



ENN GUIDELINES

Applicant Information

Project Name: Nueva Acequia Apartments

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

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

The Nueva Acequia Apartments will have a beneficial effect on the surrounding neighborhood. This project will infuse life and activity into a vacant property that has been used, at times, as a homeless encampment. The project will feature two, 4 story buildings with stepped massing and architectural features to blend into the neighborhood context. It will include a courtyard feature with resident amenities, landscaping and appropriate parking for residents.

(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 current site is a relatively flat vacant lot, occasionally home to a homeless encampment. The site vegetation includes weeds, grasses and has a few chinese elm trees. There are no physical attributes of any importance. As such the Nueva Acequia Apartments will have a beneficial impact on the physical environment. The project will bring landscaping and improve an otherwise blighted lot.

(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 known historic, cultural or archaeological site on the property or adjacent areas. The Project will comply with City of Santa Fe Archeological requirements.

(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.*

The areas surrounding the site contain a mixture of uses and densities including Multi-family Apartments, Commercial / Retail Centers, Small Scale Commercial, Self Storage, Single Family Residential and a Mobile Home Park. The property is zoned C-2 which permits Multi-family Housing and the General Plan's Future Land Use for the site is designated as Transitional Mixed Use. Nueva Acequia Apartments fits well into this setting providing a transition between the higher intensity commercial and multi-family residential uses to the east and the smaller scale commercial and residential uses to the west of the property.

(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 Nueva Acequia Apartments will have a beneficial effect on pedestrian safety, traffic, and parking in the surrounding area. This project is being developed concurrently with the Staybridge Inn & Suites, which will extend a new roadway (an extension of San Ignacio Rd.) to the project site. Nueva Acequia Apartments will continue that roadway to Camino de Jacobo, and connect a new road (Camino San Alberto) to the project's parking lot, providing 3 points of access to resident parking. The construction of new roadways will mitigate new traffic generated by the development and provide direct access for vehicles and pedestrians to the San Isidro Plaza shopping center and Zafarano Dr.. The project incorporates adequate parking for residents and includes street parking for overflow needs. Camino de Jacobo will be improved to Airport Rd.

(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.*

The project will provide construction jobs to Santa Fe residents. Additionally the project's location and street improvements (see above) will provide a direct connection for 159 new families to existing retail establishments and employment centers.

(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.*

The Nueva Acequia Apartments will have a beneficial effect on affordable housing in Santa Fe as the project includes 100% affordable units for both families and seniors.

(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.*

The Project site is served by existing sewer in Camino de Jacobo and new water and power being constructed in the San Ignacio Rd. extension. No new infrastructure upgrades will be required for this project. Additionally, the connection to Zafarano Dr, via the San Ignacio Rd. extension provides better access to first responders to this area of Santa Fe.

(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.*

The Nueva Acequia Apartments will incorporate water conservation strategies such as low flow fixtures, efficient irrigation and native / xeric plant species into the project. Santa Fe County, which is a development partner, will transfer water rights, reserved for affordable housing, to the City of Santa Fe water bank ensure that adequate water supply is available for the development.

(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.*

As described in section (e), the project will improve streetscapes, and provide pedestrian and vehicular connections to surrounding areas and employment centers. The project is also located along a proposed Bicycle trail (Per MPO bicycle Master Plan) and a combined sidewalk / trail will be constructed on the site for future integration with the trail.

(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 Nueva Acequia Apartments are designed to reduce sprawl by placing appropriately scaled multi-family buildings on an infill site with quality pedestrian and bicycle connections into surrounding areas.

(l) ADDITIONAL COMMENTS (optional)