



# EARLY NEIGHBORHOOD NOTIFICATION MEETING

## Request for Staff Attendance

Project Information		
Project Name:	Empire Cerrillos Rd Redevelopment	
Address:	1802 Cerrillos Rd, 1750 Cerrillos Rd, 1361 Fourth Street	Parcel Size: 2.72 Acres (combined)
Zoning:	C2	Future Land Use: Community Commercial
Preapplication Conference Date:	June 25, 2025	
Detailed Project Description:	<p>The proposed redevelopment of the former Empire Builders building and two adjacent lots will transform the site into a dynamic mixed-use destination. On the larger Empire lot, the project envisions a three-story (basement plus two levels above grade), 95,400 GSF Class A self-storage facility integrated with flexible community office spaces and both indoor and outdoor gathering areas to encourage neighborhood interaction. The two adjacent lots will complement this anchor use by introducing a public dog park, +/- 13,500 SF of additional creative workshop and storage spaces, and a new parking lot to serve tenants and visitors. Together, the development emphasizes functionality, accessibility, and community engagement, while enhancing the character and vitality of the surrounding area.</p>	
Property Owner Information		
Name:	Amatren, LLC (Frank W. Culver)	
Address:	P.O. Box 5587	
Phone:		E-mail Address: frankinsantafe@gmail.com
Applicant/Agent Information (if different from owner):		
Name:	Joseph Karnes (Sommer Karnes & Associates, LLP), Lisa Martinez (B Constructiv, LLC)	
Address:	125 Lincoln Ave, Suite 221, Santa Fe, NM 87501, 3201-C Zafarano Dr #11, Santa Fe, NM 87507	
Phone:	(505) 989-3800 (505) 470-7888	E-mail Address: josephk@sommerkarnes.com lmartinez@bconstructiv.com
Agent Authorization (if applicable):		
I am/We are the owner(s) and record title holder(s) of the property located at: 1802 Cerrillos Rd, 1750 Cerrillos Rd, 1361 Fourth Street		
I/We authorize	David A. Barker, Barker Realty, LLC	to act as my/our agent to execute this application.
Signed:	<i>Frank W. Culver, Manager Amatren, LLC</i>	Date: August 26, 2025
Signed:		Date:
Proposed ENN Meeting Dates:		
<i>Provide 2 options:</i>	<i>Preferred Option</i>	<i>Alternative</i>
DATE:		
TIME:		
LOCATION:		



## ENN GUIDELINES

### Applicant Information

Project Name: Empire Cerrillos Rd Redevelopment

Name: Joseph Karnes (Sommer Karnes & Associates, LLP), Lisa Martinez (B Constructiv LLC)

Address: 125 Lincoln Ave, Suite 221, Santa Fe, NM 87501.

Phone: ( ) (505) 989-3800 E-mail Address: Josephk@sommerkarnes.com

City (505) 989-3800 State ZIP Code

Street Address 3201-C Zafarono Dr #11 , Santa Fe, NM, 87507 Suite/Unit #

Last First M.I.

Imartinez@bconstructiv.com

*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.*

For all criteria responses, see attached narrative

(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.*

For all criteria responses, see attached narrative

(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.*

For all criteria responses, see attached narrative

**(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.*

For all criteria responses, see attached narrative

**(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.*

For all criteria responses, see attached narrative

**(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.*

For all criteria responses, see attached narrative

**(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.*

For all criteria responses, see attached narrative

**(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.*

For all criteria responses, see attached narrative

**(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.*

For all criteria responses, see attached narrative

**(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.*

For all criteria responses, see attached narrative

**(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.*

For all criteria responses, see attached narrative

**(l) ADDITIONAL COMMENTS (optional)**

# Empire Cerrillos Rd Redevelopment

## ENN Application Questionnaire- Empire Santa Fe

**(a) EFFECT ON THE 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 proposed redevelopment project is carefully crafted to integrate seamlessly into the surrounding neighborhood, enhancing its character while introducing modern and sustainable design elements. The structure will include two levels above grade with a single level below, staying within a modest height of 30 feet, where the zoning allows up to 45 feet as of right. This low-rise profile ensures the building complements nearby residences and maintains a human-scaled environment, avoiding any overwhelming presence on the streetscape.

To further preserve and enhance the neighborhood fabric, the project features an average front setback of 15 feet along Cerrillos—greater than existing site conditions. This added space not only contributes to visual openness but also offers room for landscaping enhancements that soften the transition from public to private spaces.

Landscaping and lighting throughout the property are being significantly upgraded. The design incorporates native plantings and improved lighting fixtures that prioritize safety, energy efficiency, and aesthetic appeal. These improvements enhance both the beauty and functionality of the site while elevating the overall experience for pedestrians and residents alike.

Recognizing the importance of community spaces, the project includes outdoor gathering areas and the creation of a pocket park or dog park east of Fourth Street. These spaces foster social interaction and provide opportunities for leisure and recreation within walking distance of homes—an increasingly valued feature in today's urban planning.

In addition to these public-facing amenities, the project promotes sustainable mobility by including multiple bicycle rack and locker locations. These facilities make it easier for residents and visitors to opt for active transportation, supporting both environmental goals and a healthier lifestyle.

Taken together, the proposal reflects a commitment to thoughtful urban design, neighborhood enhancement, and community well-being. Every element—from the building's scale to its landscaping and public amenities—has been designed to improve upon existing conditions and contribute positively to the fabric of the surrounding 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.**

The proposed self-storage facility has been thoughtfully planned with a strong emphasis on protecting and enhancing the surrounding physical environment. Recognizing the importance of environmental stewardship, the project will have minimal adverse impacts and will contribute positively to the site's ecological and visual quality.

As a low-intensity land use, self-storage generates very little trash or daily activity, reducing stress on local infrastructure and minimizing environmental disturbance compared to historic conditions. The nature of operations ensures that noise, traffic, and solid waste generation remain negligible compared to other commercial or industrial developments.

The facility will be constructed entirely within existing easements, with no encroachment on sensitive areas such as floodplains, arroyos, or natural rock formations. In fact, the project will improve upon current conditions by enhancing landscape buffers and setbacks with native and drought-tolerant vegetation, helping to preserve open space and reduce soil erosion.

To further mitigate environmental risks, the storage of hazardous materials is strictly prohibited at the facility. This policy is reinforced through tenant agreements, staff training, and clear signage, ensuring the protection of air, soil, and groundwater resources.

Sustainability is a key focus of the project. The design includes innovative water conservation measures such as rainwater harvesting ponds and underground cisterns. Captured rainwater will be used to irrigate landscaping, reducing the demand on municipal water supplies and promoting self-sufficiency.

In addition, a rooftop solar array is proposed to supply renewable energy to the facility, helping to lower greenhouse gas emissions and contribute to the region's clean energy goals.

Through these integrated efforts—limiting environmental footprint, enhancing landscape integrity, conserving water, and promoting clean energy—the project sets a high standard for responsible development. It reflects a thoughtful approach to land use that prioritizes long-term environmental health and sustainability.

**(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.**

There are no identified impacts to any prehistoric, historic, archaeological, or cultural sites or structures as a result of this project. The project location does not intersect with or adjoin any recognized cultural heritage sites, including acequias or historically designated districts such as the Historic Downtown. The subject property is within the Suburban Archaeological overlay district and any historic or archaeological resources found during construction will be addressed in compliance with the City Code.

The project appears to be compatible with the existing historical and cultural context of the surrounding area.

**(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 the existing city code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.**

The proposed project is located adjacent to Cerrillos road, within the C-2 General Commercial zoning district, a designation intended to accommodate a broad range of commercial activities

along streets that carry significant volumes of vehicular traffic. This location and zoning are aligned with the City's General Plan, which emphasizes concentrating commercial uses in designated areas to support economic development, maintain transportation efficiency, and reduce the adverse impacts of sprawl.

The C-2 district is specifically structured to prevent the proliferation of strip commercial development and instead foster cohesive and accessible commercial centers. In keeping with this intent, the proposed project has been designed to reinforce the district's purpose by enhancing the site's functionality, aesthetic appeal, and integration with the surrounding built environment.

The project conforms to all zoning standards, including height, setbacks, lot coverage, parking and open space requirements. The maximum allowed building height in the C-2 zone is 45 feet; the proposed building remains well below this threshold at ~30 feet, thereby preserving the scale and character of nearby structures. Setbacks have been fully observed, ensuring adequate separation from neighboring parcels and contributing to a balanced streetscape.

The C-2 zoning allows for up to 60% lot coverage. The project proposes a coverage of approximately 38%; significantly below the maximum permitted and contributes to a less dense development footprint. Additionally, the project exceeds the 25% minimum open space requirement, providing 32% open space, which supports stormwater infiltration, landscaping, and pedestrian amenities, all of which enhance the public realm and environmental sustainability of the site.

Surrounding land uses include a mix of retail, service-oriented businesses, and low- to mid-intensity commercial developments, consistent with the established character of the C-2 zone. The proposed development complements this pattern by maintaining a compatible scale and use type, while introducing high-quality architectural and site design features that elevate the visual and functional quality of the corridor.

The project does not lie within a Historic District, and no annexation or rezoning is required. It operates fully within the framework of the existing zoning regulations and General Plan policies, ensuring that its implementation contributes to the City's long-term vision for orderly growth, efficient land use, and commercial vitality.

**(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.**

The proposed self-storage development is designed with consideration toward its impacts on local traffic patterns, parking availability, pedestrian safety, and equitable access for all community members. As is typical for self-storage facilities, this project is expected to generate minimal vehicular traffic due to the infrequent and short visits by users. Nevertheless, the site will fully comply with the required parking ratios—providing one space per 10 storage units and one space per 300 square feet of leasable office space—ensuring that on-site parking is sufficient without straining surrounding infrastructure. In support of sustainable transportation, the project will also include multiple bicycle racks and secure lockers at various locations throughout the site, encouraging the use of bicycles and other non-vehicular modes of travel. To promote walkability

and enhance pedestrian safety, the development will feature widened sidewalks and a series of well-connected outdoor gathering spaces that prioritize comfort, visibility, and accessibility. These improvements will not only create a safer pedestrian experience but will also enhance access for individuals with disabilities, children, seniors, and low-income residents. By providing clear, ADA-compliant pathways and improving connectivity to nearby services and public transportation, the project supports the broader goals of equitable access and multimodal mobility. Overall, the design integrates seamlessly with the surrounding environment while contributing positively to traffic mitigation, congestion reduction, and the pedestrian experience.

**(f) IMPACTS 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.**

The proposed project will serve as a catalyst for economic growth in Santa Fe, creating both immediate and long-term benefits for local residents and businesses. During the construction phase, the project will generate a range of employment opportunities, particularly for skilled labor, tradespeople, and local contractors. These jobs will not only provide wages but also support workforce development efforts across the city.

Once operational, the project will contribute to permanent job creation in areas such as operations management and facility maintenance. These positions are expected to offer competitive wages and benefits, thereby supporting income growth and economic stability for working families in the area. Additionally, the project will continue to contribute to Santa Fe's economic vitality by attracting visitors, customers, and activity to the area. This added foot traffic will help sustain surrounding small businesses—retailers, restaurants and service providers—by expanding their customer base and encouraging reinvestment in the neighborhood. Wherever possible, the project will prioritize local procurement and partnerships, ensuring that economic gains are felt throughout the broader community.

Importantly, the project aligns with Santa Fe's ongoing efforts to improve living standards and support inclusive economic development. By increasing job availability, supporting neighborhood commerce, and contributing to the revitalization of key corridors, the project supports the city's goals for equitable growth. It reflects a commitment to strengthening Santa Fe's economic base in a way that is sustainable, community-centered, and future-focused.

**(g) EFFECTS 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.**

As part of our commitment to supporting housing accessibility and community vitality in Santa Fe, our project proposes several integrated features designed to complement the city's affordable housing objectives. While no new residential units are being developed, the project introduces amenities and spaces that directly enhance the quality of life and stability for residents of varied incomes, ages, and household types.

One of the central elements of the proposal is a 900-square-foot community gathering space that will be open to the public at no cost through a simple reservation process. This space will serve as a

flexible venue for community meetings, workshops, celebrations, and other social or cultural uses. By eliminating financial barriers to access, the gathering space is designed to foster inclusion, civic participation, and neighborhood cohesion, which is particularly important for those who may not have access to similar private or institutional facilities.

In addition, the project includes a set of creative office spaces that will be offered at discounted rental rates. These offices are intended to serve nearby residents, including remote workers, small business owners, and entrepreneurs, who may benefit from affordable, conveniently located workspaces. By supporting economic opportunity at the neighborhood level, these spaces help sustain the financial stability of individuals and families, reinforcing the long-term viability of affordable living in the area.

A proposed dog park within the project site adds further community value by providing an accessible, walkable outdoor space for recreation and socialization. This amenity will be especially beneficial for residents without access to private yards or transportation, and it creates a welcoming environment for individuals and families across a range of ages and abilities.

Together, these features create a network of shared-use, low-cost amenities that contribute to the social and economic infrastructure needed to support affordable housing outcomes. The project enhances the livability of existing residential areas and helps ensure that housing in Santa Fe remains a feasible and attractive option for diverse members of the community.

**(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 of existing public infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.**

The proposed Self Storage facility is expected to have a negligible impact on existing public services and infrastructure. These types of facilities are inherently low-intensity land uses, both in terms of human occupancy and utility demand.

Historically, self storage operations require very little water and place virtually no burden on municipal sewer systems. The facility will likely include three restrooms, a mop sink, and a breakroom sink—sufficient for a limited number of staff and the occasional customer. Similarly, electrical consumption is modest, primarily driven by motion-sensor LED lighting and limited office equipment. To further reduce our energy footprint, we intend to install a rooftop solar array to offset a portion of our electricity usage and promote long-term sustainability.

There will be minimal need for police or fire response. Self Storage does not typically generate high volumes of traffic or activity, and modern building codes ensure compliance with fire safety requirements through sprinklers, alarms, and secure construction practices. The facility will be accessible to emergency services, and site planning will incorporate any required safety features.

As a non-residential use, the project will not affect school enrollment or place demands on educational services. Nor will it rely on public transportation or create strain on local roads.

Customer and employee visits will be infrequent and staggered, resulting in limited vehicle trips per day and a negligible impact on public transit infrastructure.

Overall, the project makes efficient use of existing infrastructure while contributing to environmental goals through on-site solar energy production. It represents a low-impact, self-sustaining development that aligns well with community planning objectives and minimizes the use of public resources.

**(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 supplies.**

The proposed self-storage facility is designed with a strong emphasis on sustainability and water conservation. Given the nature of self-storage operations, the project will inherently generate minimal water demand. These types of facilities require very few plumbing fixtures—typically limited to staff restrooms and janitorial sinks—resulting in historically low water usage per square foot compared to other commercial developments.

To further reduce the project's reliance on municipal water resources, a rainwater harvesting system will be implemented as part of the site design. Rainwater will be collected from the roofs of the storage buildings and directed into underground cisterns located throughout the property. These cisterns will store non-potable water, which will be used to irrigate the drought-tolerant landscaping planned for the site. This strategy reduces demand on potable water supplies while also supporting the health of the landscape during dry periods, promoting long-term vegetation success and minimizing the need for supplemental watering.

The landscaping itself has been thoughtfully designed to conserve water. Native and climate-appropriate plant species will be used to ensure low irrigation requirements. An efficient drip irrigation system, equipped with weather-based smart controllers, will be installed to deliver water only when and where it is needed, significantly reducing waste through runoff or evaporation.

In addition to reducing overall water consumption, the project will incorporate water quality protection measures. The rainwater harvesting system will include first-flush diverters and basic filtration to remove debris and contaminants before water enters the storage cisterns. During construction, the project will implement standard best management practices (BMPs) to control erosion and prevent sediment or pollutants from affecting nearby water bodies.

Because of these design choices, the project is not expected to place any significant burden on the local water supply or distribution infrastructure. On the contrary, it serves as an example of responsible and efficient water use in new development, integrating conservation technologies and design elements that align with regional water sustainability goals.

**(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.**

The proposed development enhances opportunities for community integration and social balance by thoughtfully combining mixed land uses with pedestrian-oriented design and strategically located public amenities. The project includes traditional self storage along with a mix of creative office and workshop spaces, fostering a dynamic environment where small businesses, artisans, and professionals can work in proximity to community amenities. This mix promotes both economic diversity and daily interaction among a wide range of users.

A key component of the design is a community-oriented dog park and a series of public gathering spaces, intended to encourage social interaction and inclusivity across different user groups. These shared spaces will serve as informal neighborhood centers, strengthening community ties and enhancing the vibrancy of the public realm.

To improve connectivity and pedestrian experience, we are exploring the relocation of the existing bus stop to a more central location near the main outdoor gathering area along Fifth Street. This relocation will create a natural node that links public transit, outdoor amenities, and employment spaces, promoting walkability and reducing automobile dependence.

Together, these elements support a balanced, integrated neighborhood fabric—one that connects residents, workers, and visitors to essential services, open space, and one another. The design prioritizes accessibility, public interaction, and spatial equity, fostering a more resilient and cohesive community.

**(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.**

The proposed project embodies the vision and intent of the City of Santa Fe's General Plan by advancing a compact, community-centered urban form. Situated within an existing urban area, the development embraces infill strategies that make the most of current infrastructure while helping to curb outward expansion. This thoughtful placement directly supports the city's long-standing goal of encouraging growth where services already exist.

At its core, the project is designed to foster public life, vibrancy, and a strong sense of community spirit. Through the creation of inviting public gathering spaces, walkable corridors, and a blend of uses that serve both residents and workers, the development promotes organic social interaction and strengthens neighborhood identity. These features align with Santa Fe's planning themes of livability and connectivity.

Equally important is the project's anticipated effect on travel patterns within the city. By incorporating viable workspaces into the development, residents will have the opportunity to work closer to home, significantly reducing the need for daily cross-town travel. This shift is expected to

ease congestion, reduce vehicle emissions, and enhance quality of life for the surrounding community.

Transportation accessibility is also central to the project's vision. Discussions are underway to relocate a nearby existing bus stop to better serve the development's central public areas, making mass transit a more convenient and appealing option for future users. This enhancement directly supports Santa Fe's efforts to improve transit connectivity and promote sustainable mobility.

In every aspect, this project represents a mindful step toward a more integrated, efficient, and vibrant Santa Fe—one that reflects the principles laid out in the City's General Plan and responds to the evolving needs of its people and places.