

December 04, 2025

Nathan Lindquist  
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City of Santa Fe Land Use Department  
Current Planning Division  
200 Lincoln Ave., 1st Floor  
Santa Fe, NM 87501

*Submitted Via Email to: [planning@sfnm.gov](mailto:planning@sfnm.gov)*

**RE: Application Letter for the Nueva Acequia Apartments Development Plan**

Nathan:

Please accept this application for a Development Plan for our proposed Nueva Acequia Apartments Project. The Nueva Acequia Apartments are well situated with access to public transportation, dining, retail, and entertainment. This development will create a vibrant, integrated community that addresses the diverse housing needs of Santa Fe's residents. As you will see in the attached plans and documents this submission complies with all Development Plan requirements and standards.

### **PROJECT SUMMARY**

Nueva Acequia Apartments is a proposed affordable multifamily housing development sponsored by Santa Fe County and TWG Development. It consists of 2 buildings; a four-story building with 106 units for Families (Building 1), and a four-story building with 53 units for Seniors (Building 2). The project is 100% affordable and is funded, in part, by 4% and 9% Low Income Housing Tax Credits (LIHTC) that have been awarded by the New Mexico Mortgage Finance Authority, as well as City of Santa Fe Affordable Housing Trust Funds and other sources. A second Phase of the project will provide residents with an on-site Daycare facility. The development plan includes 2 buildings, parking and roadway improvements.

### **PRELIMINARY PROJECT EVALUATION**

A preliminary Project Valuation has been prepared by a general contractor. The current total construction cost for this project (which includes the cost to build or improve three roadways to

be dedicated to the city) totals \$42 Million. Please refer to the attached Project Valuation prepared by Jaynes Corporation.

### **EARLY NEIGHBORHOOD NOTIFICATION**

In accordance with 14-3.8 (B)1 and 14-3.1 (F) (H) & (I) An Early Neighborhood Notification (ENN) meeting was held on October 15, 2025. The ENN application packet and notes from the ENN meeting are included in this submission.

### **REQUESTED APPROVAL**

The Applicant requests approval, by the Planning Commission, of the Development Plan for the Nueva Acequia Apartments. Furthermore, given that the submission comes during a time of transition between the current code and update of the code with changes to parking standards in the Land Development Code, the Applicant request that Land Use Director approve the use of the adopted Parking Standards that will be in use at the time of Development plan approval pursuant to her approval authority for administrative deviations as described in 14-2.11(C)(3) for standards for Off-Street Parking Standards.

Thank you for your consideration in this matter and do not hesitate to reach out to me with any questions regarding this application.

Sincerely,



Alexander Dzurec  
**Autotroph, Inc.**

*Agent for the Applicant*

#### **LIST OF ITEMS INCLUDED IN DEVELOPMENT PLAN SUBMISSION:**

- 00 Development Plan Application
- 01 Development Plan - Application Letter (This document)
- 02 Development Plan - Approval Criteria Statement

- 02a Parking Needs Analysis
- 03 Legal Lot of Record
- 04 Development Plan
- 06 Infrastructure Plans
- 06 ENN meeting notes and documents
- 07 Water Budget
- 08 Water Utility Application
- 09 Architectural Points Analysis
- 10 Terrian Management Report
- 11 Traffic Impact Analysis
- 12 Affordable Housing Proposal