

**City of Santa Fe, New Mexico**

**Attachment B**  
**Applicant Submittals**

- 1. Final Subdivision Report**



**JENKINSGAVIN**  
LAND USE | PROJECT MANAGEMENT

June 9, 2025  
(Revised November 18, 2025)

Rebekah Clouser, Senior Planner  
Current Planning Division  
City of Santa Fe Land Use Department  
200 Lincoln Avenue  
Santa Fe, NM 87501

**RE: Tierra Contenta, Phase 3A  
Final Subdivision Plat Application**

Dear Rebekah:

This letter is respectfully submitted on behalf of Homewise, Inc. (property deeded to TC Phase 3A, LLC) in application for Final Subdivision Plat for Phase 3A of the Tierra Contenta Master Plan. Phase 3A comprises only the Homewise-owned lands within Phase 3 of the recorded Master Plan. The Phase 3A subject parcels are zoned Planned Residential Community (PRC), totaling 216.5 acres, and are located of south Jaguar Drive and east of SWAN Park.

On November 6, 2025, the Planning Commission approved the Preliminary Subdivision Plat, Innovative Street Designs, and a Variance to disturb 30% slopes.

### **Background**

The land comprising Tierra Contenta was originally annexed by the City of Santa Fe in 1985 in an effort to create affordable housing, increase the supply of developable land, and increase local production building capacity. The City Council approved the following documents that initiated the development of Tierra Contenta at its meeting on February 23, 1994:

- The Tierra Contenta Master Plan, which included 1,331 acres of property rezoned to Planned Residential Community (PRC), plus 90 acres of property outside the PRC zoning, for a total 1,421 acres. Of this total land area, the City owned 860 acres, which it deeded to TCC.
- The Restated Annexation Agreement, “Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East)” which outlines the obligations of each landowner and the City for the development of the property, including an obligation to provide 40% affordably housing on TCC-owned property.

The Tierra Contenta Corporation (TCC) was created by the City of Santa Fe in January 1993 for the purpose of implementing the Tierra Contenta Master Plan on its behalf. In 2024, the Phase 3A properties were acquired by Homewise, Inc., who will now serve as the Master Developer.

An amendment to the Tierra Contenta Master Plan for Phase 3A, along with updated Design Standards, were approved by the Governing Body on October 27, 2021, and recorded on May 7, 2025. The amendment provides for a maximum residential density of 1,500 dwelling units. In addition, a 10.25-acre school site is identified and Tracts 58 and 59 are designated as mixed-use. The intent of the Master Plan Amendment was to respond to shifting market conditions, provide more housing diversity, improve pedestrian connectivity, and implement design changes to address lessons learned from previous phases. The planning objectives are summarized below:

- **Innovative street design**
  - Provision of ample on-street parking
  - Pedestrian-oriented design – sidewalks on all roadways
- **Mixed residential housing types**
  - All housing types permitted in all residential tracts
  - Place-making strategy, inspired by character-defining diversity of older neighborhoods
- **Flexible Densities**
  - Density bonuses awarded as incentives for diversity of housing types, additional affordable housing, and sustainable construction methods.
- **Pilot form-based zoning concepts**
  - Typological approach
  - Less prescriptive, more flexible, easier to apply
  - Emphasis on walkability and activation of public realm

For each phase of the Master Plan, a Master Subdivision Plat establishing the development tracts must be approved by the Planning Commission. Subsequently, Subdivision Plats and Development Plans are approved by the Planning Commission for individual development tracts within each phase. Prior to City review and approval, each Subdivision Plat and Development Plan is subject to review by the Tierra Contenta Architectural Review Committee for compliance with the Master Plan, Master Plat, and Design Standards. Except as specifically provided in the Master Plan, Annexation Agreement, or Design Standards, development within Tierra Contenta must comply with all other property development regulations adopted by the City of Santa Fe.

### **PRC Zoning**

Tierra Contenta is zoned Planned Residential Community (PRC), which was established by the Santa Fe City Council in 1988. The purpose and intent of PRC zoning is described in SFCC §14-4.3(I)(1) and generally provides comprehensive zoning for large-scale, phased development, which “applies innovative site-planning techniques.” The Phase 3A Design Standards along with the Master Plat will form the basis to implement the Master Plan, as amended for Phase 3A. The Design Standards are structured to give users and reviewers a format, intent, and specific direction for development review and implementation. City staff and planning officials retain jurisdiction to review, approve, or disapprove Development Plans and Subdivision Plats within Tierra Contenta. However, the Tierra Contenta Annexation Agreement states that:

*“The City agrees to approve rezoning, preliminary development plans and preliminary subdivision plats for individual tracts within the Property, provided such rezoning, plats and plans conform to the Master Plan and Phasing Plan, the SFCC 1987 as amended, and the provisions of this Agreement. The City agrees to approve final development plans and final subdivision plats that substantially conform to previously approved preliminary plats and plans.”*

The Phase 3A Master Plat is consistent with the Master Plan. Subsequently, the individual Subdivision Plats and Development Plans for the tracts shall be consistent with the approved Phase 3A Master Plat and Design Standards.

### Previous Phases

To date, TCC has completed the master platting process for five phases – Phase 1A, Phase 1B, Phase 2A, Phase 2B, and Phase 2C. This represents 3,193 residential units. Of these, 1,310 units (41%) are considered affordable. The total entitlement for Phases 1 and 2 is 3,261 units.

Phase	Acreage*	Total Built/Platted Units	Affordable Units	% Affordable
1A	175	891	460	51.6%
1B	165	800	365	45.6%
2A	165	670	225	33.6%
2B	61	388	165	42.5%
2C	45	444	95	21.4%
<b>TOTAL</b>	<b>611</b>	<b>3,193</b>	<b>1,310</b>	<b>41.0%</b>

*\*Acreages presented are exclusive of natural open space.*

### Phase 3A Land Use Summary

Phase 3A of Tierra Contenta includes only Homewise-owned lands within the final phase of Tierra Contenta, totaling 216.5 acres. The remainder of Phase 3 is owned by the New Mexico School for the Deaf (NMSD) and there are no plans to develop Phase 3B at this time. The following table summarizes the proposed land uses for Phase 3A:

Mixed Residential	12 tracts	133.97 acres	1,133 units
Mixed-Use	Tracts 58 & 59	2.94 acres	42 units
School	Tract 56	10.25 acres	
Open Space/Park Land		69.34 acres	
<i>Total</i>		<i>216.5 acres</i>	<i>1,175 units</i> <i>(1,500 maximum)</i>

### Infrastructure

The Phase 3A backbone infrastructure includes the following elements:

- The extension of Paseo del Sol West from its current terminus at Jaguar Dr. east to the Herrera Drive roundabout
- The Loop Road (Cinto Norte & Cinto Sur)
- Water, sewer, power, natural gas, and telecom
- Centralized drainage structures
- Community trail improvements

The infrastructure design was funded through a NMDOT grant administered by the City Public Works Department. The plans are 100% complete and submitted with this application.

### **Subdivision Approval Criteria**

The Subdivision comprises 16 development tracts and 6 open space tracts. The approval criteria in §14-3.7(C) are addressed below:

- (1) In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.*

The subject parcel is undeveloped and gently sloped, except for some steeper slopes adjacent to drainageways the north and west areas. 69.34 acres of natural open space will be preserved, providing trail corridors and outdoor recreation opportunities for the community.

- (2) The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).*

The property is primarily gently sloped. Drainageways and steeper terrain will be protected in open space.

- (3) All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).*

The proposed subdivision plat conforms with applicable standards of SFCC §14-9, and includes Innovative Street Design requests in accordance with §14-9.2(B)(3).

- (4) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat .*

A variance to permit disturbance of 30% slopes was approved by the Planning Commission as part of the Preliminary Subdivision Plat application. No other non-conformities are created with this plat.

- (5) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat .*

The proposed subdivision plat does not increase the degree of an existing non-conformity. A variance to permit disturbance of 30% slopes and Innovative Street Designs were approved by the Planning Commission as part of the Preliminary Subdivision Plat application.

## **Access and Traffic**

Phase 3A will be served via the extension of Paseo del Sol West from the current terminus at Jaguar Drive east to the Herrera Drive/Paseo del Sol East roundabout, completing this important roadway connection. In addition, an internal Loop Road (Cinto Norte and Cinto Sur) will complete the Phase 3A backbone roadway infrastructure, providing access to the development tracts. Two roundabouts are proposed at the Paseo del Sol/Loop Road intersections. The easternmost leg of Paseo del Sol and a portion of the Loop Road cross NMSD property and the administration has agreed to the requisite right-of-way dedications in accordance with the terms of the Tierra Contenta Annexation Agreement.

The subdivision plat identifies potential future roadway/utility connections between tracts and to the NMSD property. As the individual tracts are developed, road stub-outs and/or right-of-way dedications will be required where appropriate to ensure adequate roadway connectivity in the larger area. In addition, connectivity among the development tracts is a key component of the design intent.

To provide improved pedestrian amenities and connectivity, each of the proposed roadway sections includes sidewalks on both sides. Furthermore, in order to address parking shortages experienced in previous phases, on-street parking is proposed on segments of Paseo del Sol and both sides of the Loop Road. Local Roads constructed within the development tracts will also include on-street parking. In the event on-street parking is not feasible due to driveway proximity or other constraints, dedicated guest parking areas will be required.

A Traffic Impact Analysis was conducted by Walker Engineering and is submitted herewith for review. The trip generation was calculated in accordance with a set of land use assumptions based on a dwelling unit yield analysis of the subject area. All studied intersections will continue to operate at acceptable Levels of Service in the build condition and horizon year. Furthermore,

as referenced in the addendum letter from Morey Walker, a potential increase in density up to 1,500 dwelling units will not negatively impact the study's results.

### **Affordable Housing**

Tierra Contenta was established with an affordability program that requires that 40% of the units be affordable. In the first two phases, 1,277 affordable units were produced amounting to 41% of the total units constructed to-date, 33 units in excess of the requirement. Phase 3A includes a requirement that an overall 40% affordability is achieved.

### **Mixed-Use**

Tracts 58 and 59 are designated as Mixed-Use to accommodate civic, neighborhood commercial, and residential uses. In the event that there is no market demand for civic or commercial space, one or both of these tracts may be converted to Mixed Residential in order to ensure the orderly completion of the project.

### **Water and Sewer**

As part of the backbone infrastructure, new water and sewer mainline extensions will connect to existing facilities. A water main will be installed in Paseo del Sol connecting to existing lines at the eastern and western termini of the new roadway. In addition, an 8" water main will be installed in the Loop Road. Future tract development will connect to these lines and loops will be established among various tracts where warranted. Sewer service will be provided via gravity and low-pressure connections to the existing Arroyo Chamiso Trunk Line that extends through the project area from the western terminus of Paseo del Sol down to and along the southern site boundary. In addition, the northernmost tracts will connect to a new gravity sewer line to be constructed adjacent to an existing drainageway, which will also connect to the Arroyo Chamiso Trunk Line in Paseo del Sol. Please refer to the attached utility plans for more details.

### **Terrain Management**

Centralized stormwater management is provided in the open space consistent with previous phases of Tierra Contenta. All developed flows from roadways and tract development are accommodated, with the intent that the tracts are 100% developable in order maximize density and affordable housing. In order to deter ATV activity, 5-foot fencing is provided at Ponds A1, C1, and E1. Please refer to the Terrain Management Plans and Drainage Report for further information.

### **Open Space, Parks, and Trails**

In Phase 3A, 68.5 acres of open space will be preserved, which includes land dedicated for a Neighborhood Park, and an extensive trail network, to be owned and maintained by the City of Santa Fe in accordance with the Annexation Agreement. In addition, four dispersed Pocket Parks are proposed within development tracts. These decentralized passive and active recreational

spaces are intended to provide community connection opportunities throughout the neighborhood and will be developed in accordance with the Design Standards. Lastly, a 40-foot open space corridor and trail are provided between Tracts 63 and 64 to further enhance community connectivity.

### **Archaeology**

An archeological survey was conducted of the Phase 3A land area and approved by the City Archaeological Review Committee (ARC) on July 6, 2023. Mitigation will be conducted this summer and completed prior to any site disturbance. Please refer to the attached Cultural Resources Survey and ARC Action Letter for more information.

### **Community Outreach and Early Neighborhood Notification**

Extensive community outreach was conducted in 2019 and early 2020 as TCC embarked on revising the Phase 3A design. The intent was to hear the perspective of existing Tierra Contenta residents in an effort to identify the design elements that work well and those that do not. A series of four community meetings were conducted in 2019:

- April 11, 2019 – 45 participants, primarily from Tierra Contenta, shared their likes and dislikes of the current developed neighborhoods. No plans were presented.
- Three meetings held the week of November 4, 2019 with over 100 attendees. The first draft of the Land Use Plan was reviewed.

Meetings were noticed via ads, flyers, nextdoor.com, and events calendars. In addition, two surveys were conducted:

- Door-to-door in Tierra Contenta, October 2019 – 199 respondents
- Online survey completed January 2020 – 79 respondents (57% from TC)

An Early Neighborhood Notification Meeting was conducted on May 29, 2025 and the meeting notes are attached for reference.

In support of this request, the following documentation is submitted herewith for your reference:

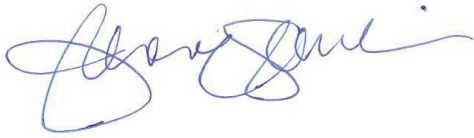
1. Subdivision Application
2. Agent Authorization Letter
3. Warranty Deed
4. Tierra Contenta Annexation Agreement
5. Annexation Plat
6. Master Plan Amendment #1
7. Phase 3A Design Standards
8. Traffic Impact Analysis and Addendum Letter
9. Cultural Resources Survey & ARC Action Letter
10. ENN Meeting Notes
11. Subdivision Submittal Plans

The Development Review Fees are calculated as follows:

Final Subdivision Plat (16 lots x \$150.00)	\$2,400.00
<b>Total after 40% Affordable Housing Waiver</b>	<b>\$1,440.00</b>

Please contact me should you have any questions or require additional information. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Jenkins".

Jennifer Jenkins, Principal