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Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

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 1987, 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 each criterion, 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, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

PROJECT SUMMARY: The subject property is zoned C-2 General Commercial and within Zone 3 of the Cerrillos Road Highway Corridor (CRHC) Protection District Overlay. It is north of the intersection of Cerrillos Road at Airport Road, a significant business and growing residential corridor in town. It is bounded by Cerrillos Road to the north, San Ignacio Road to the west, and a cinema, optician, and gas station to the east/northeast. The subject property is one singular lot totaling approximately 6.816 acres and is presently vacant.

The multi-unit development will cater to families, with a mix of one, two, three and four-bedroom units in a multi building configuration which will not exceed the maximum height limit of 45 feet. The building configuration allows for vehicular circulation drive aisles around the site and adjacent parking. A generous open space area is proposed for the portion fronting Cerrillos Road along with a clubhouse and pool with other landscaped pockets of open space situated further north. Vehicular access to the development limited to San Ignacio Road. Pedestrian connectivity is being studied to include connections to retail amenities to the east and potentially south via Cerrillos road, though there are some low-lying areas which may prevent this. The development is proposed to be fenced and potentially gated to discourage cut-through traffic to adjacent sites to the west.

The architectural style proposed is that of a southwest vernacular and units will be generously set back from Cerrillos and San Ignacio Roads. Site lighting will be shielded downwards to prevent light trespass onto adjacent properties.

The subject development aligns perfectly with Cerrillos and Airport Roads, with bus access via the #2/Cerrillos and #24 serving Airport Road, with a Transit Center situated approximately ¼ mile south next to the Santa Fe Place Mall.

(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 subject property is vacant. The proposed development will not trigger any adverse impacts to existing landscaping, which primarily currently consists of native grass, naturally occurring shrubs, and Siberian Elm.

The development is situated in a semi-lowland and urbanized area of town, far from escarpments, outcroppings, rivers or arroyos, and due to the minimal existing vegetation and proposed site clearance, no hazmat or fire-related risks are present.

(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.*

This area is situated in the Suburban Archaeological Review District. As per SFCC §14.04.03.D.3.4.II...*"An Archaeological Clearance Permit is required for new construction of sewer mains or main lines of other utilities"..."with an extension of 550 feet or more if the main is in the River and Trails or Suburban Archaeological Review district."*

In the event that utility trenching reaches this threshold under the new code as referenced, the Applicant has already conducted an archaeological review of the subject area. All findings will be detailed in the archaeologist's report for review via the City Archaeological Review Committee public meeting, which is slated to occur prior to Planning Commission.

(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.*

According to the City's 1999 General Plan and the City's official GIS map, the subject area's Future Land Use designation is "Community Commercial", with a small portion of "Transitional Mixed Use" at the northwest corner of the site.

The proposed multi-family development aligns with Community Commercial both in terms of use and scale.

The subject development comports with the following General Plan Themes:

1. Affordable Housing: The proposed development will create critically needed affordable housing in Santa Fe.
2. Transportation Alternatives: The development reduces automobile dependence because of its location to walkable amenities such as restaurants and entertainment in the neighborhood. It is also in close proximity to two major bus routes
3. Community-Oriented Development: This development will place residents in close proximity to commercial amenities, fostering public vitality.
4. Quality of Life: New housing on a vacant site enhances quality of life for residents; in a rapidly urbanizing section of the south side, this development will be in proximity to community services.

(e) EFFECTS UPON 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 site plan reflects ample parking for residents and guests, exceeding the number of required parking spaces for 180 units

A Traffic Impact Analysis (TIA) is underway to assess traffic impacts at peak travel times. The TIA will also clarify ingress and egress to the development, which will be limited to San Ignacio Road only. Pedestrian access is limited to San Ignacio Road currently, with new sidewalks along San Ignacio Road. Topographical constraints limit direct connections to Cerrillos Road and pedestrian access to the business amenities to the east is under further study due to how the vehicular and fire lane access was originally constructed to serve these businesses.

(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 addition of 180 new affordable housing units creates a positive economic impact on the City of Santa Fe by providing construction employment jobs that will be optimally local, but also for residents who, when affordably housed, can increase spending in the community vs. paying exorbitant rents, thus supporting the generation of Gross Receipts Tax. These taxes are then reinvested into amenities and services benefiting residents of the City. Because of the urban infill that will take place in an already developed retail center of town, it is certainly anticipated that residents will patronize adjacent retail establishments, grocery, and restaurants.

(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. (Ord. No. 2005-30(A) § 4)

This project is officially an affordable housing development, subsidized by 4% LIHTC (Low Income Housing Tax Credits). As obtaining this type of financing is non-competitive, affordable rents are achieved through restriction and are guaranteed for residents by a determined time frame, typically a minimum 30 years, as a condition of accepting the credits from the governing authority, Housing New Mexico.

The effect of realizing this development is an addition of 180 affordable long-term rental units to Santa Fe's housing stock, achieving one of the greatest needs in our 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 or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

The developer proposes to take advantage of existing water, sewer, and storm water infrastructure and dry utility connections that already serve the site, primarily via Cerrillos Road. The project will also be served by existing emergency services.

The development will be served directly by Santa Fe Trails Bus Route #2 along Cerrillos, Route #24 on Airport Road, and is a short walk to the Santa Fe Place Mall Transit Center which picks up service via the #6 east of Airport Road along Rodeo Road.

(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.*

In accordance with City requirements, the project's water demand will be offset by acquiring water rights or water conservation credits, so there will be no new demand on the City's water system. The project will comply with the City's regulations governing landscaping and water conservation.

(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.*

Multi-modal connections already exist to provide convenient access. The Cerrillos Road and Airport Road nexus is a significant and highly visited gateways to the City of Santa Fe. The benefit of providing affordable housing as quality infill development will further enhance community interest, integration, social balance and eyes on the street, through continued interactions within a bustling, transit-rich significant City corridor.

(k) EFFECT UPON 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? The project's effect on intra-city travel; and between employment and residential centers.*

The project aligns with the City's General Plan by promoting a compact urban form through appropriate infill development. Furthermore, the project is served by a mix of commercial and institutional uses in the existing neighborhood.

ADDITIONAL COMMENTS (Optional)