



AGENDA

SPECIAL MEETING OF
THE GOVERNING BODY
APRIL 06, 2021
6:00 PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR SPECIAL GOVERNING BODY MEETING

Attendance: In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings in excess of those permitted in the current Public Health Order, the Special Governing Body meeting will be conducted virtually.

Viewing: Members of the public may view the meeting through the Government Channel on Comcast Channel 28 and Comcast HD928 or may stream the meeting live on the City of Santa Fe's YouTube channel at <https://www.youtube.com/user/cityofsantafe>. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

The video recording of this and all past meetings of the Governing Body will also remain available for viewing at any time on the City's YouTube channel at <https://www.youtube.com/user/cityofsantafe>. Staff is available to help members of the public access pre-recorded Governing Body meetings on-line at any time during normal business hours. Please call 955-6521 for assistance.

Agenda: The agenda for the meeting will be posted at <https://www.santafenm.gov>.

Written Comments: The public may submit written comments on any of the Public Hearing items to be considered through 1:00 p.m. the day of the meeting, via the virtual comment "button" at <https://santafe.primegov.com/public/portal>.

To join the Zoom meeting on the internet using a computer, laptop, smartphone, or tablet, use the following link: <https://santafenm-gov.zoom.us/j/94614125827?pwd=UWgvZTIZSFBGRmpsbnlvdVNNcmJYdz09>. **Passcode: 341626**

Attendees should use the "Raise Hand" function to be recognized by the Mayor to speak at the appropriate time.

Phone: To join the Zoom meeting using a phone, use the following phone numbers and Webinar ID: **US: 1 (346) 248-7799 - Webinar ID: 946 1412 5827 - Passcode: 341626**



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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **SALUTE TO THE NEW MEXICO FLAG**
4. **INVOCATION**
5. **ROLL CALL**
6. **APPROVAL OF AGENDA**
7. **PUBLIC HEARINGS**

Please Note:

- *The five (5) related land use cases set forth below will be heard concurrently in a single public hearing.*
- *Some agenda captions have been slightly modified from their original version (as presented to the Planning Commission) in an effort to further clarify each caption and help distinguish each item.*
- *Due to the anticipated length and complexity of the hearing, the hearing will take place over the course of two (2) meetings of the Governing Body. The public comment portion of the hearing will take place ONLY at the first meeting, scheduled for April 6, 2021. Additional public comment will not be received at the second meeting, scheduled for April 8, 2021.*

- a. **Case #2020-2898. North Zia Station General Plan Amendment.** JenkinsGavin, Inc., Agent, for Zia Station, LLC, Owner, Requests Approval of a General Plan Amendment to Amend the Existing General Plan Future Land Use Classification from Low Density Residential (3 to 7 Dwelling Units Per Acre) to High Density Residential (12 to 29 Dwelling Units Per Acre) for Approximately 13.3 Acres at the Northwest Corner of St. Francis Drive and Zia Road. The Properties are Zoned R-1 (Residential- One Dwelling Unit Per Acre) and are within the South Central Highway Corridor Protection District. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136)



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- b. **Case #2020-2914. South Zia Station General Plan Amendment.** JenkinsGavin, Inc., Agent, for Zia Station, LLC, Owner, Requests Approval of a General Plan Amendment to Amend the Existing General Plan Future Land Use Classification for Approximately 1.9 Acres from Low Density Residential (3 to 7 Dwelling Units Per Acre) to Transitional Mixed Use at the Southwest Corner of Zia Road and Galisteo Road. The Properties are Zoned R-1 (Residential- One Dwelling Unit Per Acre) and are within the South Central Highway Corridor Protection District. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136)
- c. **Case #2020-2900. Zia Station South Central Highway Corridor Overlay Rezoning.** JenkinsGavin, Inc., Agent, for Zia Station, LLC, Owner, Requests a Rezoning to Amend the Boundaries of the South Central Highway Protection Corridor to Exclude Two Properties at the Northwest and Southwest Corners of St. Francis Drive and Zia Road from the Overlay District. The properties are Zoned R-1 (Residential- One Dwelling Unit Per Acre), are within the South Central Highway Corridor Protection District, and Comprise a Total of Approximately 22.7 Acres. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136)
- d. **Case #2020-2899. Zia Station General Commercial Planned Unit Development Rezoning.** JenkinsGavin, Inc., Agent, for Zia Station, LLC, Owner, Requests a Rezoning from R-1 (Residential- One Dwelling Unit Per Acre) to C-2 PUD (General Commercial- Planned Unit Development) for Properties Located at the Northwest and Southwest Corners of St. Francis Drive and Zia Road. The Properties are Zoned R-1 (Residential- One Dwelling Unit Per Acre), are within the South Central Highway Corridor Protection District, and Comprise a Total of Approximately 22.7 Acres. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136)
- e. **Case #2020-2901. Zia Station Preliminary Development Plan.** JenkinsGavin, Inc., Agent, for Zia Station, LLC, Owner, Requests Preliminary Development Plan Approval for a Mixed-Use Planned Unit Development to be Developed in Two Phases. The Planned Unit Development will be Comprised of Approximately 384 Dwelling Units, 84,000 Square Feet of Office Space, and 36,000 Square Feet of Restaurant/Retail Space at the Northwest and Southwest Corners of St. Francis Drive and Zia Road. The properties are zoned R-1 (Residential-one dwelling unit per acre), are within the South Central Highway Corridor



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8. **ADJOURN**

Pursuant to the Governing Body Procedural Rules, in the event any agenda items have not been considered prior to 11:30 p.m. and the Governing Body does not vote to extend the meeting, such items shall be postponed to a subsequent meeting, provided that the date, time and place of such meeting is specified at the time of postponement.

NOTE: New Mexico law requires the following administrative procedures be followed when conducting “quasi-judicial” hearings. In a “quasi-judicial” hearing all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross-examination. Witnesses have the right to have an attorney present at the hearing.

Persons with disabilities in need of accommodations, contact the City Clerk’s office at 955-6521, five (5) working days prior to meeting date.

SUMMARY INDEX
Governing Body
April 6, 2021

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
1. Call to Order	Convened at 6:02 p.m.	1
2. Pledge of Allegiance	Led by Councilor Lindell	1
3. Salute to the State Flag	Led by Councilor Romero-Wirth	1
4. Invocation	Led by Councilor Abeyta	1
5. Roll Call	Quorum Present	1-2
6. Approval of Agenda	Approved as amended	2
7. Public Hearings		
a) Case #2020-2898 North Zia GPA	Discussed	2-25
b) Case #2020-2914 South Zia GPA	Discussed	2-25
c) Case #2020-2900 Zia SCHC Rezone	Discussed	2-25
d) Case #2020-2899 Zia PUD Rezone	Discussed	2-25
e) Case #2020-2901 Zia Dev. Plan	Discussed	2-25
20. Adjournment	Adjourned at 10:30 pm	26

**Minutes of the
Special Meeting of the Governing Body
Tuesday, April 6, 2021
Virtual Meeting**

1. CALL TO ORDER

A special meeting of the Governing Body of the City of Santa Fe, New Mexico, was called to order by Mayor Alan Webber, on Wednesday, April 6, 2021, at approximately 6:02 p.m., at the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico as a virtual meeting.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilor Vigil Coppler.

3. SALUTE TO THE NEW MEXICO FLAG

The Salute to the New Mexico Flag was led by Councilor Villarreal.

4. INVOCATION

The Invocation was led by Councilor Garcia, who offered a Dalai Lama quote.

Councilor Vigil Coppler gave condolences to the family of Mark Basham (former City Attorney, Probate Judge and had his own law practice. He also worked for Alice King at one time.

Councilor Romero-Wirth also remembered Mark Basham, a longtime friend.

The Governing Body observed a moment of silence for those who have recently died and their grieving families.

5. ROLL CALL

Roll call indicated the presence of a quorum remotely, as follows:

Members Present Remotely
Mayor Alan Webber
Councilor Roman "Tiger" Abeyta
Councilor Jamie Cassutt-Sanchez

Councilor Michael J. Garcia
Councilor Christopher M. Rivera
Councilor Carol Romero-Wirth
Councilor JoAnne Vigil Coppler
Councilor Renee D. Villarreal

Members Excused

Councilor Signe Lindell

Other Participants Attending Remotely

Jarel LaPan Hill, City Manager
Erin McSherry, City Attorney
Kristine Bustos-Mihelcic, City Clerk
Lee Logston, Case Manager
Sally Paez, Assistant City Attorney
Elias Isaacson, Land Use Director
Noah Berke, Planning Supervisor
Carl Boaz, Council Stenographer

6. APPROVAL OF AGENDA

MOTION: Councilor Vigil Coppler moved, seconded by Councilor Lindell, to approve the agenda as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Webber, Councilor Abeyta, Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, Councilor Vigil Coppler, and Councilor Villarreal.

Against: None.

7. PUBLIC HEARINGS

- a. **Case #2020-2898. North Zia Station General Plan Amendment.**
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Ms. Bustos-Mihelcic read the summary captions for these five cases.

Mayor Webber reviewed the process beginning with disclosures, Staff Report, Applicant Presentation, Public Comments, Questions from Governing Body. Written public comments that came in have been provided to Governing Body and posted on City website. The April 8 special meeting is a continuation, but at that time, no public testimony will be taken.

Councilor Garcia noted all Councilors have been inundated with emails from the community and are still receiving them and dismissing them without opening.

Ms. Paez agreed that must continue. Council must rely solely on evidence and testimony at this meeting. We have responded to emails. Thanks for noting that.

Councilor Garcia reiterated to community members that we are not trying to ignore them but can't violate the ex parte rules.

DISCLOSURES

Councilor Garcia said he had no external communications.

Councilor Romero-Wirth reiterated that because this project is in District 2, we received many emails and she stated, for the record, that all emails were forwarded directly to the City Attorney's Office.

Mayor Webber disclosed that a constituent called and wanted to speak with him about land use policy and turned it into an attempt to opine and Mayor Webber ended the call respectfully.

There were no other disclosures, and no one needed to recuse themselves.

STAFF REPORT

Mayor Webber asked Mr. Logston for a report about fifteen minutes long if possible, to be fair with all present.

Lee Logston presented the Staff Report, describing the five cases. He showed the project site and gave the case history. He reported Planning

Commission recommended approval all five, some with conditions of approval.

Issues raised included appropriateness of proposed density, South Central Highway Corridor regulations, impact to traffic, pedestrian safety, the arroyo itself, affordable housing, and general planning update.

Mr. Logston noted the evaluation criteria per Land Use Code. He explained that if the Governing Body denies changing the boundaries of the South Central Highway Corridor, the Governing Body must deny both the C-2 PUD zoning request and the development plan, as detailed in his Staff Memo.

South Central Highway Corridor created in 1986 – 2001- Governing Body created mixed use and 2004 granted General Plan Amendments for these lots. Railroad corridor and finally in 2011 Governing Body approved opening the Railroad station.

In Summary, Mr. Logston said the proposal meets the criteria and the Planning Commission recommended approval of all five cases. Staff also recommends approval of all five cases. Sample motions were in the report.

APPLICANT PRESENTATION

Jenifer Jenkins, 130 Grant Avenue, Suite A was sworn. She appreciated the Council making this time available.

She shared her screen and introduced the project team members. She showed the 21 acre subject property and pointed out the station platform. Part of the property was once a pumice plant.

The General Plan Amendment is to make this high density residential. Most of south parcel was approved in the General Plan Amendment for mixed general use and she is requesting extending that to the rest of the property.

The Rezone request is from R-1 to C-2 PUD and listed the uses to be allowed: residential, office space and retail/restaurant. Current zoning is default R-1 with SC-1 across St. Francis – Office, hotel (City's affordable housing location).

She described the context of zones as a “common pattern” and pointed out where she lived nearby.

She reviewed a history timeline as the groundwork for this proposal. Zia Station was envisioned in 2005. In 2009, planning was paused for development of places around including relocation of the tracks. There

were interactions with neighbors on what could be created here. Improvements and rail runner service were accomplished in 2016 and she was contacted to being planning for this project. JenkinsGavin shared ideas as they developed them. They did the TIA and in 2020 and held an ENN.

At the ENN they considered responses for density, multi-modal transportation, connectivity, visibility, streetscapes, landscape design, vehicle circulation and sustainability. As she showed the proposed site plan, she described the surroundings of the site and described how they would transition from existing patterns. Along Galisteo is a series of townhomes that fit with townhomes across the street, with higher buildings and commercial uses nearer to St. Francis.

On the north side would be townhomes and open spaces and to the west multi-family dwellings and on south of Zia, mixed use with a realigned Galisteo Road to address existing traffic congestion. It will have a parking structure to minimize on-street parking. A central plaza for the opportunity to have events outdoors. S City bus stop is now across from Zia and they are negotiating an internal bus stop.

She showed planned the new and existing sidewalk network with a new signalized pedestrian crossing at relocated Galisteo and Zia for a safe crossing and access to Candelerio Park and significant sidewalk improvements on Zia.

She shared a diagram on heights with buildings at St. Francis stepped down to appear as a single-story height (17') and described the transition they wanted to achieve. She said the 3-story top is about same elevation as the top of Albertsons.

Ms. Jenkins then went to criteria for the General Plan Amendment and described each criterion. She stated that the City established objectives that don't align with the South Central Highway Corridor. They are asking to amend the General Plan and showed the three undeveloped areas. The Amendment would comply with a majority for the highway corridor criteria.

She showed zoning standards for C-2 and South Central Highway Corridor compliance at Zia Station.

Ms. Jenkins said in their Affordable Housing Program they worked closely with Director Ladd to develop in accordance with Fair Market Rents. She showed how Zia Station rates were below the SFHP Maximum Rent rates.

She turned to Traffic issues and mentioned the TIA that was performed because of congestion at Zia and St. Francis. She predicted, with their road designs, there will be no congestion at that intersection by pulling Galisteo

further to the west. She described the proposed signalized pedestrian crossing of Zia and showed how their design reduces congestion by 80%.

She mentioned the Community Outreach done in the summer of 2019 with neighborhood meetings and ENNs. She gave responses that addressed the neighborhood's concerns.

Ms. Jenkins concluded the presentation at 7:19.

PUBLIC COMMENTS

Ms. Paez pointed out the Governing Body might want to ask questions of them and asked speakers to remain present in case of such questions.

Joan Conrow, 2521 Calle de Rincon Anita, was sworn and said Santa Fe needs more housing but needs houses. She felt the market rate was out of reach. She said she wrote out her testimony and submitted but had to submit it in pieces for word limits imposed. She had no idea if the Governing Body received it. She protested that citizens are very limited (two minutes each) while Ms. Jenkins is not limited. She gets much more time, get, and gets to continue the dialogue on Thursday while citizens do not. This is what makes people cynical about government. She hoped the Councilors actually received what she sent and read it.

Councilor Garcia asked if members of the public were allowed to share their screens.

Ms. Paez said the appeal rules do allow display items to be included in the packet if submitted ten days in advance but didn't know about displays at the meeting by the public. It probably would be at the Chair's discretion.

Councilor Garcia wanted us to keep the spirit of what was allowed in an in-person meeting which means speakers should be able to share the screen.

Brett Frauenglass, 2300 Calle Luminoso, was sworn and said his house was the closest house to the southern portion of the development and he had purchased it with the hope this project would go forward in 2009. He supported it and has been following it. The current iteration has gone a long way to solving the transportation problem. He had some minor quibbles with the Galisteo proposal but, overall, he believed it will benefit his neighborhood and seeing young families moving into those town houses. He mentioned some benefits, including a fantastic bike trail. He was happy to see affordable housing in the neighborhood and couldn't be more excited to see it go forward.

Michael Barrio, 501 Colona Street, E. D. of the Santa Fe Housing Coalition, was sworn. He said it is important to encourage projects on housing - always working to seek common ground. In that spirit, he supported this project.

Betty Beacham, 1896 Camino del Pabulo, was sworn. She thanked the Governing Body for all the work they do and in looking at this proposal. Ms. Jenkins said it all and she didn't see how anyone could be opposed. This will be a new urban center for this part of town that is sorely needed. Coming into town here is not an exciting entrance and what is proposed by the developers who are reputable and love Santa Fe will help it be more attractive. What they have done sort of finishes off what is needed for the Zia Station. She has lived in her townhouse here for a long time. She supports the project as an answer to the area and will bring vibrancy to Zia Station and be a great benefit to the community.

Richard Wood, 2197 Lustre Court, retired mechanical engineer, daily commuter in the area for 25 years, was sworn. He said, with encouragement of the Planning Staff, he prepared a report and submitted it in early January, and he was assured it would be studied. But he had no report on it and the Planning Commission seemed to know nothing about it. So, he was left with the right to say, "I told you so." He commended them for the solution on eastbound traffic, but not for vehicles coming back and turning onto Zia. They totally ignored pedestrian effects and Rail Runner crossing and stops. The no left turn solution is the least costly, but it will result in many U-turns.

Cindy Gregory, [no address given] was sworn. She had lawyer concerns and urged all to review the alarming statistics she submitted to the Planning Commission. That intersection is the most dangerous one in the City, State, and Nation. Lots of safety concerns were ignored. We are a destination City because of Santa Fe Style. Much has been written about our earthy ambience and adobe architecture. This development is out of place, out of scale, and worse, it follows the mindless philosophy that if there is an intersection with a lot of cars, it must be a great place for a Walmart. Don't let this happen. With a few minor tweaks, it would work. Please honor the Highway Corridor protection exactly for this purpose. We can do better.

Cheryl Gardopee, 1880 Brillante Lane, was sworn and addressed the process used throughout this endeavor. Our members sought to submit information and a lot today went to City Attorney, but she echoed Joan Conrow's comment that our access is extremely different than the developer portrayed. The TIA by Bohannon doesn't seem to be like others done by engineers in our community. Inquire of people who know about traffic in the effort to make this look shiny and bright. We are trading in South Central Highway Corridor from overdevelopment in exchanged for 39 units used for 10 years at affordable housing rates and excited for the City sponsorship of

affordable housing center near Albertsons – but don't want to add 7,900 cars per day at this intersection and we have many reasons to doubt.

Tai Bixby, 55 Primera, Santa Fe, two blocks from the site. He was in favor of the project. It has all the components needed. He was grateful for local developers like Santa Fe Brown, Merritt Brown, to take it to fruition. We have a housing situation and as realtors have said, the Association of Realtors produced a study in December that showed our deficit at thousands of units. We have years to go before we meet the housing needs. It would be nice to have people who work here to live here. The Planning Staff did an outstanding job following the Code. He also thanked the Governing Body and said they do a good job for the City. "I'm glad to live here."

Ed Aku Oppenheimer, [no address given]. As President of the Candlelight Neighborhood Association. he had intended to point out five reasons why the City's review process requires this case to be delayed tonight. He chose two of them to present. The Planning Commission appears to have violated the City Code, Chapter 14 and the 2018 State Statute, Chapter 3-21-5 which directs that municipalities must make zoning decisions throughout the State. Number two, on March 25th, he emailed questions to the Governing Body on the legality of the February 18 Planning Commission hearing proceedings. To date, the Association has not received any kind of acknowledgment of the questions. The letter now has 56 cosigners, and it will remain open for more. After this meeting, he would send the facts on which the questions were based, with the list of cosigners for consideration 48 hours before the Governing Body final vote. He said he was going to comment on the other issues but said the traffic issues raised by this proposal were not necessarily resolved by the planned mitigation measures proposed. "The study states on page six the north parcel is expected to develop first, with the south parcel to follow. It is anticipated that a follow-up traffic study will be prepared when the south parcel is developed, to determine if the mitigation presented herein continues to result in an acceptable Level Of Service." So the developers' own Commission study says, "we don't know if this is going to work and you are going to need to revisit it with a new traffic study before you start Phase 2." He added there were many other issues like this but he did not have the time, so he urged the Governing Body to respond to the issues of City process and other questions they had heard tonight before approving the Zia Station proposal.

Alan Richardson, 2203 Brilliante Street, was sworn, and said he did have prepared comments but not enough time for them. He had 25 years' experience on site location and worked with the New Mexico Department of Economic Development as a Director, Deputy Secretary and Secretary with involvement in a host of projects around the State and their impact studies. In response to Ms. Jenkins' presentation, he asked how this can be a

walkable community when it sits at one of the busiest intersections in Santa Fe and highway, divided by a four-lane road with a traffic count of 17,100 cars daily and a projection of generation another 7,900 cars daily, bringing the total to 25,000 cars daily to that area. It makes absolutely no sense how it can be a walkable community, especially with the Rail Runner making 18 passes per day through that walkable community. Secondly, Ms. Jenkins gave just one point of view, such as the sidewalks that would extend and improved on Zia Road as it relates only to the development and no further. She talked about the views looking east and doesn't talk about views to the west. The Rail Corridor Study in 2008 does not conform to any standards for rail transit systems in the planning documents for the project.

Margaret Marshall, 2172 Ojo Court, and member of the Candlelight Neighborhood Association Board was sworn. Regarding this development, she asked the Governing Body to please not remove corridor protections or requested General Plan Amendments or zoning changes. She said she was not opposed to development of the property but was opposed to this Zia Station development as proposed. She believed the density was not appropriate. She said the City ordinances exist for a reason and this proposal must adhere to those ordinances and their intent to keep Santa Fe as a unique and special place. The Links does not preclude affordable housing. We can still have residents. No variances should be granted since other developers have complied with the standards, corridor protections, etc. In her opinion, "greed is written very large here." She urged the Governing Body to not follow the Planning Commission to twist and distort our ordinances. Please stand your ground and preserve our wonderful City.

Daniel Werwath, 1611 Camino Porvenir, was sworn. He said he was speaking in his professional capacity and as Project Director of Santa Fe Interfaith Housing and as Interim Director of Santa Fe Housing Trust. He strongly supported the provision of affordable units in this market rate project. This is the first time it has been proposed, using the comparative, using the inclusionary zoning ordinance. The housing problem the City is in now was not inevitable. It is the product of lack of long-term planning and overlay districts, and ultimately, the product of little decisions, like denying affordable projects on Siringo Road, and stopping other affordable projects as was done a few years ago. Those all contribute to the situation we are in now. There have been decisions made based on just a couple of people, rather than the interests of the whole community. It is critical to use macro planning for housing and affordable housing in the City. The Code has not been updated since rail commuter service started. The City is behind the bar and should not cater to a small group of people. He understood the fear of change. But we need housing but affordable housing and market rate housing in this development.

Robert Morlino, 2909 Plazuela Cantata, was sworn. He urged the Governing Body to approve this proposal. He was on the Leadership Team of the Santa Fe Housing Action Coalition and pointed out that infill sometimes results in urban sprawl which is not sustainable or good for our environment. He wanted to acknowledge the thousands not here such as those who had to move away and those working families working here and living elsewhere. They are the ones who need it most and are not represented here. Some of the voice for those working people have been shouted over and not heard. The people who are in favor are disenfranchised. He asked everyone to weigh heavily the opinion of the experts. They remain professional and levelheaded, but they worked hard in the project and their opinions deserve to be weighed heavily.

Shawn Evans, 1121 North Luna Circle, was sworn. He urged the Governing Body to approve this. As an architect, he strongly approved. "We can provide affordable housing but first see the mountains of data. We do need vision of the mountains, but we need adjustments to view corridors in the few places for affordable housing. The Zia project is a smart and balanced development, located where it can minimize its overall impact, perhaps most importantly with sustainability and carbon impact by being adjacent to transit. Our City's restrictions on density, height, and style prevent us from equitable growth. We must make sure we work harder to prevent culture erasure when we prevent erasure of view. Don't penalize this project the City has not fulfilled its obligation for long-term planning. Approve the project and then let's get to work on balance of planning and development. We can preserve culture and character while promoting sustainability, dignity, and equality, while preventing gentrification. Let's do all of this.

Anne Watkins, 2138 Candelero, was sworn. She thanked the Governing Body and the Planning Division for all the hard work here. She supported the Zia Station Development Proposal and believed the major concerns of the neighborhood regarding traffic, pedestrian access, and safety have been creatively addressed with a fair amount of affordable housing. Those who work with Jennifer Jenkins on these and other issues, have appreciated her willingness to pursue innovative developments that are part of this development plan. Ms. Jenkins also agreed to form a design committee. Ms. Watkins also wanted to speak to TOD development. She participated in a national committee that also included Australia and New Zealand to revitalize cities with TOD development in their downtowns. The Biden Administration is now pursuing investment in transit as one element to combat climate change. The Administration offers that same opportunity to Santa Fe and she urged the Governing Body to support it.

Marlene Scally, 2132 Candelero Street, was sworn. She expressed two concerns – the TIA was seriously incomplete. The more than a hundred homes on Candelero have people who face danger exiting Candelero left

to Zia to St Francis to go to work at peak hours. The study didn't consider Candelero left turns to Zia. Candelero has two entrance/exits and one is on a curve, limiting the ability of the driver to see what traffic is coming, in order to make the left-hand turn. And at the closer exit, people are faced with trying to get across three lanes of traffic that are backed up at St. Francis. She asked the TIA to be extended to include that intersection that puts the entire Candelario neighborhood in danger turning left onto Zia at peak hours.

Randall Bell, 2991 Viaje Pavo Real, was sworn. He asked about the procedure for submission of written comments prior to the April 8 hearing. Many people have had difficulty doing that, and he understood there would be no public input at that meeting. He asked if people could submit comments between now and that meeting.

Ms. Paez said the notice has provided that there would not be more, due to the volume of information. The logic was to make sure the decision makers could evaluate everything from all comments submitted for this evening on the plans for development. The written comments were accepted until 3 pm today. Those are all in the record as well as comments made at the Planning Commission meeting.

Mr. Bell objected since so many had not been able to submit them today. Also, there is almost endless time for the Developer to make extensive presentations and the public has been really constrained. It is counter to due process rights. He was speaking on behalf of the Old Santa Fe Association, which has hundreds of members. As OSFA President, the Association strongly supports the Candlelight Neighborhood Association, who expressed several concerns. There is not time for presenting all of them but especially is the issue of the South Central Highway Corridor protection. Some people have intimated it is out of date. Those protections were created after years of considering the concerns of residents. There are other places where higher buildings could be built. The corridors have never been violated and this would be a terrible precedent to endorse. Without that protection variance, they would have to pay attention to the restrictions.

He said Ms. Jenkins emphasized the margin was razor thin and the developer wouldn't make enough money without it. She was intimating that if we did not get a variance from that ordinance, they would not be able to build it without the requested density and height. That presumption is based on facts not in evidence and we don't know what those are. The City cannot decide based on a representation of the developer's alleged profitability.

Elizabeth West, 318 Sena Street, was sworn. She said, like many others, she drives by this area often. She was very disturbed about the willingness

to approach an ordinance that was worked on so thoroughly over the years. That didn't mean she thought there should be no changes. –But she didn't like this approach and wished a moderation could occur. She had ideas of the Territorial design. She might like to be on the design committee. She would like brown and softer edges. The pushback is helpful. Some of the best parts of public involvement in looking at things benefits us in two ways. It is good to be heard. And it benefits the developer's vision with changes that make it better. This pushback is crucial, and she agreed with many people about the process. She was in favor of the important business around affordable housing. She loved the small inexpensive houses. But what happens after ten years? She suggested the Governing Body ask the developer to extend that time for affordable rates.

Miles Conway, 495 NM 592, was sworn. He thanked the Governing Body for hearing all the comments. He echoed what the person ahead of him said on the planning process and hoped it is approved. Lots of care went into this and, speaking on behalf of Santa Fe Homebuilders, said the boom is going on now but won't go on forever. The Association will be involved if this project is approved. Lots of local people are involved. It is a beautiful project. He loved how residential and commercial were intermingled here. "We are building neighborhoods. Thanks for hearing me and the decisions you make. It is fun to see our community building and developing."

Barbara Levin, 2200 Ardor Street, was sworn. She said she was formerly president of the Candlelight Neighborhood Association. While many aspects of the proposal had concerned her, the process is not good. The worst is the waiver of the South Central Highway Corridor protection. It would be a shame to grant that ordinance waiver. She asked the Councilors to please drive around Santa Fe and see that every corner has for-lease signs on businesses. She protested spot ordinance enforcement for things such as too much density. She requested the Governing Body disapprove all of it at this moment.

Grant Alexander, 2327 Calle Tranquilo, in the Sol y Lomas neighborhood. He identified himself as a traffic engineer and architect and said he drives through the area daily. He said the density in the urban core is what makes Santa Fe unique. This project proposes to add density to an area that doesn't have any. The traffic is not great at this intersection and won't get improved overnight. And the city is very unlikely to improve it on its own. The way the city would improve the Level Of Service there is when the City leverages a new development to get private funds to help. That is exactly what is happening here. This is a real benefit to the neighborhood, and he wholeheartedly supports it.

Sterling Grogan, 2138 Candelero Street, was sworn. He asked that the City Council adopt, and condition approve the Zia Station proposal on a modified

version of condition 12, of the Staff Report to the Planning Commission, to add text that says, “The City will develop and provide to the Applicant a design for remediation of the natural gas pipeline crossing immediately upstream of Zia Station property. The applicant will work voluntarily with the City to implement the City design, subject to monitoring by the City.” The Applicant, thanks to Ms. Jenkins’ help, has committed to the neighborhood, to work with the City to remediate the natural gas pipeline crossing, because that is the cause of erosion that the original language of condition 12 was intended to address. Ms. Jenkins had mentioned it in her presentation as “upgrading of the arroyo.” The Applicant, with the modification, could prevent further erosion because the arroyo has two undersized culverts and any money spent on bank stabilization could be wasted when the inevitable next large runoff occurs.

Nathan Thomas, 2194 Lustre Court, was sworn. He said he supported development and mixed use. and agreed Santa Fe needs more family housing. But he asked how more apartments provide more family housing. The only way with this developer is to get special treatment and eliminating appropriate setbacks from Zia Road which she never mentions. She only mentions setbacks from St. Francis. And this brings downtown traffic to an existing R-7 neighborhood. Why does this need a parking garage? He didn’t understand it. He asked the Governing Body to look at the Planning Commission video. Ms. Jenkins said eliminating 3-story from the project would eliminate affordable housing. He saw that as leveraging affordable housing and throwing out the ordinances to make this happen.

Michele Chisholm, 1915 Camino Lumbre, was sworn. She said when Ms. Jenkins met with the Commissioners on February 18, she supplied two pieces of misinformation to the Board. She showed a map that we could no longer make a left turn onto Zia from Galisteo, and that traffic would be rerouted to Chaparral Elementary, which she said was the only way for the whole of Galisteo to get to the school. That was not true. The shortest route to Chaparral Elementary is straight through Camino Lumbre. Camino Lumbre already has large scissors in them, but the City will not let them, despite some neighbors calling the City about these. Camino Lumbre lacks the infrastructure to accommodate the increased traffic. Forcing this residential street to be a major thoroughfare by rerouting traffic through it will only make a bad situation worse. Ms. Jenkins also stated that the impact on Galisteo – that on Galisteo and Rodeo, there was no impact is also false. That intersection is already dangerous as it stands, it is dangerous with fast traffic and a blind curve. We need to have crosswalks and flashing crosswalks at Galisteo at Camino Lumbre and at Galisteo and Rodeo Road. Camino Lumbre will need to be resurfaced to handle the added traffic.

Eric Wolf, 2959 Viaje Pavo Real, was sworn. He said he drives through the intersection twice daily most days. It is dangerous and the site of many car crashes and people take their life in their hands when crossing Zia Road. He was concerned the City will be sued for the poor design. He thought the TIA should be done by a third party. He thought the design will cause traffic chaos. He also questioned whether this was building affordable housing for people in Santa Fe. He recently drove through the parking lot of one of the new apartment developments at Rodeo Road and the railroad tracks. About 25% of the cars had out-of-state license plates, some of them as far away as South Carolina and Washington. He believed the density of the project was the problem. Increased density would create increased traffic problems and make the area less livable. A reasonable project here is a good idea and most of the neighbors would approve such a project, but not one that is so dense.

Cristina Gonzales, 1873 Gonzales Street, was sworn. She said she is an artist and educator, working in the public schools and mother to two. She was in support of this development. She commuted for 15 years to be able to work here. In her opinion, the need for housing far outweighs her desire for a beautiful view. She would miss the mature trees and running her dog in that open space. But housing is more important. Many people she works with could have used ten years of affordable housing getting a start and those following her who wanted a place to live.

Keli Hedin, 2323 Calle Luminoso, was sworn. She asked that Commissioner Sategna's and Commissioner Clow's opposition at the Planning Commission be read concerning the boundaries of the South-Central Highway Corridor. She read their explanations to the Governing Body. The ordinance is to maintain a clear sense of openness. How can that ordinance become outdated? She was not convinced the legality of this when we allow one developer to be out of the boundary of the corridor. This should be done through the General Plan and a series of meetings to which the public is invited to participate. These two corridors encompass a lot of property, both residential and commercial, and what we feel, as the gateways to town, should look like. An approval of this project sets a precedent for all other such projects, circumventing the ordinance.

Bill Roth, 1713A Montañño Street, was sworn. He is a longtime resident and homebuilder, on the Interfaith Housing Board with Daniel Werwath so he had a strong concern for affordable housing. He said this is a huge project and has lots of moving parts. This community feedback helps the developer fine tune it. Overall, it needs to go forward, and he liked the architectural mixed style and high-density mix. And downtown has that architectural mix. Many people moving her brought their architectural style. To see three of our finest architects involved is great. He was in support.

Stefanie Beninato, P. O. Box 1601, was sworn. She asked the Governing Body to look at the master plan as a whole before acting on this application. Allowing this type of development. It sets a really bad precedent in ignoring the ordinance. She asked who, making \$35,000, could afford to live in a studio in this development. She asked how much percentage was affordable in each of those. She supported lower heights for commercial with parking underground to reduce the heights. She said the U turns proposed are not possible. She could barely make it with those dimensions. She would like to see the financials to know how much margin is there for the 370 units and 49 affordable housing units. At the Planning Commission, they said the parking was too small but now the Applicant says they have ample parking. She did not support approval.

Madeleine Carey, 1674 Camino Cruz Blanca, was sworn. She thanked Council and Staff. She gave emphatic support to allow the project to continue. She noted there are many rules and regulations to restrict growth only they do so just for the privileged few. People, not buildings make neighborhoods in cities with dynamic living. The housing crisis here is one of our nation's. It was brought on by the aesthetic sense of openness over needs for housing in the City. Her value is as a person who was born to a family that used to live here. She wants to preserve equality for racially and economically diverse people to help us live in Santa Fe. This project will help us do that. Over the last five years, she probably went 10,000 miles over Santa Fe trails with about a thousand on the Rail Trail that runs through the proposed development. It is dangerous to be a pedestrian anywhere in our City mostly from bad or hostile drivers. This proposed entrance will be far to superior to every other entrance along St. Francis and the Rail Trail.

Pat Lillis, 2119 Conejo Drive, was sworn. She was also a board member of the Neighborhood Network. Some Santa Fe residents are protected from development by covenants, and zoning protects the rest of us. Neighborhoods and residents depend on the zoning. When property is sold, zoning helps protect the investment and quality of life. Until last the few years homeowners did not think zoning would be a threat to them. Corridors were set up for same reason – protection for the City's residents. Why do residents have to spend so much time and money to defend those zoned neighborhoods? Why does the City have to waste so much money when this project should be built in a properly zoned location? Santa Fe needs to support neighborhoods and the citizens who live in them. This area deserves the same respect. Please do not throw out corridor protections or zoning, in favor of a development. This is a gamble that the City would favor a developer over long-term residents. Please deny the zoning changes.

Rick Martinez, 735 Mesilla Road, was sworn. He said he was here to state the problems from the public. He had 473 words and couldn't get it called in, so he sent the Councilors an email. He didn't think the City Attorney was

right to deny us the right to say what we have to say. He disagreed and couldn't get his comments and should accept the email he just sent you. He spoke with the Land Use Director who said they are not doing away with the ordinance. This is setting a bad precedent. The owner bought the property knowing it was in the corridor protection district. In the future there is a 7-story building coming to you. The Governing Body is just opening the gates for that by approving this corridor change. It is still going to be a kiss and ride railroad stop and not a place for residents to park a car. He hoped the Governing Body could accept the comments he sent them.

Deanna Einspahr, [address garbled], was sworn. She said the South Central Highway Corridor was adopted through the proper public policy process, involving land use planning, much public input, and policy decision making. It is absolutely abhorrent that its requirements can be waived in a simple Planning Commission hearing by five people and confirmed by a vote of 5 Councilors plus Mayor in a very limited public access hearing. We know that laws are often waived or applied lightly to the wealthy and the connected. The Developer has said that it was his bottom line to waive the SCHC in order that he could provide a tiny amount of affordable housing. She wished she had heard more outrage at the Planning Commission meeting where such a paltry offering for a short period of time was all that was achieved. The solution for affordable housing must be solved by building affordable housing. That notion that Santa Fe can build enough housing to bring down prices in the face of infinite demand is ludicrous. That is Economics 101. The solution requires creativity not yet seen. She suggested the City reestablish a Planning Department for Land Use. The City doesn't have that now. Another is to find ways to remove speculation and profit motives out of housing planners. With imagination, the solutions are endless, but this case is not the solution, and she urged a no vote.

William Bragg, 1871 Brillante Lane, was sworn. He said it has been suggested the South Central Highway Corridor protection plan is no longer relevant or important. To him, it is just the opposite. It is more relevant now than ever. It is there to protect the appearance of this entrance. The construction timeline of 7-10 years was the estimate. Who wants to live at a construction site for ten years? Does anyone want to live at it for 7-10 years? He proposed the time of construction be limited to no more than 3 years. Please consider a reasonable time limit.

Christine Malcolm, 1874 Candelero Street, was sworn. She was a Candlelight Neighborhood Association board member and 17-year resident of this neighborhood. She would be very excited to see a moderately sized community and not another shopping center. This development should comply with the South Central Highway Corridor and ordinance. She said the Hawk pedestrian crossing is more of a traffic hazard, dangerous for motorists and, in her letter, she explained why. There is no way to make it

a safe crossing in this area with too many U-turns, etc. We do need affordable housing and not this, which kicks affordable housing down the road. If South Central Highway Corridor is removed, she wondered if every other property owner on Zia could do such a development. She did not approve of this plan and urged the Governing Body to deny it.

R.G. Wakeland, 2345 Calle Luminoso, was sworn. She said there was an error in process. She already submitted her written objection as a problem with no solution. They already admitted the traffic problem could only be solved with relocation of Galisteo. However, moving of Galisteo Road would not be allowed as proposed because the Governing Body cannot approve a problem or a contingency. Ostensibly, there was no evidence for the following cross street of the developers. There was an error in the previous South Central Highway Corridor and in the status quo since the designation, significantly enough to justify the change. There is currently a shortage of apartments and housing units which they proposed. The South Central Highway Corridor cannot be changed through zoning action but through General Plan Amendment. Her conclusion was that the project could not be approved.

Antoinette Shook, 2120 Candelero Street, and secretary of the CNA, was sworn. She said she found a few underhanded moves. Ms. Jenkins stated at the ENN meeting that affordable housing would be 60% of units for five years. However, at the Planning Commission meeting in February, the submitted plan was changed to ten years. She asked if that was legal. She agreed with Nathan Thomas regarding Ms. Jenkin's statement in February that if a 3-story development were not approved, there would eliminate their affordable housing. If so, she asked why they would build more apartments and not more houses. She was also very skeptical of views of the three stories that only 17' would be seen from St. Francis. Her home backs up to the proposed project and St. Francis was level, out her back door. The corridor was not antiquated. It was put in place by people who understand how green space and infill would blind the eyes of the people. Her plan, with changes in zoning and changes in traffic patterns is irresponsible and dangerous. She urged a vote of no.

Joe Abbatacola, 1881 Brillante Lane, was sworn. He agreed with other comments made about the public being constrained. He would have loved to share some slides. As a former licensed realtor who worked on a successful infill project and believed in smart growth. This was not smart with such high density, so close to St. Francis. It would be 1.5 times as large as Candlelight right at one of the busiest intersections in Santa Fe and a train station. It is a huge mistake. The developer estimated there would be added 2.5 million more vehicles annually. There is a reason why this has not previously been approved as it was being developed over a twenty-year period. It is far too dense for this location and will make this area more

dangerous, resulting in more accidents and injuries and potential loss of life. The claim that with this project, traffic problems will go away is overpromising and underdelivering. He is an instructor for driver safety and served on the City's BTAC and worked in fire and emergency management and law enforcement. He had responded to many multi-vehicle crashes. This design to exit the development, requiring vehicles to make a U-turn to go the opposite way. At peak times, vehicles would have to go further on Zia, since traffic would be backed up. Zia is a high-speed road with blind curves. In his professional opinion, the City will see accidents occurring at Zia and Candelero and other Zia intersections there, as well as Zia and St. Francis. Ask yourself what the City needs. With other commercial space available, is this commercial space really needed? And at what cost? This is a dangerous precedent. Please follow the South Central Highway Corridor protection district.

Nicolas Bosch, 1868 Camino del Pabulo, was sworn. He said he was a new resident here. He totally understood the need for affordable housing. He was fortunate to be able to purchase his first home here. He couldn't tell how many times he has almost had an accident. He has a strong planning background. He had not read the TIA report but some comments from it sounded like it was incomplete and didn't factor in pedestrians or rail traffic. If that is the case, it is concern for him moving forward with only partial data. He liked the idea of affordable housing but just done right for the safety of the neighborhood.

Rachel Thompson, living near the Rodeo, was sworn. She supported affordable housing and wanted this development and she thought people living here wanted affordable housing. She thought it a shame that inclusionary zoning put people in opposition. she gathered that what is missing in Santa Fe is long-term planning and she felt Midtown is sucking out any such planning. She bicycles a lot and noted that while crossing Zia, a cyclist was killed. Where they propose the signal crossing, people could come over the hill to an unmarked crosswalk. In uncontrolled areas with crosswalks more accidents with no cross walk. So she worried it will be extremely unsafe for cyclist and pedestrian. She badly wanted this housing, but it needs to come after we find out where affordable housing should be.

Ed Romero, 3456 Via Magdalene, was sworn. He said, as Santa Fe Civic Housing Authority Director, he supported the project providing affordable housing in a desirable area of town that his clients would love to live in. He said he could talk about our waiting list which is not open for four years and we have 200 families waiting with about 20-40 turning over each year. So they are in desperate need of affordable units. He noted he has seen many projects for that area but most of them cop out with fee in lieu and this is the only one that provides affordable housing.

Anthony Guida, 1711 Second Street, was sworn. As an architect and sustainability expert, he knew we are in a climate emergency – literally of life or death of our planet. The notion that we continue to protect automobile-centric low density planning with such zoning and the most disastrous thing of a highway corridor, considering this emergency, he would hope for a denser high-rise development. We need to do this type of development at higher densities, especially with TOD in this part of town. The only way Santa Fe can get the things wanted as a walkable City in a sustainable and carbon neutral way, is with denser and higher rise developments. The City can grant even more densities for developers, in exchange for developments people want. He would prefer we not water it down and approve this positive project at this density at the very least.

Sheela Hewitt, 1917 Camino Lumbre, was sworn. She said her greatest concern is for safety. She didn't know if many here have driven Zia to St. Francis on an icy day. The vehicles go fast to make it up to St. Francis. But that is where the crosswalk is to be located. If you have ever made a left turn on Galisteo, you have a good sight before you. But with Galisteo realigned, you would no longer have that. There has not been sufficient thought for that in the neighborhood. There is no rush for this. Make your decision about the South Central Highway Corridor but the plan needs much more research with its many dangerous situations.

Michael Margolis, 2154 Candelero Street, and resident of Candlelight Neighborhood Association for 30 years, was sworn. He said the Developer is using the Zia Station as an excuse for removal of the protective corridor. He didn't think the Planning Commission caught any of that. It is not contingent on any development around it. He was the 4th person to mention at what Mr. Jenkins said at the Planning Commission that without 3 stories, no affordable housing. The Commissioners didn't ask for proof but said okay. This is not about a mountain view corridor but following the overlay that protect our values. Affordable housing as a passionate ideology is wonderful but it is not that you accomplish but how you accomplish it. Please don't approve this project.

There were no other members of the Public to comment.

QUESTIONS FROM THE GOVERNING BODY

Councilor Garcia had questions first for Cindy Gregory. She had mentioned that a few tweaks were needed and asked her what those would be.

Ms. Gregory said, "We want the development and I want more neighbors in the development, but in the two-story limitation. I consider that a minor tweak. The other thing would be to honor affordable housing. At the

Planning Commission they said they would not voluntarily provide affordable housing. I would suggest the City order that.”

Councilor Garcia thanked her. His next question was for Alan Richardson. He thanked Mr. Richardson for his testimony about the corridor study and asked him to clarify that.

Mr. Richardson said he was also with the NMDOT, Rail and Transit Division and he was involved with the team bringing the Rail Runner to Santa Fe. The study had very little technical input to the study itself. They talked about the number of locations for the Rail Runner stops. That would not happen. Nowhere in the study did it indicate any of those sites were studied. The requirements were quite heavy. The study was superficial and never was approved by the City. It is full of deficiencies, but it was used by the Developer for the back-up on that issue.

Councilor Garcia’s last question was for Ed Oppenheimer. He asked if Mr. Oppenheimer was the President of Candlelight Neighborhood Association.

Mr. Oppenheimer said he was.

Councilor Garcia asked him if the proposal addresses the Candlelight Neighborhood Association concerns.

Mr. Oppenheimer said the only concession given by the developer that he was aware of was to propose 3-story buildings in Phase 1 rather than 4-story. But if C-2 PUD zoning were granted, it would open the door not only for a re-filing for Phase 1 in a few months to increase height and density yet again and in the future, open the rest of the corridor in the City to lawsuits because of the precedent being set with this. So it would discard all requirements in the General Plan Amendment changes and Corridor protection and affordable housing regulations. That has never been compromised before. There has also been since, the Developer working with a small group in the Candlelight neighborhood who support this and giving the thoughts and perceptions of the CNA with the developer. He noted in some of the comments, the extensive driver training to provide pedestrian safety. That was a compromise, not worked out with CNA but a few neighbors who warned the developer that they needed to give a little on this. We have not had a chance to address how poor a solution this is. We were shut out in so many ways at the Planning Commission meetings and makes us believe we have had no opportunity to respond on it. They did see in response, a minor change on Territorial style which was a new roll out. It is not even an answer to our concerns. We have tried to work with the Developer for over a year to get a meaningful dialogue.

Councilor Romero-Wirth asked Richard Wood, both from reading the comments made at the Planning Commission and here, that he had done a traffic study, when it was finished, if he was able to share it with the Developer at the ENN meeting and what reaction he got from that study.

Mr. Wood said he was encouraged at the time by City Staff to write it up. He wrote it up in early January and submitted it to the Planning Commission for the packet for the Planning Commission meeting.

Councilor Romero-Wirth asked if he reached out with it directly to the developer.

Mr. Wood said he had not.

Councilor Romero-Wirth wanted to ask a question for Brett Frauenglass who was not present at that time but was later.

Councilor Romero-Wirth asked Mr. Oppenheimer about the small group working with the developer and curious about his own interactions with the Developer and the Developers' response.

Mr. Oppenheimer said he has reached out to JenkinsGavin. And the extra ENN was reluctantly given to the CNA after he agreed to personally sponsor the Zoom meeting, which he did, to get some real answers.

Councilor Romero-Wirth asked how the small group came about.

Mr. Oppenheimer said they worked separately to get an address list to work together on their own. Their efforts were not successful, so we met to combine the mailing list and did so. But then these other parties considered the mailing list theirs. But it was only for use by the Candlelight Neighborhood Association Board. They wanted to use it to promote their proposal and communications broke down at that point. They are still part of our Google group and can host anything. But they chose to be nonexplicit about what they were doing except when they challenge the Board to provide some information to pass on to the developer. They have made is a one-way street. We are trying to find a way to meet with the Developer.

Councilor Romero-Wirth said they seem to have access to the Developer, but not the Board.

Mr. Oppenheimer said that was correct. The Board wants it sent back to the Developer for some kind of review and cannot do that without the Governing Body's sanction. He suggested she could speak with Anne Watkins or Sterling Grogan.

Councilor Romero-Wirth asked Ms. Watkins how she would characterize the neighborhood's reaction.

Ms. Watkins said she had a different take on what is going on. From early on, a group in the Candlelight Neighborhood Association was opposed but now said they were not opposed but that there were still problems. The rest of the Board members started out not opposed but wanted to work more closely with the Developer, but simply have not been included in the discussions; have not been involved in negotiations and constituted several times but did not communicate with the rest of us very well.

Ms. Watkins said she has talked with Ms. Jenkins about concerns that she felt needed to be addressed – pedestrians and affordable housing. “We are not a separate group, but several people are not in lockstep with the current Board. I helped put together the mailing list. My husband and I walked the whole north part to get people to sign up for the mailing list and was told it would happen on the south side, but it did not happen. So I was willing to go to the south area but was not allowed to see the mailing list. Some people dropped out entirely. I haven't tried to negotiate with Ms. Jenkins.”

Councilor Romero-Wirth would it be possible if we deputized Mr. Oppenheimer and his spokespeople, to come together to work with a Developer's representative to have conversation on the issues and work for more peace.

Ms. Watkins said she had backed off because acrimony is not something she wanted to deal with.

Councilor Romero-Wirth asked Mr. Frauenglass about his quibbles with Galisteo.

Mr. Frauenglass said people use it as short cut at high speed. Right in front of my house, it has 9' lanes and some places are 14' lanes. He knew it was not the developer who needed to solve all the problems, but this was one that people will continue to speed through. He has had people in his front yard several times because of speeding through there.

Councilor Cassutt-Sanchez asked Mr. Wood about a 25-year traffic study he had mentioned. She did not understand if it was a formalized study equal to the one submitted.

Mr. Wood said he was a mechanical engineer and looked carefully at it and knew what he saw there, and it was not correct to say they solved all the traffic problems – not turning off Zia.

Councilor Cassutt-Sanchez asked Mr. Werwath about his statements concerning his comments on affordable housing and economics of 3-story building.

Mr. Werwath said he used the project on Siler Road for comparison for how density affects affordable housing. That is important to consider. Fewer units mean less revenue and does affect the financials of a project.

Councilor Cassutt-Sanchez asked Mr. Grogan about the gas line problem to elaborate.

Mr. Grogan said since the City adopted the stormwater management plan, a list of priorities to help with flood conditions was made. The City is still paying for effects from the 2018 flood. His statement was for a written report on Condition 12 to remediate erosion downstream from the pipeline crossing. The Developer said they would work with the City if the City provided a design and monitored implementation of that design.

Mayor Webber said the City Attorney disallowed the response from Ms. Jenkins.

Councilor Vigil Coppler asked Mr. Werwath about a comment earlier that indicated Santa Fe doesn't need any more apartments and wanted his view on that.

Mr. Werwath said Santa Fe needs lots of different types of affordable housing. People moving here would push out locals without places to live. But we are hemmed in with affordable apartments and cannot built just 3-4 units that are affordable in most of the City. It takes large apartment complexes to make the economics work for affordable housing. Overlay restrictions make apartments hard to put in some places in the City. This is a particularly good location for the apartments because of basic service availability.

Councilor Vigil Coppler asked him to comment on the ten-year limitation for keeping housing affordable.

Mr. Werwath pointed out that no affordable rental housing sets out to be affordable in perpetuity. Housing has life cycles. At some point, significant reinvestment needs to be made in housing. There are also issues involved in securing mortgages without uncertainty on the futures of them. The biggest federal affordable housing operations have a fifteen-year minimum expiration of affordability.

The Siler Road project has 40 years of affordability, but he did not think they could make it through 40 years without some revitalization along the way.

Councilor Vigil Coppler asked for his comment on 2-stories with a fee in lieu instead of affordable units being built.

Mr. Werwath said it was a mistake for the community to expect the developers to fix all the affordable housing shortage problems. We must invest proactively in affordable housing to maintain a balanced market.

Having diversity in the market was more important to him than solving the entire affordability problem. Money in the Trust Fund is very impactful.

Mayor Webber wanted to ask a question to Miles Conway. He was no longer present but returned to the meeting later.

Mayor Webber closed Public Testimony portion and thanked everyone who spoke. He felt the question period was also very useful.

Mayor Webber invited members of the Governing Body to submit questions for the Developer or Staff to Lee Logston by email before the close of business tomorrow.

Mr. Conway returned, and Mayor Webber recalled he used specific language about affordable housing and building housing but what he said was different. What he said was, "We need, as a community and as a City, to develop neighborhoods, not just drop housing down into places."

He welcomed Mr. Conway to expand further on that because it is an important theme. Housing in the absence of a complex of neighborhood and neighborliness, services, mixed use, and careful design doesn't really fulfill our goal as a community, to have livable neighborhoods.

Mr. Conway said Mayor Webber just took the words out of his mouth. Being someone who has lived in Santa Fe downtown, a person feels like the Plaza is the community but driving many miles away from it to lay their head down to rest.

The development begins to be the center of our universe there. There is already Albertsons and businesses on the east side, and this would be another little center. It is a smart way to go.

Mayor Webber thanked him for his comments.

Mayor Webber wrapped up the business with a reminder to send emails to Mr. Logston as follow-ups for Thursday evening's next meeting.

6. **ADJOURN**

Having completed the agenda and with no further business to come before the Governing Body, the meeting was adjourned at 10:30 p.m.

Approved by:



Mayor Alan Webber

ATTESTED TO:



Kristine M. Mihelcic, City Clerk

Respectfully submitted by:



Carl G. Boaz, Council Stenographer