

**From:** [City of Santa Fe](#)  
**To:** [GURULE, GERALDINE A.](#)  
**Subject:** New submission from your Planning Commission & Board of Adjustment Public Comment form  
**Date:** Monday, August 4, 2025 3:54:51 PM

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Submitted on: Monday, August 4, 2025 at 3:54pm

- First Name: Samantha
- Last Name: Secular
- Land Use Board: Planning Commission
- Case Number: 2024-9318
- Your Comment: I oppose the building of Zorro Blanco at 7205 Plaza Central in its current iteration for the following reasons:

#### NARROW STREETS, TRAFFIC INCREASE, LIGHT POLLUTION

- Given the already VERY narrow streets in Tierra Contenta Ridge being unsupportive for such an inevitable and massive traffic increase, this will create many immediate problems that could take years to rectify (if ever), and will completely alter the dynamic of a quiet neighborhood with charming arroyo trails that feel sacred to all those who enjoy them. Not to mention the light pollution of all the floodlights to the starry night sky!

#### COLOR PALETTE

- The proposed color palette of stark white and bright fuchsia pink against a neighborhood of beautifully-tasteful earth tones with modern touches will look like a “Barbie Minecraft village”, for anyone who knows what those pop-culture references entail (feel free to Google it or ask AI).

#### BUILDING HEIGHT & LIGHT POLLUTION

- The building height aims to be up to 3-STORIES HIGH amidst a neighborhood of 2-story houses and townhomes. The plans cite that the 3-story sections will be built on "lower elevations" of the lot, but we know that this will not end well. Despite being zoned C-1 "light industrial", an appropriate compromise would be that the apartment only reach 2-stories tall to align with the rest of the neighborhood.

## DISINGENOUS PROPOSAL

- With the pitch initially being framed as a way to provide more housing for "families", the project rings disingenuous now that Zydeco66 paid \$100,000 to prevent having to offer ANY affordable housing at this property, and the 164-165 total units aim to provide 93 ONE-BEDROOM UNITS, 11 STUDIOS, 58 two-bedroom units, and ONLY 2 three-bedroom units. That leaves us with approximately 63.4% of the apartments being appropriate for 1-2 residents per unit and 36.6% of the apartments being appropriate for "families". Their goal is to attract outside talent. Although this is something I agree with to an extent, it feels inappropriate to do so in the manner presented and in Tierra Contenta. I'd love more info on what projects are coming up down the pipeline to help our \*current\* housing crisis rather than continuing to drive locals out of town.

The construction of Zorro Blanco feels out of touch with what we want AND need as a community. There has to be a better way to address the Tierra Contenta Master Plan than to construct a large, strikingly white and pink rental "village" that brings even MORE problems to the area before solving any existing ones. Builders like Homewise and Arete Homes have done a fantastic job of constructing subdivisions that maintain the integrity of the area's aesthetics and community. I'd like to see Zydeco66 do the same.

Let's please expand responsibly and considerately.

**From:** [City of Santa Fe](#)  
**To:** [GURULE, GERALDINE A.](#)  
**Subject:** New submission from your Planning Commission & Board of Adjustment Public Comment form  
**Date:** Monday, August 4, 2025 4:24:58 PM

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Submitted on: Monday, August 4, 2025 at 4:24pm

- First Name: Susan
- Last Name: Krzymowski
- Land Use Board: Planning Commission
- Case Number: 2024-9318
- Your Comment: Like other members of the Tierra Contenta community, we have great misgivings about the planned apartment complex of “Zorro Blanco” on PLaza Central.

First, the streets providing access to that site are single lane all directions. Even now the amount of traffic at busy times of day causes congestion. Parking is not available, and even the roundabout at Contenta Ridge does not allow for many vehicles. We have observed large trucks and the school bus having to go up on the curbs to make the turns. A community that would potentially bring in 75 or more vehicles is unacceptable at that location.

Another interesting thought is that although this land is zoned commercial, and apparently allows for high density, there has been no development. Only single housing on the east side is underway. Other developments that were considered have been cancelled or avoided. This gives the impression that others have determined it is not a good location for such developments.

The housing structures in this location have all followed a common theme that fits into the Santa Fe model. The homes reflect the Santa Fe history and culture, and the colors are muted and blend in with the landscape. Zorro Blanco has bright white, with shocking pink and electric green highlights. This reflects a total avoidance of the local preferences, and could be described as UGLY. Why the developers think anyone living in Santa Fe would want to occupy that building is a mystery. It would be an eyesore, and raises much of the opposition so many people have expressed concerning this development.

We hope you will take seriously the opposition expressed by a large number of people to the design and plans, and reconsider how going forward could damage your business.

Sincerely, Susan K

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Submitted on: Monday, August 4, 2025 at 4:51pm

- First Name: Karl
- Last Name: Klessig
- Land Use Board: Planning Commission
- Case Number: 2024-9318
- Your Comment: I represent a group that will be developing a commercial business park to attract technology oriented businesses to come to or start up a business. Located on the south side of Santa Fe a major criteria is the need for available housing, particularly across a range of styles and price points. The 7205 Plaza Central is a welcome addition that will definitely help attract businesses, and we urge your approval of their application and plan.