks be constructed in front of the proposed development on Ocate? This should be clarified in the report. It is unclear since it is labeled "future" on the infrastructure plan.

Sincerely,

Philip A Gallegos, PE
Senior Transportation Engineer

Development Review Team (DRT) Comment Form

Date: 5-16-2025

DRT Member: Stan Holland, P.E.

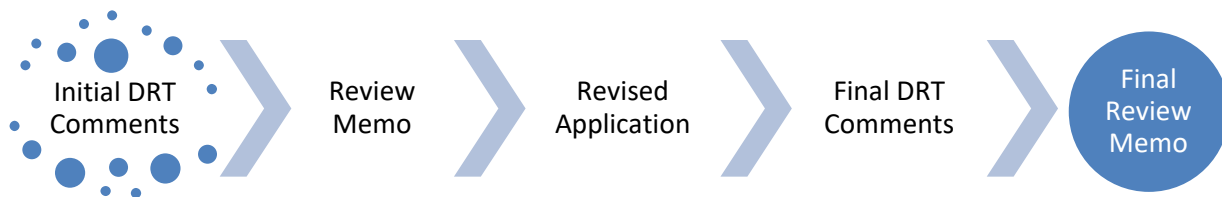
Dept/Div: Utilities/Wastewater Division

Case No.: 2025-100037 1111 Ocate Apt. Infrastructure Plans

Case Planner: Claudia Kath

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Key notes 15 and 16 are duplicates on sheets 11-1 and 11-2	Prior to Recordation	
2. The sewer line from manhole 1 to manhole 2 shall be public. The sewer line from manhole 2 to manhole 6 shall be a private.	Prior to Recordation	
3. Identify the locations of the 4-inch sewer service lines and the cleanout locations	Prior to Recordation	
4. Need to add details for the sewer cleanouts	Prior to Recordation	

Technical Corrections:	Must be completed by:	Applicant Response**:
1.		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

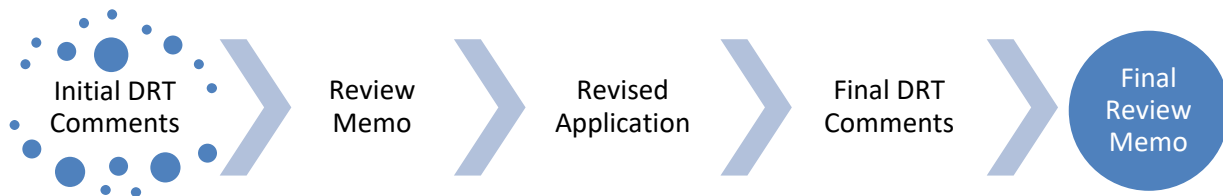
(see following pages for notes required)

Development Review Team (DRT) Comment Form

Date: 05/12/2025
DRT Member: Zoë Isaacson, Scott Overlie
Dept/Div: Public Works/Parks and Open Space/River and Watershed
Case No.: 2025-100037 1111 Ocate Road Development Plan
Case Planner: Claudia Kath

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior to Building Permit* – these conditions/technical corrections can be addressed during the building permit review process.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details
Form Updated: September 2023

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response:
<p>1. Stormwater Agreement Notes shall include the following inspection/maintenance language:</p> <p>INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: ON OR ABOUT MARCH 15TH, ON OR ABOUT SEPTEMBER 15TH, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES. WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:</p> <ul style="list-style-type: none"> A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORMWATER IN THE DRAINAGE STRUCTURE. B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH AND IF NECESSARY RESEED WITH NATIVE GRASSES AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER. C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY. D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS CUT AND FILL SLOPES AND REPAIR OR STABILIZE ACCORDINGLY. E. INSPECT STRUCTURAL INTEGRITY OF DRAINAGE PONDS SLOPES RIP-RAP AND OTHER EROSION CONTROL MEASURES AND REPAIR OR STABILIZE ACCORDINGLY. <p>THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.</p>		

<p>2. Possible confusion on landscape plan page 5, within the legend, 'all gravel types' are noted to be without filter fabric and in the Landscape Notes, it states that all gravel to be placed over filter fabric.</p> <p>Additionally, I assume it means weed barrier when using the term 'filter fabric'. There should be a note saying "no plastic" sheeting to be used and the type of fabric should be specified (ie. Commercial grade spun fabric, not woven)</p>		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response:
<p>1. Pervious Pavement mentioned in drainage report, no indication of use on development plan. Respectfully request this be demarcated on plan.</p>		
<p>2. Rain Gardens/Ponding is demarcated on plan, but no runoff calculations on plan- please include and describe pond/rain garden capacity needs.</p>		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

- 1.
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT) Comment Form

Date: 5/7/25
 DRT Member: Dee Beingessner
 Dept/Div: Land Use Engineering
 Case No.: Ocate Apartments
 Case Planner:

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant Response**:
1. Please see the comments provided on the plans	Prior to plan approval	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1.	Prior to Plan approval	
2.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):
 See following pages for notes required on plat or plans

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

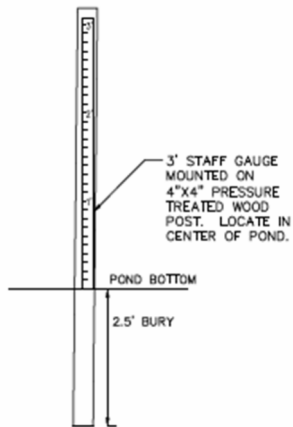
I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature

NMPE # _____

Date

Example for pond measurement post



POST & STAFF GAUGE
NTS



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

August 28, 2024,

Ron Winters
109 Calle Paula,
Santa Fe, New Mexico 87505

NOTICE OF ARC ACTION

Project Location: 1111 Ocate Road
ARC Case Number: 2024-008697-ARC

Dear Mr. Winters,

At their hearing on August 22, 2024, the City of Santa Fe Archaeological Review Committee (ARC) voted unanimously to approve the archaeological monitoring plan at 1111 Ocate Road.

Sincerely,

Paul A. Duran

Paul A. Duran
Historic Preservation Division Senior Planner
Planning and Land Use Department, City of Santa Fe

Development Review Team (DRT) Comment Form

Date: 7-11-2025

DRT Member: Land Use

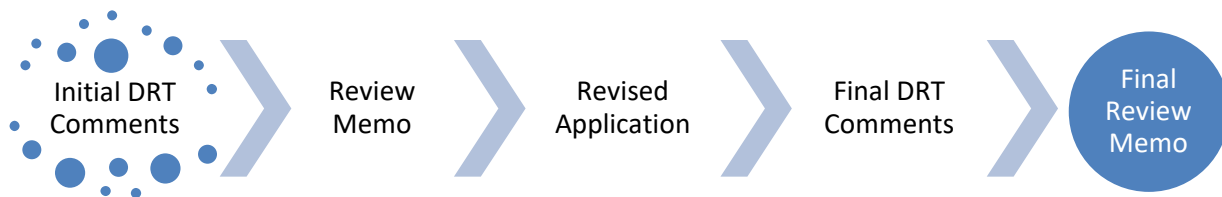
Dept/Div: Land Use / Planning

Case No.: 2025-10037

Case Planner: Claudia Kath

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



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- c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *At the time of development* -

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

Conditions of Approval and Technical Corrections Tables

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Conditions of Approval:	Must be completed by:	Applicant response**:
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1. There is a tree on top of a fire hydrant. Trees must be a minimum of 15' from a hydrant.	Prior to Recordation	
2. There are 4 van accessible spaces listed in the legend but only 2 are shown on the plan	Prior to Recordation	
3. Include fence and gate details		
4. Building labels vary between plan drawing sheets – clarify and make consistent throughout set	Prior to Recordation	
5. There are 36 bicycle parking spaces indicated on the legend but 34 are shown on the plan	Prior to Recordation	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT) Comment Form

Date: 7/11/2025

DRT Member: Walker Williamson, Water Resources Coordinator

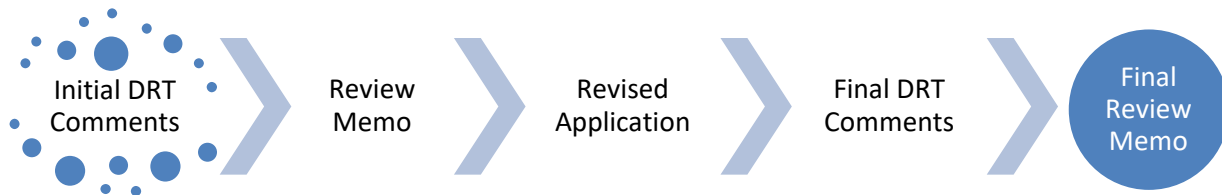
Dept/Div: Utilities/Water Division-Water Resources

Case No.: 2025-100037

Case Planner: Claudia Kath

DRT Review Schedule – 9-12+ weeks*

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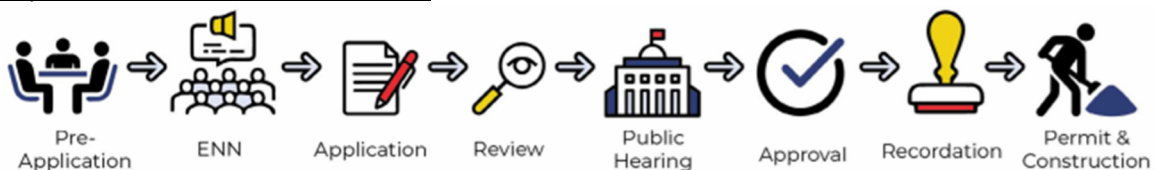


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- Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- At the time of development* -

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response**:
1. An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Prior to Final Development Plan Approval.	
2. An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Prior to ACD	
3. Each lot shall be served by a separate water service at the time of development.	Prior to Building Permit application	

Technical Corrections:	Must be completed by:	Applicant Response**:
1. Please correct on sheet 3-3; Water Demand Calculations table contradicts Water Budget irrigation calculations.	Prior to Final Development Plan Approval.	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Water rights proposed to be transferred to the city's water system for designation to a development shall be tendered to the city not later than sixty (60) days after the final approval of the final subdivision plat by the planning and land use department, the planning commission or the governing body.