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**RE: Statement Addressing Approval Criteria  
for the Nueva Acequia Apartments Development Plan (Case #: 2025-11625)**

Claudia:

Upon reviewing the pertinent sections of the City of Santa Fe Land Development Code (Chapter 14 of the City Code), we believe the proposed design, and accompanying plans and documents, meet the approval criteria required for a Development Plan as outlined in 14-3.8. What follows is a summary of how each of these Criteria were met in the Development Plan documentation.

## **PROJECT DESCRIPTION**

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.

The proposed design for Building 1 is a four-story building in a U-shaped configuration with 106 apartments, a community room with residential kitchen and mini library, a shared laundry room, a leasing office, a support services office, a food pantry, and a large outdoor courtyard with an area serving multiple age groups. The design also includes seven Type A accessible units and three Hearing and Visually Impaired units to ensure accessibility and inclusivity. Universal Design was incorporated throughout, and the Community Room is designed for community building activities such as community meals, entertainment events, and group classes. There is a food pantry open to all residents near the community room that will be refilled weekly. The building height will vary with a maximum height of 45 feet, within the maximum allowable building height of 45 feet for C-2 zoning.

The proposed design for Building 2 is a 4 story building with 53 apartments for seniors, complemented by comprehensive on-site support services. These services will be administered by Santa Fe County in collaboration with various community partners to ensure that residents receive impactful programming

that supports their well-being. The building also includes a community room, fitness center leasing office and other amenities. The design also includes three Type A accessible units and two Hearing and Visually Impaired units to ensure accessibility and inclusivity. Universal Design was incorporated throughout, and the Community Room is designed for community building activities such as community meals, entertainment events, and group classes. The building height will vary with a maximum height of 45 feet, within the maximum allowable building height of 45 feet for C-2 zoning.

The Proposed design also includes a Daycare Facility to be added to Building 1 as a second phase. This will provide residents with access to on-site child care. The 2 residential buildings and future Daycare are organized around a courtyard providing residents with shared landscape amenities and common open space.

The proposed site design includes street improvements and extensions to connect Camino de Jacobo to Zafarano Dr. This project is being developed concurrently with the Staybridge Suites project, 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, also being developed by the Stay Bridge Suites) to the project's southern 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.. Camino de Jacobo will be improved with a sidewalk to Airport Rd. providing residents with an accessible route to the Santa Fe Trails transit system.

Parking will be surface level only and will wrap around the perimeter of the site on 3 sides: the south, west, and north portions of the property. The proposed number of off-street parking spaces is 165, which equates to a parking ratio is 1.05 spaces per unit plus 9 spaces for the Future Daycare Facility. However, as part of the roadway improvements an additional 38 on-street spaces are included to serve overflow parking needs.

The project site consists of 2 properties: "Lot 1" and "B-2" as identified on the property survey. Tract B-1 includes the existing Camino De Jacobo which is maintained by Santa Fe County. Due to the irregular shape of the property and the proposed site design, included in this Development Plan submission is a proposed lot split and lot line adjustment. The building site will be consolidated into a single lot as required by the LIHTC program. The extension of San Ignacio will be combined with Camino de Jacobo to create a separate lot for these roadways, to remain under Santa Fe County ownership and maintenance. Extraneous portions of Lot 1 will be split to create distinct parcels. These lots are undevelopable due to their size and shape and will also remain under County ownership. It is intended that these lots be utilized for a future bicycle and pedestrian path (not included in this project). The applicant proposes to finalize the lot split and lot line adjustment prior to recordation of the Development Plan.

## DEVELOPMENT PLAN APPROVAL CRITERIA

The Development Plan Approval Criteria in SFCC §14-3.8(D)(1) are addressed below.

*To approve a Development Plan, the Planning Commission must make the following findings:*

- (a) *that it is empowered to approve the plan under the section of Chapter 14 described in the application;*

**SFCC 14-2.3(C)(1) states, “Unless otherwise provided in Chapter 14, the planning commission shall review and approve or disapprove various specific plans, requests and subdivision plats.”**

- (b) *that approving the Development Plan will not adversely affect the public interest;*

**Approving the Development Plan will not adversely affect the public interest. The proposed development of the property will enhance and improve the livability of Santa Fe by providing 159 units of affordable housing in a socially supportive, multi-generational setting with abundant vehicular, bus, bicycle, and pedestrian connectivity to jobs, shopping, and services. Providing affordable housing in a safe, attractive environment will increase the stability, security, and quality of life for residents, as well as provide neighbors and visitors with new connecting roadways with shade trees, bike lanes, and sidewalks. The Nueva Acequia Apartments Development Plan will benefit the public interest.**

- (c) *that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.*

**The use of the property and the buildings are compatible with the uses and buildings of the abutting and vicinity properties. The neighbor abutting the site to the north is Santa Fe County’s Camino de Jacobo public housing community, which shares an identical use and similar building shapes and materials. To the west, a mixture of small businesses and homes constitute matching or adaptable uses. To the south, Extra Space Self-Storage is an adaptable use which may be a convenient resource to residents and provide additional customers for the self-storage units. The proposed 3-story extended-stay Staybridge Suites to the east is a similar and adaptable use, and will be consistent in building size, shape, and materials.**

## A. EXISTING CONDITIONS (ON-SITE & WITHIN TWO HUNDRED (200) FEET OF THE SITE)

1335 Camino de Jacobo is located near the intersection of Cerrillos Rd. and Airport Road. The site is accessed by Camino de Jacobo and is situated between the Extra Space Self Storage to the South, and the Jabob D. Martinez Community Housing to the North. The current site is undeveloped.



## Existing Conditions

Site Photos



1) View looking North from Site



2) View looking East from Site



3) View looking South from Site



4) View looking West from Site

- To the North of the site is the Jacob D. Martinez Community Housing development.

- To the East of the site is the San Isidro Shopping Center, and the future Staybridge Suites.
- To the South of the site is the Extra Space Self Storage complex.
- To the West of the site is Camino de Jacobo with housing and automotive shops across the street.

## **ZONING**

The site is zoned as C2

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development, to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

## **UTILITY ACCESS**

The project will be served by City of Santa Fe Water and Sewer and Electricity will be provided by Public Service Company of New Mexico (PNM).

### **Sewer**

The site is served by the City's sewer system. Sewer lines within Camino de Jacobo have capacity to serve the site and will be extended to serve the site.

### **Water**

The site is served by the City's water system. Existing water lines within Camino de Jacobo and Camino San Alberto (currently under development) will be connected via a new water line in the San Ignacio road extension and have adequate capacity to serve the site.

### **Electricity**

The site is served by Public Service Company of New Mexico (PNM). There are existing overhead power lines in Camino de Jacobo and new underground electric lines will be constructed as part of the Staybridge Suites project. The Project will access electrical power from the new underground lines via new transformers on-site.

### **Natural Gas**

No natural gas will be used in the project.

## ACCESS AND TRAFFIC

Existing access is from Camino de Jacobo that intersects with Airport Road. The San Ignacio Road extension (currently under development on the will connect the site to the San Isidro shopping center to the East. Additional information is included in the Traffic Impact Assessment which is included as an attachment to this submission.

*See Development Plan sheets DP-102 for more information on existing conditions*

## B. PROPOSED SITE MODIFICATIONS

The site will be developed with Multi-family Housing, a Future Daycare facility, parking and roadway improvements. Please see Nueva Acequia Apartments Development Plan DP-105 and supplementary drawings included in this submission for the locations of new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities. Note that as part of the Development Plan approval process the applicant is proposing a lot split / lot line adjustment to create a dedicated lot for the buildings and parking and a dedicated lot for roadways. Calculations for open space and lot coverage are performed on the proposed dedicated lot for buildings and parking.

### Project statistics

<b>Total Lot area:</b>	5.922 Ac.(current); 3.493 Ac (proposed, after lot split & adjustments)
<b>Lot coverage:</b>	27.5% (41,239 SF) - Permitted: 60% Max
<b>Open Space:</b>	52,439 SF (34.47%) - Required: 38,681 SF (20% + 250 SF/Ground floor units)
<b>Total Building Area:</b>	146,253 SF
<b>Residential Building Area:</b>	142,431 SF
<b>Daycare Building Area:</b>	3,822 SF
<b>Building Heights:</b>	45' Max. (Permitted: 45')
<b>Residential Units:</b>	159
<b>Total Parking Spaces:</b>	203
<b>Off-Street Parking Spaces:</b>	165 – Required: 165 (156 Residential, incl. 25% Affordable Housing Reduction + 9 Daycare)
<b>On-Street Parking Spaces:</b>	38

*See Development Plan sheets DP-103 & DP-105 for more information and project statistics*

## C. PROPOSED LAND USES

The proposed land use is Multifamily housing and a Daycare Facility which are permitted in the C-2 zoning designation.

## D. PROPOSED INFRASTRUCTURE MODIFICATIONS

Nueva Acequia does propose some modifications and additions to existing infrastructure on and adjacent to the site. Additionally, new infrastructure work is underway on the Staybridge Suites sites, immediately adjacent to this project site.

### UTILITY SERVICE

#### Sewer

The site is served by the City's sewer system. The site will connect new 8" sewer line to an existing sewer line in Camino De Jacobo. Manholes will be provided as needed for access.

*See Infrastructure Plans, Master Utility Plant (C-401) for more information.*

#### Water

The site is served by the City's water system. Existing water lines within Camino de Jacobo and Camino San Alberto (currently under development) will be connected via a new 8" water line in the San Ignacio road extension and have adequate capacity to serve the site. Primary service to the buildings will be 4" domestic water lines from Camino San Alberto. Meters shall be in underground Vaults.

*See Infrastructure Plans, Master Utility Plan Sheet (C-401) for more information.*

#### Fire Protection

The buildings will be equipped with a fire suppression system. Primary service to the buildings will be 6" dedicated fire protection lines from Camino San Alberto. An existing fire hydrant on Camino San Alberto provides service to the site and a new fire hydrant will be installed on site adjacent to building 1 and shall be connected to the water line extension in the San Ignacio Rd. extension.

*See Infrastructure Plans, Master Utility Plan Sheet (C-401) for more information.*

## **Electricity**

The site is served by Public Service Company of New Mexico (PNM). There are existing overhead power lines on Camino de Jacobo and new underground electric lines will be constructed on Camino de Alberto as part of the Staybridge Suites project. The Project will access electrical power from existing lines in Camino De Jacobo and Lines in Camino San Alberto. New transformers will be included on site to service the building and site. The Applicant will coordinate this work and design requirements it he PNM, the new underground lines via new transformers on-site.

## **Natural Gas**

No natural gas will be used in the project.

## **SITE ACCESS & ROADWAY IMPROVEMENTS**

Primary access to the site will be via San Ignacio Rd. (currently under development on the adjacent Staybridge suites site). Secondary access to the site will be via Camino de Jacobo. In order to improve connectivity for residents and neighbors to the city's road network at Zafarano (via San Ignacio rd.) the project will construct an extension of Sant Ignacio to Camino de Jacobo. Additionally the project will extend Camino San Alberto to the southern property boundary to provide access to the parking lot adjacent to Building 2. Additional access points to the parking lots will be on the San Ignacio Rd. extension, and Camino De Jacobo, creating 3 driveways to disperse resident traffic ingressing and egressing the site. Additional street improvements including sidewalks, curb and gutter, street lighting and on-street parking are also proposed.

*See Infrastructure Plans, Civil Site Plan (C-200) and Paving Plan (C-309) for more information.*

## **Traffic Impact**

The Project will not have a negative impact on traffic in the area. As noted above, the project will improve connectivity to the surrounding street network for both residents and neighbors. A Traffic Impact Analysis (TIA) has been performed by Santa Fe Engineering Consultants and is included as an attachment to this submission. The TIA determined that for the Implementation year no-build scenario, all intersections have adequate levels of service except for the following intersections:

- Airport Road / Lopez Lane (right in / right out / left in). The eastbound left and southbound right are at near capacity at LOS E.
- Cerrillos Road / Private access driveway to San Isidro Plaza. The southbound right fails.

For the Horizon Year no-build and build all scenarios , all intersections have adequate levels of service except for the following intersections:

- Airport Road / Lopez Lane (right in / right out / left in). The eastbound left fails.
- Cerrillos Road / Private access driveway to San Isidro Plaza. The eastbound left fails

The conclusion is that this project will not negatively impact Traffic over the No-Build scenario. Accordingly, no off-site traffic improvements are being proposed as part of this project.

*See Traffic Impact Analysis for more information*

### **Parking**

This project utilizes a hybrid parking strategy whereby on-site parking meets the minimum parking demand for the project and additional street parking spaces are provided for overflow purposes. As of the date of this submission, the currently adopted Land Development Code requires a minimum number of off-street spaces of 218 per table 14-8.6-1. However, the Governing Body has recently adopted revisions to the Land Development Code to allow for more flexibility in determining off-street parking requirements. Specifically, these revisions allow for a 25% reduction in Parking requirements for Affordable Housing projects. Under these revisions, this project (100% affordable) qualifies for the reduction. Given that these revisions will be published and in effect by the time of approval of this Development Plan, this submission utilizes the updated parking ratios. Factoring in the 25% reduction the total off-street parking spaces required, and provided, is 165. Furthermore, included in this submission is a parking demand study that justifies a 25% reduction, based upon similar affordable housing projects. Furthermore, 38 additional on-street parking spaces will be developed as part of the roadway improvements proposed in this Development Plan.

*See Development Plan, Proposed Site Plan – Project Data (DP-106) for more information*

### **Accessibility**

Nueva Acequia Apartments are designed to comply with applicable ADA, Local, State and Federal accessibility standards. An accessible route is provided between site arrival points

building entrances and site amenities. Additionally, a sidewalk will be constructed along Camino de Jacobo from the project site to an existing sidewalk near the intersection with Airport Rd., providing an accessible route to the Santa Fe Trails transit stops along Airport Rd.

*See Infrastructure Plans, ADA Access Plan (C-309) for more information.*

### **Emergency Access**

The site plan and parking lot layout meet Emergency Vehicle Access requirements as determined by the International Fire Code. Parking Drive Aisles are 26' wide to accommodate aerial apparatus vehicles needed for a project of this height. These sections are paved with heavy duty paving to accommodate emergency vehicles. Additionally, the courtyard is provided with an emergency access route to meet the maximum hose distance of 150'.

*See Infrastructure Plans, Fire and Emergency Access Plan (A-1) for more information.*

## **E. COMPLIANCE WITH DEVELOPMENT STANDARDS**

Please see Development Plan, Proposed Site Plan-Enlarged (DP-105) for compliance with required yards, lot coverage, height of structures and open space.

## **F. PHASES OF DEVELOPMENT**

The project consists of two phases. Phase 1 consists of both multifamily buildings and the entire site. Phase 2 will include the Daycare Facility and its dedicated Playground. Phase 1 will begin construction in 2026 and fully occupied by 2028. Phase 2 is planned to be in construction by 2027 and fully occupied by 2028. Please refer to proposed Phasing Plan (DP-103) of the Nueva Acequia Apartments Development plan.

## **G. PROPOSAL FOR PROVISION OF AFFORDABLE HOUSING**

The Project will be 100% affordable. All units will be at or below 80% AMI and 87.26% of all units will be at or below 60% AMI. The project will serve 53 units for independent seniors and 106 units for individuals and families.

*See Affordable Housing Proposal for more information*

## H. DEVELOPMENT WATER BUDGET

SFCC §14-8.13 requires a water budget be developed to determine the amount of water that will be used by the development in a Development Plan. Per the Water Budget attached to this submission, the calculated demand for the project is 27.02 AC-FT/Yr.

*See Affordable Budget for more information.*

## I. DEVELOPMENT STANDARDS

As evidenced in this statement and the attached Development Plan submission, the Nueva Acequia Apartments meets all applicable development standards from Chapter 14 (Land Development Code). All Approval Criteria have been addressed and incorporated into the Development Plan documentation.

### 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*