



MINUTES

BICYCLE AND PEDESTRIAN
ADVISORY COMMITTEE
SEPTEMBER 14, 2023
5:30 PM
CITY HALL
COUNCIL CHAMBERS, 201
LINCOLN AVENUE
SANTA FE

1. CALL TO ORDER

The meeting was called to order at 5:33pm by Chair Garcia.

2. ROLL CALL

Members Present:

Chair Michael Garcia
Member Judith Gabriele
Member Tony Gerlicz
Member Khal Spencer
Member Erik Aaboe
Member Angela Bordegaray
Member Steve Pilcher
Member Dan Painter

Members Excused:

Member Yolanda Eisenstein
Member Ben Pingilley

Others Attending:

Romella Glorioso-Moss, Staff Liaison
Lucrecia Diaz, Clerk

3. APPROVAL OF AGENDA

- a. **Motion:** Member Aaboe moved, seconded by Member Spencer to approve the Agenda as amended.

Amendments: Moved to remove Agenda Items 7.b and 8.a



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VOTE: The motion was approved on the following:

For: Chair Garcia, all those in favor say “Aye” [everyone said “Aye”], all those opposed say “No” [no one said “No”].

Against: None

Abstain: None

4. APPROVAL OF MINUTES

- a. **Motion:** Member Painter moved, seconded by Member Gerlicz to approve the September 14, 2023 minutes.

Vote: The motion was approved on the following:

For: Chair Garcia, all those in favor say “Aye” [everyone said “Aye”], all those opposed say “No” [no one said “No”].

Against: None

Abstain: None

5. COMMUNICATIONS FROM THE PUBLIC

- a. Email from Bill Adrian 1324 Declovina St. Santa Fe, NM

Greetings,

I would like to submit a public comment for the September 14 meeting.



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Unfortunately, I am unable to attend the BPAC meeting due to conflict with other commitments. On that same date, an ENN is scheduled for a development of 141 apartments on the south end of town, see attached. The full packet would not need to be shared with BPAC at this time, other than section E of the ENN application criteria where I feel the developer has failed to address access to public transportation, pedestrian and bicycle traffic. It focuses on vehicle traffic and nothing else. Would it be appropriate for BPAC to invite the developer to attend a future BPAC meeting and ask how they intend to help address the City's goals of reducing dependency on motor vehicles? Not sure how BPAC interacts with Land Use for developments like this.

NOTE: See Attachment A

6. COMMUNICATIONS FROM OTHER AGENCIES

a. Santa Fe Metropolitan Planning Organization (Erick Aune, AICP, Director)

What I have in front of me is a really commanding photo overlooking the Midtown Campus in 1955, approximately two or three years prior NMDOT designed and developed St. Michael's, the photo is really an exhibit of there was not really not that much out there at the time. Now fast forward today St. Michael's has been expanded over decades to the creature it is today. So a couple of nights ago, NMDOT had a second public meeting regarding the interchange of St. Mike's and St. Francis. I know one Member was available, Member Painter to make comments. A little context, the planning for the interchanges has been 8 years give or take, it started with preliminary conception, now we are getting into three recommended alternatives. Member Painter made some great comments and what I would like to offer is that if you would like to take your comments to this committee formally. We work together with BPAC, SFMPO & PW's and send a powerful message in a good way. I'm hoping with this current presentation to you that we have equal consideration for pedestrians in that space.

Deadline to submit comments for this projects to NMDOT is October 13,



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2023.

NOTE: See Attachment B

b. Santa Fe Conservation Trust (Tim Rogers, Trails Program Manager)

Update on what we are doing:

Trail Work on behalf of City Parks (La Tierra), Fall Community Cruise October 21, 2023, Vamonos Santa Fe walks & hikes, the schedule of 30 walks is available on website. Passport to trails taking school kids out to City trails. Weekly walks with schools and we have almost doubled our participation. If you want to learn more about Safe Routes to School we will be having a coalition call on Monday @ 3:30pm if you would like to join.

NOTE: See Attachment C

c. Public Safety Committee (Khalil Spencer, BPAC Vice-Chair)

7. DISCUSSION AND POSSIBLE ACTION ITEMS

- a. Call for Projects to Update SFMPO's a.) Metropolitan Transportation Plan; and b.) Bike Master Plan (Leah Yngve, MPH, Senior Transportation Planner)

We are in the middle of a Call for Projects for the Metropolitan Transportation Plan and the Bicycle Master Plan. Primarily we are working with our local agencies, the City, the County and NMDOT to update our project lists but as a City entity, we would welcome your input. The first one is the Metropolitan Transportation Plan, the project list for that includes that are targeted for Federal funding. Resource (SFMPO.org)



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Second, is our Bicycle Master Plan, this one is more comprehensive in nature, of any trail projects or on road improvements that the City or County within our SFMPO planning area could make to improve the biking environment through long term future. The way we use these lists as City or private projects develop we go through this list and use the location to determine what bicycle or trail improvements are planned for that area. We have an interactive map and it's posted to our website (SFMPO.org)

I would like to add one more thing the process to have submissions from all agencies is due September 18, 2023, the following week we will have Technical Coordinating Committee review all those. Then we will have a public comment period in October along with a Safe Routes to School Action Plan. We will do all three at the same time, approval and adoption by our Transportation Policy Board.

Member Bordegaray: When you talk about private entities, can you describe an example of a project that would come about that involves private entities?

Member Pilcher: Can you define short and long time frames?

b. Crosswalk Guidelines and New Concepts in Traffic Calming (Jeanne Wolfenbarger, PE, City Traffic Engineer) [REMOVED from the Agenda]

c. Rail Trail Closure Update: Lessons Learned (Melissa McDonald, Park & Open Space Division Director)

Thank you Member Spencer, Tim Rogers and Chair Garcia for calling our attention to this. I really think this particular incident was a one off. There were a number of human errors here. It took 30 hours for us to resolve this but it was a busy weekend during Zozobra. This is not a recurring problem.



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d. On Road Bicycle Infrastructure Retrofits (Tim Rogers, SFCT Trails Manager)

Tim Rogers presented “low-hanging fruit” (restriping roads with bike lanes) project list within the Bicycle Master Plan. See Attachment D.

8. SUBCOMMITTEE COMMUNICATIONS

a. Policy, Planning and Law (Yolanda Eisenstein, Chair) [REMOVED from the Agenda]

b. Promotion, Education and Programming (Judith Gabriele, Chair)

Member Gabriele: I would like to know the Status of the Maintenance Resolution?

Chair Garcia: Great question, I put forth the request and it is my understanding that the legislature office is backed up. Let me check and put extra attention.

Member Gabriele:

Updating Website: we need updated photos and blurbs from all members. Maybe we should make one so we don't languish and perhaps end of October-Mid November.

c. Technical Review (Erick Aaboe, Member)

Paseo Del Sol redesign of roundabouts that Engineer Ortiz put forth and at the preliminary design there was a suggestion at the roundabout create a ramp onto sidewalk, bring around the corner of the roundabout and re-exit back to the bike lane. The Design Engineer said no, that will create conflicts with pedestrians. What they finally landed up doing was widening the sidewalk around the corner of the roundabout,



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so each quadrant would have from 6' to 11' sidewalk and the bike lane would merge into traffic on the roundabout or alternate going up a cut around the corner and back down the cut as an option. There was a suggestion to do a protected bike lane 5ft between the driving lane and the sidewalk but it was recognized that Public Works didn't have the maintenance equipment to plow or sweep the 5' double gutter bike lane. So, I think the alternative is going to be a 11' shared sidewalk.

Camino Real Academy Trail-No ATV's on trail looking into putting one bollard.

d. Reflections on Bicycle Friendly Community (BFC) Application: Next Steps (Steve Pilcher, BFC Task Force Chair & Romella Glorioso-Moss, Staff Liaison)

Member Pilcher: Thank you to everyone involved; it was a huge undertaking. One thing that stood out for me is the need for tracking the data we provided in the application. There's so much data needed to complete the application.

Chair Garcia: May be Member Pilcher you can make a list of all the data we need to track to make the next application a little easier.

Staff Liaison Glorioso-Moss:

1) We applied for Gold; not Silver as per BFC Coordinator's advice. This way, our bicycle infrastructure will be evaluated for Gold and feedback we are going to receive is how to obtain Gold designation.

2) When I reviewed the application before submitting it, there was so much focus on the SFMPO's Bicycle Master Plan (BMP) and very little emphasis on BPAC's Strategic Plan. The BMP unlike our Strategic Plan is regional. As the City Advisory Committee working on improving City's bicycle infrastructure we need to promote more our Strategic Plan.



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3) An eye opener for me is when I recalculated the number of City Staff working on bicycle issues. The initial calculation was only 0.5 full-time employees. When I finished the Excel file provided with the application, the number of full-time City Staff increased to 8. This number does not include SFMPO's staff. The huge increase is due to including City Traffic Engineer, City Traffic Operations Engineer, Project Administrators and more importantly, road and trail maintenance City employees.

Member Gabriele: What struck me as extremely important and we are missing is disability/equity representation. There were a number of questions in the application that we cannot answer. Is there a City Committee that we can work with or have a representation in their Committee like Public Safety Committee?

Chair Garcia: Yes, the Mayors Committee on Disability. But our participation will depend on the Resolution that created their Committee. I will look into it.

9. MATTERS FROM STAFF

1) We passed NMDOT's final review of the Tierra Contenta Trail (Buffalo Grass to South Meadows) and the Agua Fria-Cottonwood Roundabout Projects. We will be receiving federal funding to construct these projects: \$1.2M for Tierra Contenta and \$3.2M for Cottonwood.

2) We began the construction of Guadalupe Bridge Deck Rehabilitation Project.

10. MATTERS FROM THE COMMITTEE

Members Aaboe and Pilcher reminded the Committee of the Land Use Code Rewrite Open House on Wednesday, September 20, at the Southside Library from 6 p.m. to 8 p.m.



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Member Bordegaray recommended to invite Heather Lamboy, Assistant Director Land Use – Planning to give us update on the Code Rewrite.

Member Gabriele reminded the Committee to distribute and respond to the League of American Bicyclists Public Survey. It will help us in our BFC application.

11. MATTERS FROM THE CHAIR

Thanked the Committee especially the Task Force for completing the Bike-Friendly Community Application.

12. NEXT MEETING: November 09 2023

13. ADJOURN 8:05 pm

Lucrecia Diaz
Clerk

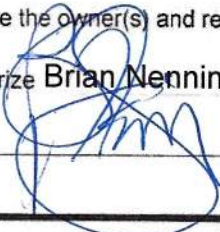
Romella glorioso-Moss
Liaison

Michael Hain
Chair



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information		
Project Name: <u>Bungalows on Cerillos</u>		
Address: <u>27794 W I-25 Frontage Rd, Santa Fe, NM 87507</u>		Parcel Size: <u>19.22ac</u>
Zoning: <u>C2</u>	Future Land Use: <u>Bungalows / Rental Community</u>	
Preapplication Conference Date: <u>June 23 2022</u>		
Detailed Project Description: <u>Horizontal Multi-Family</u>		
Property Owner Information		
Name: <u>Advanced Acquisitions, LLC</u>		
Address: <u>15300 North 90th Street - Suite 200, AZ, Scottsdale 85260</u>		
Phone: <u>(480) 627-7000</u>	E-mail Address: <u>jhall@cavancompanies.com</u>	
Applicant/Agent Information (if different from owner):		
Name: _____		
Address: _____		
Phone: () _____	E-mail Address: _____	
Agent Authorization (if applicable):		
I am/We are the owner(s) and record title holder(s) of the property located at:		
I/We authorize <u>Brian Nenninger, Orion West LLC</u> to act as my/our agent to execute this application.		
Signed: 	Date: <u>02-23-23</u>	
Signed: _____	Date: _____	
Proposed ENN Meeting Dates:		
<i>Provide 2 options:</i>	<i>Preferred Option</i>	<i>Alternative</i>
DATE:	September 14, 2023	
TIME:		
LOCATION:		



ENN GUIDELINES

Applicant Information

Project Name: Bungalows on Cerillos

Name: Advanced Acquisitions, LLC Attn: Hall, Jeremy

	<i>Last</i>	<i>First</i>	<i>M.I.</i>
Address:	<u>15300 North 90th Street - Suite 200 Scottsdale 85260</u>		
	<i>Street Address</i>	<i>Suite/Unit #</i>	
	<u>Scottsdale</u>	<u>Arizona</u>	<u>85260</u>
	<i>City</i>	<i>State</i>	<i>ZIP Code</i>

Phone: (480) 627-7000 E-mail Address: jhall@cavancompanies.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS For example: number of stories, average setbacks, mass, and scale, landscaping, lighting, access to public places and trails.

Project Summary: The project applicant is Advanced Acquisitions, LLC ("Applicant"). The Applicant proposes to construct a "for lease" horizontal multi-family development of 141 units supported by approximately 300 parking spaces, as shown on the preliminary site plan attached. The multi-family development is proposed to be in Santa Fe, New Mexico at the northwest corner of Cerrillos Rd and I-25 Frontage Rd. Individual buildings within the project are 1-2 stories high and will be constructed upon the issuance of building permits on an approximately 10.3 acres of a 19.26-acre parcel of undeveloped land. The project's total gross square footage will not exceed 200,000 sf.

The property is zoned C-2. The proposed multifamily use is permitted by right under the City of Santa Fe's zoning ordinance. The allowed height in C-2 districts is 45 ft. At only two stories, the project's planned building height will be well below the 45 ft. allowed. The street setback in C-2 districts is required to be a minimum of 15'. However, the Cerrillos Road Highway Protection Corridor increases the setback to 45 ft along property lines parallel to Cerrillos Road. The multi-family development is designed to be a minimum of 25' off the I-25 Frontage Road and ranges from 35' to 37.5' off Cerrillos Road as designed. For this reason, the project is seeking a setback variance like what was previously granted to the site for the never constructed Beaver Toyota Dealership. The project will provide new trails for pedestrians along Cerrillos Road and maintain the trails adjacent to the arroyo. The landscaping and lighting will be in accordance with the City of Santa Fe code and regulations. The overall lot will be subdivided into two lots, with the multi-family project using 10.3 acres of a 15.34-acre parcel. The second parcel will be approximately 1.4 – 1.6 acres with no proposed use at present.

Additionally, a significant portion of the property will be dedicated as Right of Way to the New Mexico Department of Transportation to improve the existing frontage road and traffic conditions west of Cerrillos Rd. Among other improvements the frontage road will have two left turn lanes.

The project objectives are to (i) bring premium multi-family housing at a residential scale; (ii) construct a modern living community that is architecturally pleasing and in keeping with the City of Santa Fe Brand; (iii) provide a quality housing product that offers additional choices for residents, especially for those who may not be able to afford or desire to own a single-family home.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT For example: trees, open space, rivers, arroyo, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.

The Bungalows on Cerrillos project will bring attractive landscaping and specifically street trees in accordance with the City of Santa Fe code that will include low water usage mandates.

90% of the site has been previously graded in preparation for projects that never materialized. A small area (less than 4,800 sf) has natural 30% slopes remaining. As this undisturbed area is islanded by previous grading and no longer maintains its former relationship to any adjacent natural grades, the project is seeking a variance to the regrade this area. The Bungalows on Cerrillos project will bring attractive landscaping and specifically street trees in accordance with the City of Santa Fe code that will include low water usage mandates.

The project is bordered by the Arroyo De Los Chamisos to the North, and there are no plans to obstruct the natural flow. A letter of map revision will be submitted in the event the development impacts current flood plain elevations. There are no rivers, rock outcroppings or escarpments on the project site. The project is expected to mitigate fire risk by reducing brush. Any hazardous materials generated by the building users will be manifested, transported, and disposed of in accordance with the law.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.

The project is not in an archaeological review district. No archaeological clearance or other action is required.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.

The development parameters are governed by the underlying C-2 general commercial zoning. The building scale, elevations, and design will echo a modern southwestern townhome development. Massing, fenestration, materials, color, texture, shading devices, and lighting will all be in keeping with the Santa Fe City Code. Building heights and development dimensions will be appropriate for the site's zoning and surrounding area.

The site was originally granted both slope and setback variances as part of its original City of Santa Fe annexation agreement and plan to develop a Toyota Dealership. This project is seeking similar variances to accommodate a project that is more in character with the surrounding community while also cooperating with the NMDOT and the Santa Fe MPO desire to improve the existing intersection and accommodate a future connection to the Herrera Drive and Paseo del Sol roundabout to the North.

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.

The project will enhance pedestrian flow and safety by creating sidewalks along the I-25 W Frontage Road and Cerillos Road thereby further enhancing the walkability of the area. The site plan accommodates accessible parking throughout. This project also extends the I-25 W Frontage Road, builds out a new roundabout, and improves the Cerillos Road intersection. This work will be done in cooperation with the New Mexico DOT and the City of Santa Fe. The design also accommodates the Santa Fe Metropolitan Planning Organizations recommended future road extension connecting the IH-25 frontage road to the Paseo del Sol and Herrera Drive roundabout.

A Traffic Impact Analysis has been prepared by the applicant based on the New Mexico DOT requirements. That study has been approved by both the New Mexico DOT and the City of Santa Fe as it shows meaningful improvement in intersection movement and capacity after the new road and intersection infrastructure is built out.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.

The project will provide much needed housing to the City of Santa Fe. In addition to creating alternative housing options for residents, the proposed project will create construction jobs, deliver gross receipts and sales taxes on materials and supplies used in the project's construction. The development will accommodate an influx of new residents leading to increased demand for goods and services from local business.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.

The project will help to address the City of Santa Fe's housing shortage by expanding the overall housing base in the area. The project aims to take into consideration the needs of all Santa Fe residents, including different ages, incomes, and family sizes, to ensure a range of housing options. This is achieved by including a mix of unit types, such as one bedroom and multi-bedroom units. The project will also comply with the City of Santa Fe's Affordable Housing Ordinance by making a fee in lieu contribution to the Affordable Housing Trust Fund which supports affordable housing needs and projects across the City.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.

The project will be served by the existing water and sewer infrastructure as well as the existing fire, police, and emergency services. The site is located within the Santa Fe Trails bus route system. The project will be well supported by area Internet, schools, hospitals, and other services.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the, 1 project on water quality and supplies.

The project will implement water conservation measures as mandated by City policy for passive water harvesting for landscaping along with the selection of drought tolerant trees and plantings to reduce irrigation impacts. Water conservation measures include the selection of low flow plumbing fixtures and the use of passive water harvesting techniques will be implemented. In accordance with City requirements, the project will purchase and transfer water rights to offset the project's water demand. The new water rights will be transferred into the City's Water Bank and dedicated to the projects water use.

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED I LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.

The project's housing will enhance community integration by offering a "for lease" multifamily project that is at a medium density, residential scale. This alternate housing mix will allow those who need (or prefer) to lease the opportunity to live in a residential scale housing product

(k) EFFECT ON SANTA FE'S URBAN FORM For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's, effect on intra-city travel and between employment and residential centers.

As a multifamily infill project, the proposed development builds out and implements the realignment of the frontage road with Beckner as well as providing needed alternate housing. The project utilizes land and infrastructure within the city limits rather than extending development into undeveloped areas outside of the city contributing to urban sprawl. Urban Sprawl can have negative impacts to the city including, increased traffic, reduced access to public transportation, higher cost for infrastructure and decreased quality of life.

This project aims to avoid these issues by developing in a vacant lot within city limits and with existing infrastructure. Additionally, the proximity of the project to commercial uses is a mutually symbiotic relationship, allowing employees to potentially live in proximity to work, creating important work-life linkages.



Santa Fe Public Schools

Property & Asset Management

Residential Development Impact Information Form

School Notification as required by City Ordinance 14-8.18 AFCC 1987

- 1. Project Name: Bungalows on Cerrillos
- 2. Location of Property: 27794 W I-25 Frontage Rd, Santa Fe, NM 87507
- 3. Owner/Agent Name: ORION West LLC
 Mailing Address: PO Box 5744, Santa Fe, NM 87502-5744
 Phone & Fax: 832.338.0364

4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached) Single Family (attached) Townhome/ Apartment Multi-Family Commercial	141	\$1.9K per month.

- 5. Elementary School Zone for Proposed Development: Cesar Chavez Elementary School
- 6. Middle School Zone for Proposed Development: Ortiz Middle School
- 7. High School Zone for Proposed Development: Capital High School
- 8. Build out Rates (Year/s; #/yr): Phase I: 2024/2025 - 111 units
Phase II: 2026/2027 - 30 units

Educational Services Center
 610 Alta Vista
 Santa Fe, NM 87505
 Telephone (505) 467-2000
 www.sfps.info

For questions & submittal, contact:
 Santa Fe Public Schools, Property & Asset Management,
 2195 Zia Road, Santa Fe NM 87505
 505 467 3400

Density	
Net Developable ac	10.3
Net Developable du/ac	13.7

Unit Type	Ph. 1	Ph. 2	Total	Percent
1 Bed	14	0	14	40%
1 Bed 2 Story	24	18	42	
2 Bed	7	2	9	46%
2 Bed 2 Story	50	8	58	
3 Bed 2 Story	16	2	18	14%
Total	111	30	141	

Prkg Req.	197	50	247
Prkg Prov.	237	63	300

Including:

- 144 Canopies
- 8 ADA Spaces (3 covered)
- 36 Garages
- 171 Regular

Legend	
	1 Bed
	1 Bed 2 Story Duplex
	2 Bed
	2 Bed 2 Story
	3 Bed 2 Story







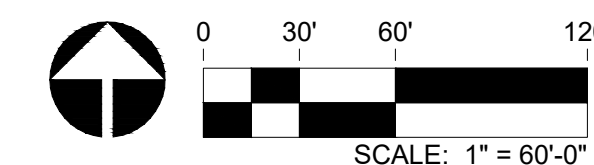
L:\22002414-Santa Fe-CAVAN06 PLANNING\02 CAD\01 XREF\0R-2414-SITE PLAN.dwg

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CERILLOS • CONCEPTUAL SITE PLAN

 SANTA FE, NEW MEXICO
 2023-06-20
 # 22002414
 CAVAN



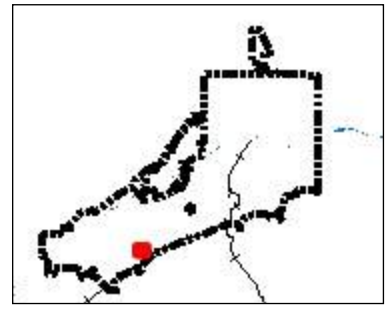
Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



CITY OF Santa Fe


Mapping the City Different

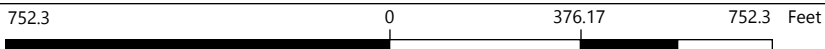
Map Title



Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- + Rail Road

1: 4,514 



WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

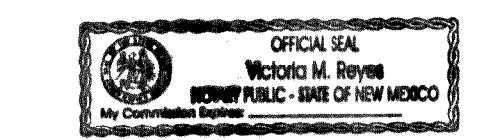
Notes
 © Latitude Geographics Group Ltd.

AFFIDAVIT
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF CONSOLIDATING EXISTING LOTS. THE SAID CONSOLIDATION PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S) AND CONTAINS 19.22 ACRES, MORE OR LESS. THERE IS NO ROAD DEDICATION.

OWNER(S)
 BEAVER MOTORS, LLC.

BY: MICHAEL BEAVER, MANAGING MEMBER
 STATE OF NEW MEXICO
 COUNTY OF SANTA FE
 THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY MICHAEL BEAVER, MANAGING MEMBER OF BEAVER MOTORS, LLC, THIS 2 DAY OF MARCH, 2008.

Michael M. Beavers 5/23/2011
 NOTARY PUBLIC MY COMMISSION EXPIRES



LEGEND
 BEARINGS ARE NMC'83 (ZONE 302) DERIVED FROM GPS OBSERVATIONS; DISTANCES ARE GROUND (U.S.F.T.) REFERRED TO 6800' AMSL. GROUND TO GRID SCALE FACTOR = 0.999583883

- F DENOTES REBAR, OR AS SHOWN, FOUND
- DENOTES REBAR LS 7014, OR AS SHOWN, SET
- ▲ DENOTES ROW T-RAIL FOUND
- Ⓢ DENOTES ELECTRICAL
- Ⓣ DENOTES TELEPHONE MANHOLE
- Ⓡ DENOTES TELEPHONE RISER
- Ⓜ DENOTES UTILITY METER/VALVE/PEDESTAL/BOX, ETC.
- Ⓢ DENOTES SANITARY SEWER MANHOLE
- Ⓜ DENOTES WATER METER
- Ⓢ DENOTES POWER LINE
- DENOTES FENCE MEANDERING ALONG PROPERTY LINE
- Ⓢ DENOTES OPEN SPACE 5.759 Ac. (30%)

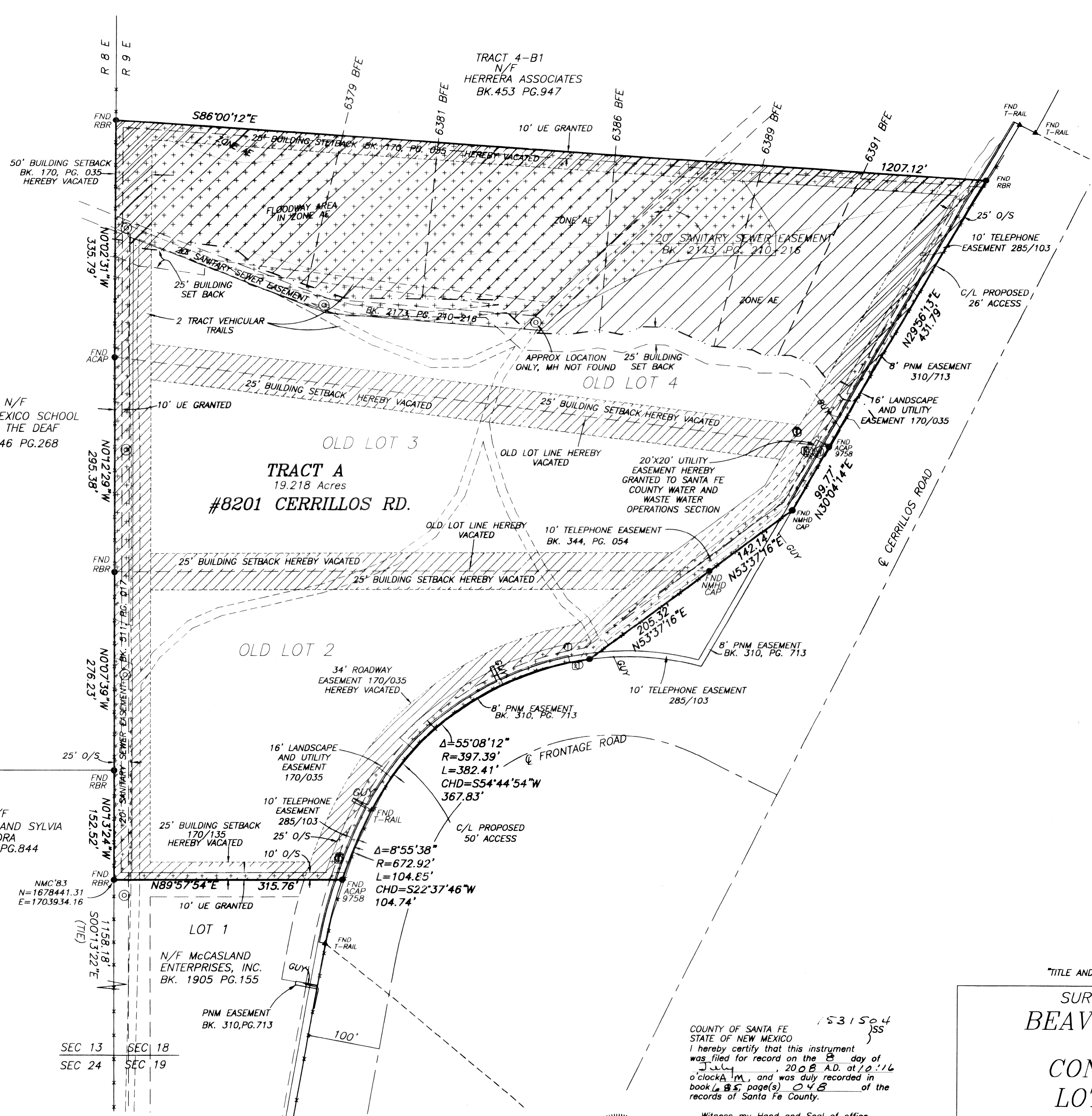
— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION NOT CONTAINED BY THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 6th DAY OF MARCH, 2008. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

Gary E. Dawson
 GARY E. DAWSON, N.M.P.L.S. 7014



FLOOD ZONE
 THIS PROPERTY LIES PARTIALLY WITHIN ZONE AE OF THE 100 YEAR FLOOD HAZARD AND ZONE X OF THE 500 YEAR FLOOD HAZARD AS SHOWN ON F.I.R.M. PANEL 35049C0506D.



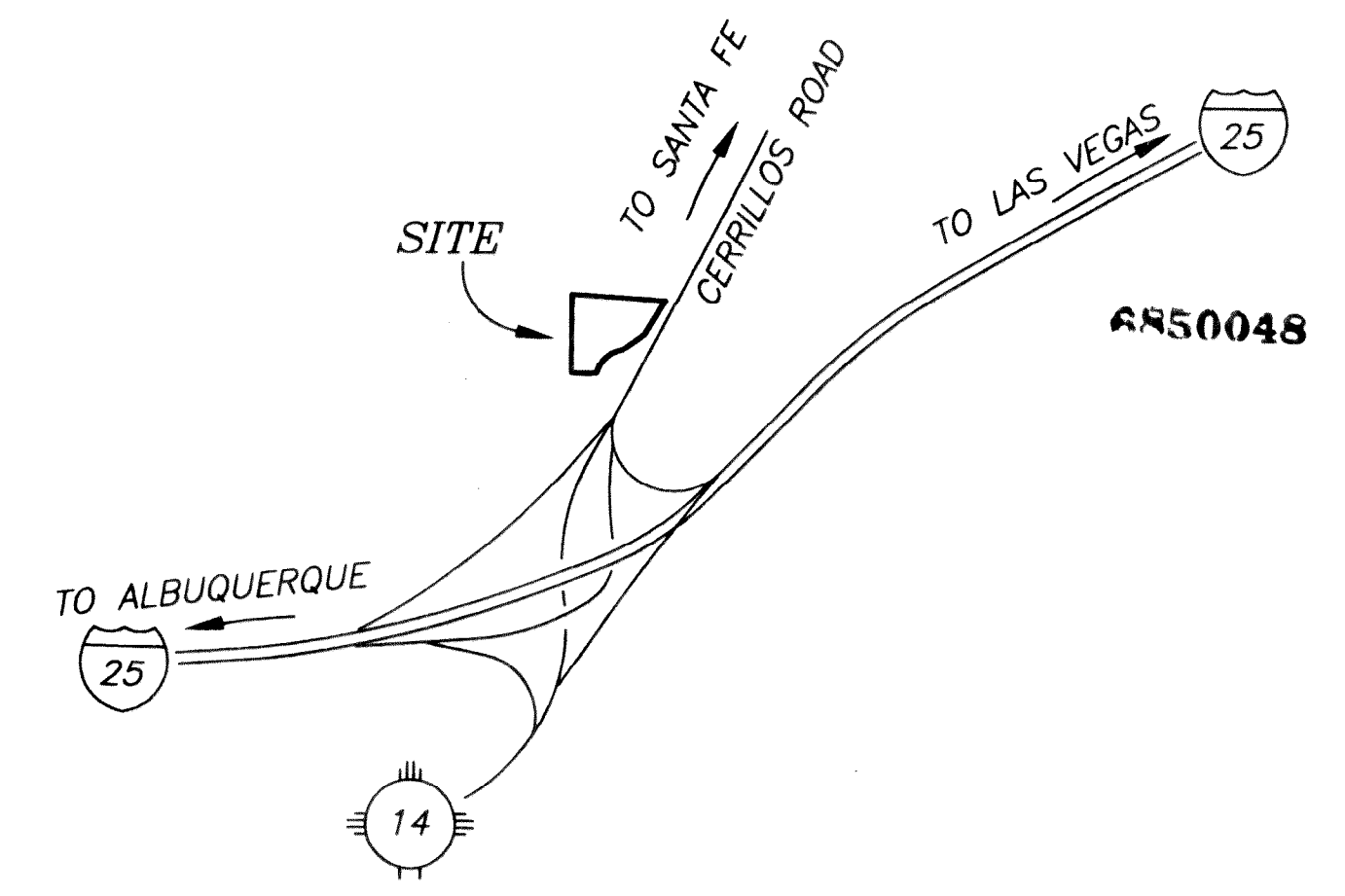
REFERENCE DOCUMENTS:
 1. ALL PLATS AND DOCUMENTS NOTED ON STEWART TITLE GUARANTY COMPANY POLICY No. 9701-1997441, DATED MARCH 9th, 2007.
 2. ALL PLATS AND DOCUMENTS NOTED HEREON.



COUNTY OF SANTA FE
 STATE OF NEW MEXICO
 I hereby certify that this instrument was filed for record on the 23 day of MARCH, 2008, at 10:14 o'clock a.m., and was duly recorded in book 485, page(s) 048 of the records of Santa Fe County.

Witness my Hand and Seal of office
 VALERIE ESPINOZA
 County Clerk, Santa Fe County, N.M.

Philip M. Sanchez
 Deputy



SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

John Holman LAND USE ADMINISTRATOR 7 July 2008
Mark Oakland RURAL ADDRESSING 6-30-08
 DATE 08-3046 COUNTY DEVELOPMENT PERMIT NO.

MAINTENANCE OF ACCESS ROADS AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER/USER UNLESS CURRENTLY MAINTAINED BY THE SANTA FE COUNTY PUBLIC WORKS. (OR THE CITY OF SANTA FE, OR N.M.D.O.T.)
 THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.

EXISTING NATURAL DRAINAGE WAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPEDE HISTORIC FLOW RATES OR PATTERNS TO OR FROM THESE LOTS.

THE LANDS SHOWN HEREON LIE WITHIN THE PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE.

SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENT(S) OR ROAD(S) AS SHOWN PRIOR TO THE CONSTRUCTION OF SAID PRIVATE EASEMENT(S) OR ROAD(S). IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE ADMINISTRATOR.

THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR PERMIT.

SOILS RATING: PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS RATING ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE-SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS. POTENTIAL BUYERS/SELLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENTAL DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.

ALL DEVELOPMENT SHALL OCCUR WITHIN BUILDABLE AREAS AS PER THE SANTA FE COUNTY LAND DEVELOPMENT CODE.

NEW DRIVEWAY/ROAD ACCESS FROM EAST FRONTAGE ROAD IS SUBJECT TO APPROVAL BY N.M.DOT. THE DIRECTOR SHALL APPROVE THE LOCATION AND INSTALLATION OF A CULVERT AS PERMITTED BY SANTA FE COUNTY PRIOR TO ISSUING A PERMIT FOR CONSTRUCTION.

THE PARCELS AS PLATTED HEREON ARE SUBJECT TO SECTION 12.1 OF THE EZO TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF DEVELOPMENT.

WATER SUPPLY ON THESE TRACTS IS GOVERNED BY THE EZO, SECTION 10.1.A.

ALL DEVELOPMENT SHALL OCCUR WITHIN BUILDABLE AREAS AS PER THE SANTA FE COUNTY LAND DEVELOPMENT CODE.

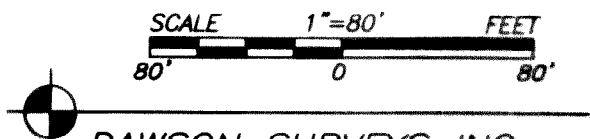
THESE LOTS ARE SUBJECT TO A 30% OPEN SPACE REQUIREMENT. NO DEVELOPMENT MAY OCCUR WITHIN THE DESIGNATED OPEN SPACE.

SPECIAL NOTES AND BUILDING PERMIT CONDITIONS
 THE FIRE AFFIDAVIT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK AS DOCUMENT# 1351504

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

SURVEY PLAT PREPARED FOR
 BEAVER MOTORS, LLC.
 SHOWING
 CONSOLIDATION OF
 LOTS 2, 3 AND 4
 ALL AS SHOWN ON PLAT OF SURVEY RECORDED IN
 PLAT BOOK 170 PAGE 035.
 LYING WITHIN SECTION 18, T16N, R9E, NMPM SANTA
 FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO CONSOLIDATE 3 LOTS INTO ONE"
 UPC 1-049-094-024-136



DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 CAMINO ENTRADA
 SANTA FE, N.M. 505-471-6660
 FILE# 8233 DATE: 5/30/08



ORION West LLC

Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD NOTIFICATION MEETING

August 30, 2023

RE: DATE: September 14, 2023.
Early Neighborhood Notification (“ENN”) Meeting; 27794 W I-25 Frontage Road

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss the proposed application to the City of Santa Fe (“City”) for the “Bungalows on Cerrillos” project which is requesting development plan approval to construct a 141-unit multifamily project of approximately 200,000 gross square feet to be supported by approximately 300 parking spaces as shown on the attached preliminary site plan. Although the project is “for lease” multifamily, it presents on a single-family scale with multiple one- and two-story buildings. The subject property is located at 27794 W I-25 Frontage Road on approximately 19.22 acres of undeveloped land to be platted as two separate lots. The property is zoned General Commercial (“C-2”). Please refer to the enclosed Vicinity Map and Conceptual (Site) Plan. An application has been submitted and will be amended to reflect the following:

1. Development plan of 141 units with approximately 200,000 gross square feet; and
2. A summary subdivision to accommodate relocation of the I-25 West Frontage Road; and
3. A variance request to reduce the 45 ft. building setback set back required at the two Cerrillos Road property lines to 37.5 ft. and 35 ft.
4. A variance request to grade approximately 4,800 sf. of natural 30% slope.

In accordance with the City’s Early Neighborhood Notification requirements, this is to inform you that an ENN meeting is scheduled for:

When: September 14, 2023, 5:30 PM Mountain Time

Where: <https://santafe.primegov.com/public/portal>

Topic: Bungalows on Cerrillos Project – 27794 W I-25 Frontage Road: Development Plan/Summary Subdivision/Variance Requests

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input. Enclosed, please find a vicinity map and proposed site plan as well as the responses to the ENN criteria. If you have any questions or comments, please contact me.

Persons with disabilities in need of special accommodations, are hearing impaired, or need an interpreter, please contact the Land Use Department, Geraldine Gurule, Project Administrator, at (505) 955-6820 or email at: gagurule@santafenm.gov five (5) days prior to the meeting date.

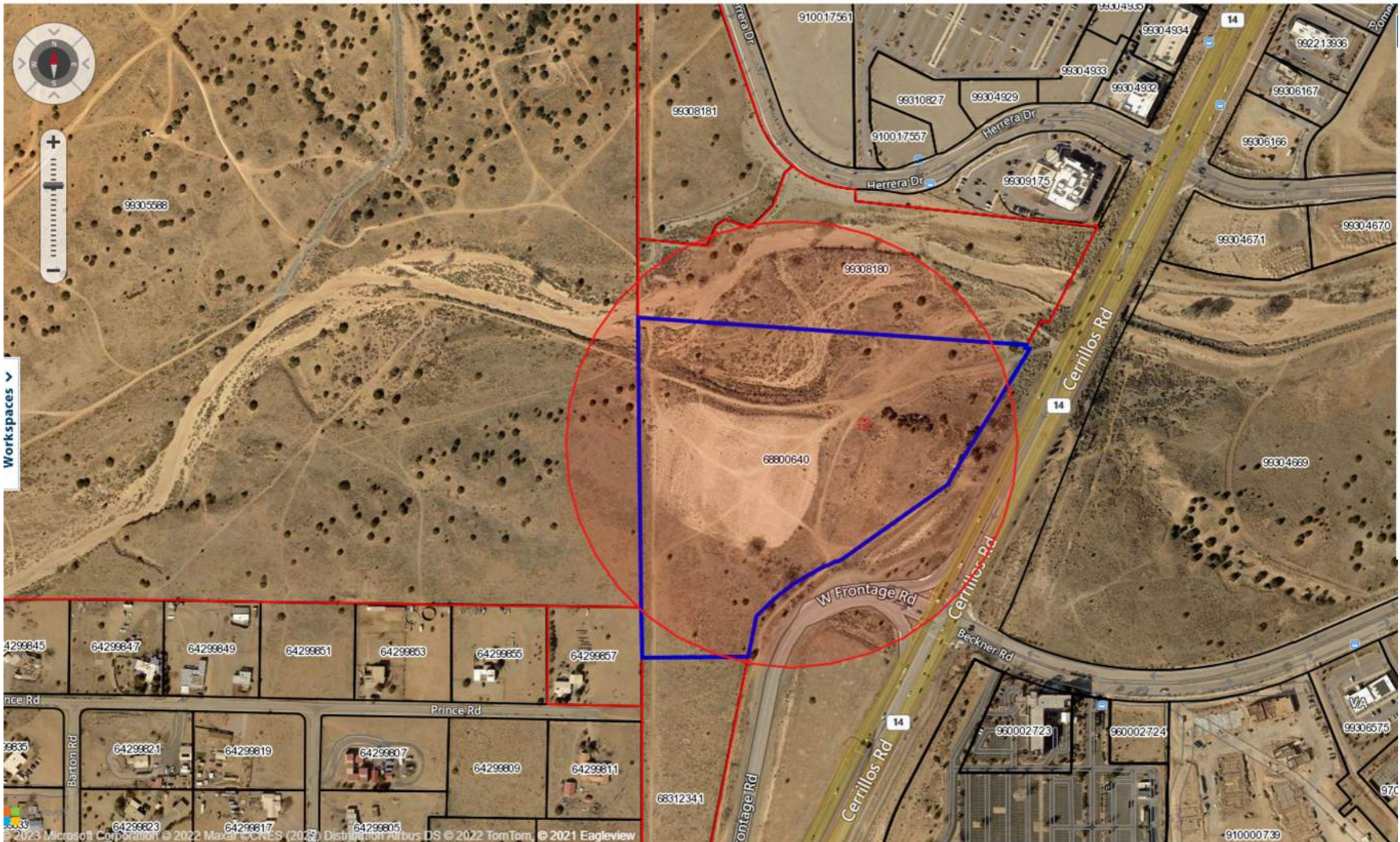
Regards,

Brian Nenninger, P.E.
Orion West, LLC

Enclosures: ENN Guidelines, Vicinity Map and Site Plan

Parcel Number	Property Address	Owner Name	Mailing Address	City	State	Zip	Neighborhood Number
99308180	5801 HERRERA DR	CITY OF SANTA FE	P O BOX 909	SANTA FE	NM	87504-0909	1121003
99305588	HERRERA DR	N M SCHOOL FOR THE DEAF	*UNASSIGNED*	SANTA FE	NM	87501	1111001
68312341	27783 I-25 W FRONTAGE RD	MCCASLAND ENTERPRISES INC	9821 E EMERALD DR	SUN LAKES	AZ	85248-6240	5121021
64299857	15 E PRINCE RD	ZAMORA, JUANITO & SYLVIA	15 PRINCE RD E	SANTA FE	NM	87505	1111001
64299811	16 E PRINCE RD	ESPINOSA, GEORGE & MARY	PO BOX 28204	SANTA FE	NM	87592	1111001
99304669	5407 BECKNER RD	AMFP V BECKNER LLC	100 PARK AVE STE 3500	NEW YORK	NY	10017-5516	5121019

CONNECTEXPLORER™



1955 – St. Mike's is about three years old with a roundabout at 5th Street.



St. Francis Drive today constructed
in 1974. The interchange was on
the outskirts of town at that time.

St. Michaels Dr.

Image Landsat / Copernicus

Google Earth

Imagery Date: 3/2/2021 35°40'43.34" N 105°57'55.42" W elev 6869 ft eye alt 9486 ft





1950's photos that capture the pending dominance of automobile development patterns downtown, midtown and beyond.

Walk & Roll to School Week

October 2023

Tues., Oct. 3: Bike to Nina Otero C.S. & Ortiz Middle School
Walk & Roll to Salazar Elementary School
Wed., Oct. 4: Walk to Nina Otero Community School
via Cesar Chavez E.S. & Capital High School

Walk & Roll to Amy Biehl Community School

Walk & Roll to El Camino Real Academy

Thurs., Oct. 5: Walk & Roll to Aspen Community School

Walk & Roll to Kearny Elementary School

Fri., Oct. 6: Bike to Acequia Madre Elementary School

Walk & Roll to Chaparral E.S.

Walk & Roll to Ramirez-Thomas E.S.

(Also Fri., Oct. 20: Walk & Roll to Piñon E.S.)

Join one of these or add your school's event!

Contact tim@sftc.org

more information at sftc.org/safe-routes-to-school

