



Agenda

Notice of the Early
Neighborhood Notification
(ENN)
May 29, 2025 at 5:30 PM
Meeting Virtually

Procedures for Early Neighborhood Notification (ENN) Meeting

1. ENN Name
 - a. Phase 3A Tierra Contenta
2. Project Address
 - a. 6120, 6130, 6150 & 6135 Paseo del Sol
3. Description
 - a. Preliminary and Final Subdivision Plat for Phase 3A of Tierra Contenta to create 16 master development tracts and 69 acres of open space. The application includes requests for "innovative street design", a variance from SFCC 14-8.2(D)(2)(b) to permit disturbance of 30% slopes, and a variance from SFCC 14-8.4(G) regarding street trees.
4. Applicant
 - a. JenkinsGavin, 505-820-7444
5. Staff
 - a. Rebekah Clouser, reclouser@santafenm.gov
6. Meeting Location
 - a. Join Zoom Meeting
<https://us02web.zoom.us/j/88493391036?pwd=SfuEn2IyWITY2S8koQrUIYcrTaDMO8.1>

Meeting ID: 884 9339 1036

Passcode: 442582

One tap mobile

+12532050468,,88493391036#,,,,*442582# US

+12532158782,,88493391036#,,,,*442582# US (Tacoma)

SPECIAL WARRANTY DEED

TIERRA CONTENTA CORPORATION, a New Mexico non-profit corporation (who acquired title to Parcels 1 and 2 as Tierra Contenta Corporation), for consideration paid, grants to TC PHASE 3A, LLC, a New Mexico limited liability company, the following described real estate in Santa Fe County, New Mexico:

See Exhibit A attached hereto.

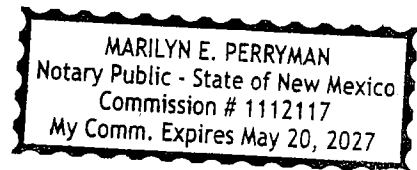
With special warranty covenants.

Subject to the matters listed on Schedule 1 attached hereto.

Dated: November 20, 2024

TIERRA CONTENTA CORPORATION,
a New Mexico non-profit corporation

By: Kurt Krahn
Name: Kurt Krahn
Title: Vice President



State of New Mexico
County of Santa Fe

This instrument was acknowledged before me on this 20 day of November, 2024,
by Kurt Krahn (Name of Officer) as Vice-President
(Title of Officer) of Tierra Contenta Corporation, a New Mexico non-profit corporation.

Marilyn E. Perryman
Notary Public
My Commission Expires: May 20, 2027

[SEAL]

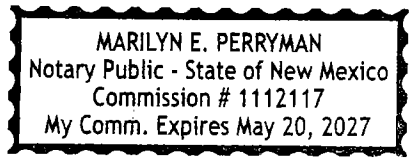


EXHIBIT A
Real Property Legal Description

The real property situated in the City of Santa Fe, County of Santa Fe, State of New Mexico, more particularly described as follows:

Parcel 1:

Tract 8A3-7C of the Dedication Plat for Tracts 8A3-7B within the TIERRA CONTENTA SUBDIVISION, PHASE 2B, comprised of a portion of "Tract 8A3-7", the remaining undeveloped Land of Tierra Contenta Subdivision, within Section 14 and Section 13 of Township 16 North, Range 8 East, of the New Mexico Principal Meridian, City and County of Santa Fe, New Mexico, filed for recorded in the Office of the County Clerk of Santa Fe, New Mexico on October 21, 2011, in Book 738, page 14-15.

Parcel 2:

Tract 9 as shown on the Annexation Plat for Tracts 1 thru 9, Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) within Township 16 North, Ranges 8 & 9, New Mexico Principal Meridian, Santa Fe County, New Mexico, June 1985, filed within the official Santa Fe County Records on March 3rd, 1986, in Book 162, page 005. Being the same property conveyed to Dale Bellamah Land Co., Inc. by William F. Martinez by deed filed within the official Santa Fe County records on November 30, 1979, in Book 391, page 009.

Parcel 3:

Government Lot 8, as shown on the Plat of Survey of a portion of Lot 8, a portion of Lot 9 of Section 12, Township 16 North, Range 8 East of the New Mexico principal Meridian, Santa Fe County, New Mexico, as the same is shown and designated on the plat of said survey, filed in the Office of the County Clerk of Santa Fe County, New Mexico on September 30, 1998, in Book 396, page 011.

Parcel 4:

Tract 7A, of the Remaining Portion of Government Lot 7, Tierra Contenta Subdivision, Phase 1B, Unit 1, comprised of a portion of Lot 8, a Portion of Lot 9 of Section 12, All of Lot 7 of Section 13, Tract 8-A, Tract A-1, within the Pacheco Grant, within projected Section 11 and Section 14, Township 16 North, Range 6 East of the New Mexico Principal Meridian, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Santa Fe County, New Mexico on September 30, 1998, in Plat Book 396, page 012.

SCHEDULE 1
Permitted Exceptions

1. Water rights, claims or title to water.
2. Taxes for the year 2024, and thereafter, not yet due and payable.

THE FOLLOWING AS TO PARCEL 1:

3. Reservations contained in Patent from United States of America recorded in Book B of Patents, page 369, records of Santa Fe County, New Mexico.
4. Easement(s) reserved across the Land, covenants and conditions as shown and noted on the recorded plats, filed in the Office of the County Clerk of Santa Fe County, New Mexico, on January 31, 1985, in Plat Book 148, page 042; filed January 24, 1992, in Plat Book 231, page 46; filed December 15, 1994, in Book 292, page 36; and filed October 21, 2011 in Plat Book 738, Pages 014-015.
5. Vacation and Rededication of Sanitary Sewer Easement, filed January 30, 1992, in Book 786, page 455, records of Santa Fe County, New Mexico.
6. City of Santa Fe, New Mexico Contract for Sanitary Sewer Easement dated August 31, 1998, filed July 24, 2002, in Book 2173, page 191, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO PARCEL 2:

7. Reservations contained in Patent from United States of America recorded in Book B of Patents, page 133, records of Santa Fe County, New Mexico.
8. City of Santa Fe, New Mexico Contract for Sanitary Sewer Easement dated August 31, 1998, filed July 24, 2002, in Book 2173, page 198, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO PARCEL 3:

9. Reservations as contained in that certain Patent from the United States of America, filed November 26, 1997, in Book 1432, page 790, records of Santa Fe County, New Mexico.
10. Dedications, notes, conditions, covenants and easements and rights of way as shown on Plat of Revised Master Plan PRC and Annexation - Tierra Contenta filed in Plat Book 292, page 036-037, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO PARCEL 4:

11. Reservations as contained in that certain Patent from the United States of America, filed November 26, 1997, in Book 1432, page 790, records of Santa Fe County, New Mexico.

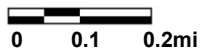
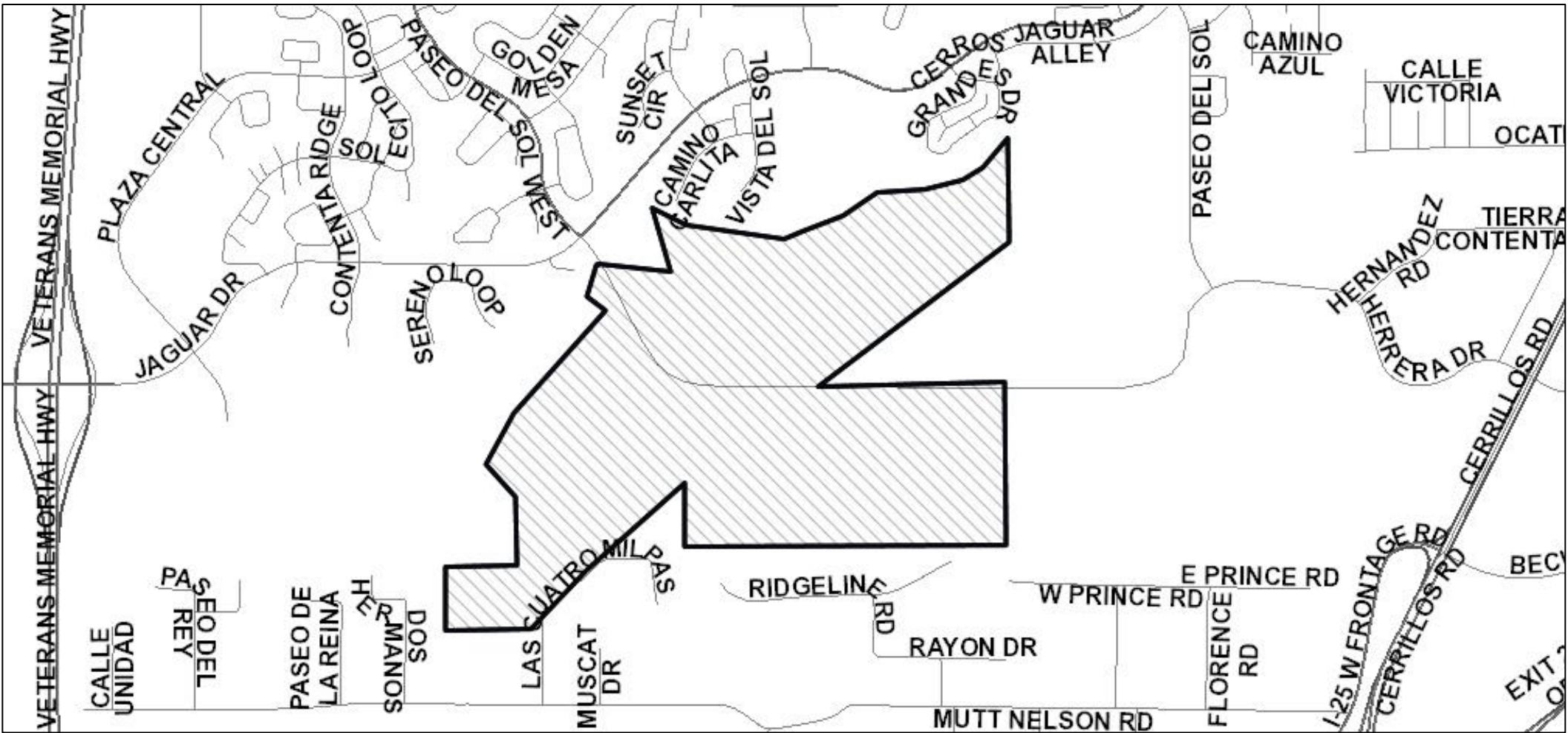
THE FOLLOWING AS TO ALL PARCELS:

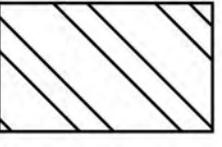
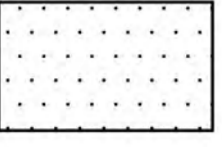
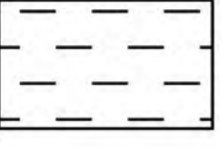







12. Restated Annexation Agreement Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) filed December 15, 1994, recorded in Book 1122, page 756, records of Santa Fe County, New Mexico.

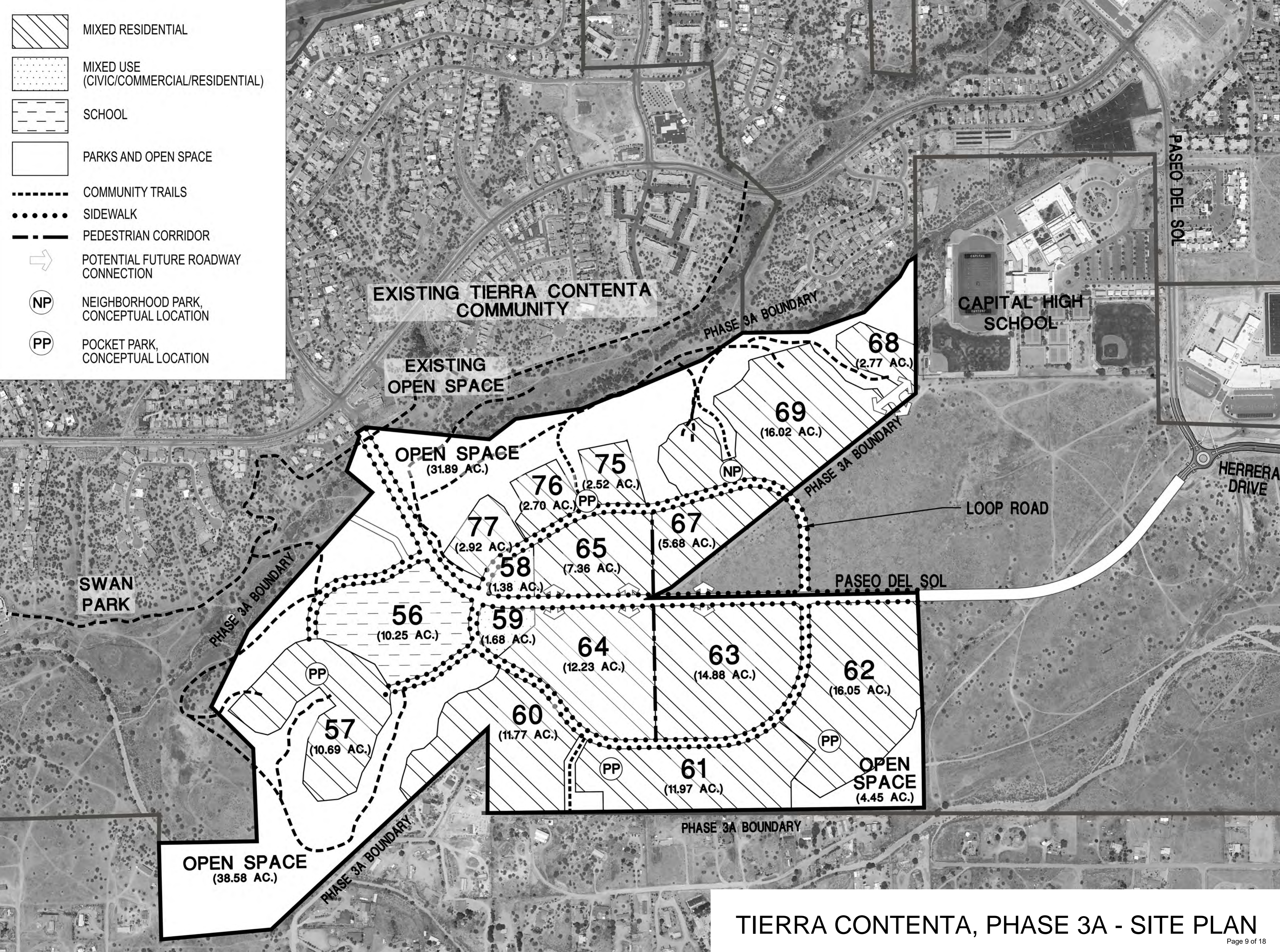
Mexico, Partial Assignment filed of even date herewith in the Official Records of Santa Fe County, New Mexico.

13. Title to all the oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto heretofore reserved unto and or conveyed by predecessors in title.

Vicinity Map – Tierra Contenta Phase 3A



-  MIXED RESIDENTIAL
-  MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)
-  SCHOOL
-  PARKS AND OPEN SPACE
-  COMMUNITY TRAILS
-  SIDEWALK
-  PEDESTRIAN CORRIDOR
-  POTENTIAL FUTURE ROADWAY CONNECTION
-  NEIGHBORHOOD PARK, CONCEPTUAL LOCATION
-  POCKET PARK, CONCEPTUAL LOCATION



EXISTING TIERRA CONTENTA COMMUNITY

CAPITAL HIGH SCHOOL

EXISTING OPEN SPACE

OPEN SPACE (31.89 AC.)

SWAN PARK

OPEN SPACE (38.58 AC.)

TIERRA CONTENTA, PHASE 3A - SITE PLAN



Early Neighborhood Notification (ENN) Guidelines

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

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 1987, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about each criterion, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

The Tierra Contenta Master Plan for Phase 3A was amended in 2021 and will provide up to 1,500 quality, mixed-income homes in the last remaining undeveloped area of Tierra Contenta (TC). A subdivision plat application to create 16 master development tracts will be submitted to the City of Santa Fe for review. As in the previous phases, land will be reserved for a new school, community facilities, neighborhood parks, open space, and trails. Phase 3A comprises 216.5 acres located southwest of Capital High School.

Development of Phase 3A will align with the character of previous phases in all respects, with the exception that this phase includes ample on-street parking.

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

A thorough study was conducted of the terrain and the best routes for the primary roads and infrastructure and determined to leave 35% of the land as open space and parks, in order to protect steep slopes, drainages, and existing vegetation.

(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.*

An archaeological survey was conducted and a Clearance Permit will be issued prior to development. Identified sites are within dedicated open space, minimizing the need for mitigation.

(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.*

Proposed residential densities range from 4.4 units/acre for single-family homes to 20 units/acre for multi-family housing. The proposed densities are consistent with the Master Plan, with policies in the General Plan, and with the surrounding area.

(e) EFFECTS UPON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR TEH 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.*

Improving vehicular and pedestrian connectivity is a high priority for Phase 3A. Planned improvements include the extension of Paseo del Sol from its current terminus at Jaguar Drive east to the Paseo del Sol East/Herrera Drive roundabout, as well as the expansion of the community trail network.

A Traffic Impact Analysis was conducted and will be submitted with the application. The TIA indicates that "Tierra Contenta Phase 3A will have a minimal impact on the City of Santa Fe road system." Roadway improvements are proposed that will improve traffic flow and levels of service. Off-street parking will be provided in accordance with City Code regulations, and public sidewalks will be constructed. There is no anticipated impact on access to services.

(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.*

During the development period, the project will create jobs in construction and related fields. In addition, the commercial uses included in the plan amendment will create job opportunities, as well as opportunities for local businesses to locate in the development. Finally, the project will increase the City's affordable housing supply, a much-needed prerequisite for economic development.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS
For example: creation, retention or improvement of affordable housing; how the project contributes to serving different ages, incomes and family sizes; the creation or retention of affordable business space. (Ord. No. 2005-30(A) § 4)

The residential components of the project will be developed in compliance with the Tierra Contenta Annexation Agreement, which requires that 40% of homes developed be affordable (exceeding the 20% affordability required by the Santa Fe Homes Program).

(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 connect to existing public utilities. It is located in Fire District 8 and will be served by Fire Station No. 8, located nearby at the intersection of Jaguar Drive and Paseo del Sol. The project will be served by City police and Santa Fe Public Schools, and a future elementary school site is reserved. A Santa Fe Trails Bus Stop is located at the intersection of Jaguar Drive and Paseo del Sol, and service will be extended through the development upon build-out. Lastly, proposed roadway and pedestrian improvements will enhance the public roadway and trail network.

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

The project will comply with City water conservation requirements. Water rights will be provided to offset increased demand in accordance with City requirements.

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

Appropriate measures for creation of pedestrian trails and vehicular connectivity will be implemented. The project provides a mixture of housing types and integrates school and commercial uses as well. Pedestrian and transit connectivity between the project and adjacent existing neighborhoods will be improved, while providing services and employment opportunities for nearby residents. Access to the Arroyo Chamiso Trail and community trail networks will greatly enhance the pedestrian experience in this area of the City.

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

Development of the Tierra Contenta project has been underway since 1994 and is in alignment with the City's General Plan policies around infill development, affordable housing, and compact urban form. The project encourages a mixture of high-quality housing types and includes a mixture of uses, including residential, commercial, elementary school, community facilities, parks and trails.

ADDITIONAL COMMENTS (Optional)



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: Tierra Contenta Phase 3A
- 2. Location of Property: vacant land between Jaguar Dr, Cerrillos Rd, and Mutt Nelson Rd
- 3. Owner/Agent Name: Homewise, Inc. / JenkinsGavin, Inc.
 Mailing Address: 130 Grant Ave. Suite 101, Santa Fe, NM 87501
 Phone & Fax: (505) 820-7444
- 4. Unit Matrix


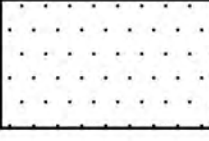
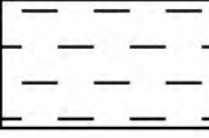
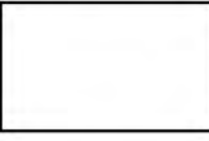






PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached & attached)	Up to 1,000	TBD (40% of Single Family Residences will be affordable)
Multi-Family	500	

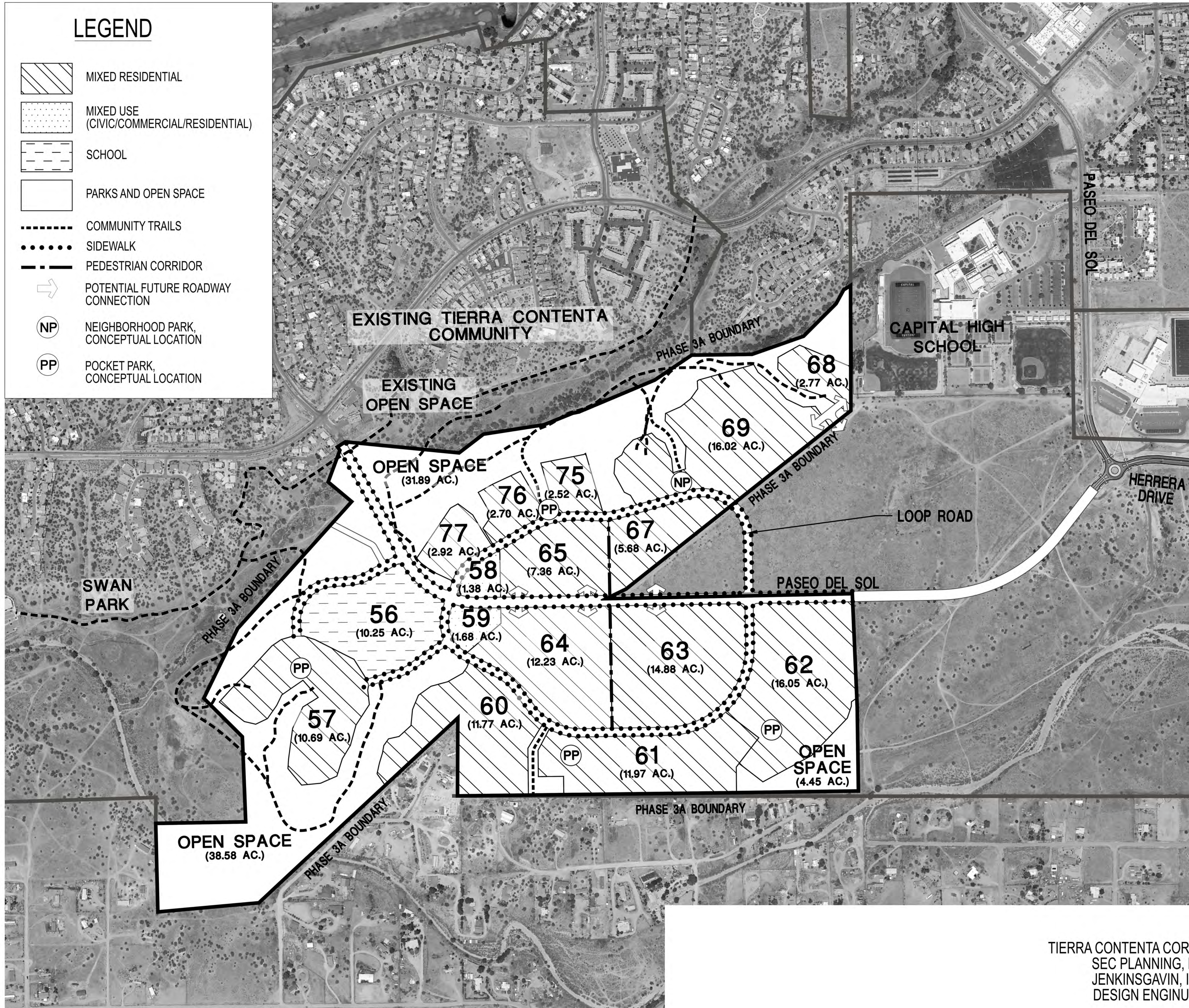
- 5. Elementary School Zone for Proposed Development: Nina Otero Community School
- 6. Middle School Zone for Proposed Development: Nina Otero Community School
- 7. High School Zone for Proposed Development: Capitol High School
- 8. Build out Rates (Year/s; #/yr): TBD

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

LEGEND

-  MIXED RESIDENTIAL
-  MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)
-  SCHOOL
-  PARKS AND OPEN SPACE
-  COMMUNITY TRAILS
-  SIDEWALK
-  PEDESTRIAN CORRIDOR
-  POTENTIAL FUTURE ROADWAY CONNECTION
-  NEIGHBORHOOD PARK, CONCEPTUAL LOCATION
-  POCKET PARK, CONCEPTUAL LOCATION



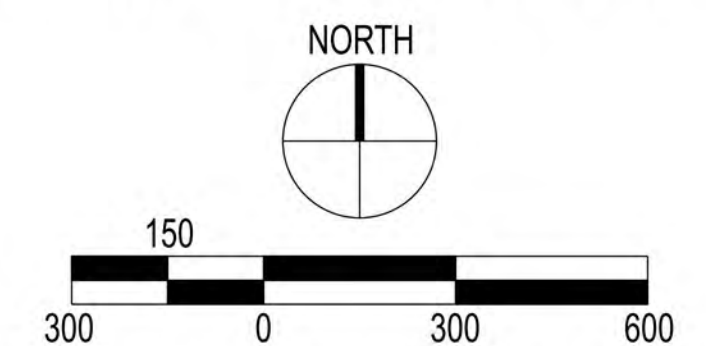
NOTES:

1. FOR DEVELOPMENT PROGRAM, SEE ABOVE. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITLED "TIERRA CONTENTA, WOLMAGOOD SUBDIVISION AND CONTIGUOUS LAND (EAST)" FOR CONDITIONS OF DEVELOPMENT.
2. AT THE TIME OF APPLICATION FOR PLAT, A SYSTEM OF APPROPRIATELY SCALED LOCAL ROADS SHALL BE ESTABLISHED WHICH CONNECT OR ARE STUBBED OUT TO PERMIT LATER CONNECTION TO ADJOINING LOCAL ROADS ON PROPERTIES WITHIN OR NEXT TO TIERRA CONTENTA.
3. SUBSEQUENT PLATS SHALL ILLUSTRATE STORM WATER MANAGEMENT SYSTEMS ACCEPTABLE TO THE CITY WHICH INCLUDE FACILITY DESIGN AND MAINTENANCE PROGRAMS.
4. FOR FINAL SUBDIVISION PLATS OR DEVELOPMENT PLANS (IN THE CASE OF MULTI-FAMILY), THE DISPOSITION OF LANDS OVER 30% SLOPE THAT ARE NOT LOCATED IN THE PUBLIC OPEN SPACE SYSTEM SHALL BE CLARIFIED. LANDS OUTSIDE THE OPEN SPACE SYSTEM THAT ARE OVER 30% SLOPE SHALL BE IDENTIFIED AS REMAINING UNDISTURBED PER THE CITY CODE OR AS REQUIRING A VARIANCE.
5. SUBMITTALS SHALL BE PREPARED ON A TRATC BY TRACT BASIS FOR IMPROVEMENT PLANS, VEGETATION PLANS (INCLUDING USE OF NATIVE PLANTS) AND IRRIGATION PLANS (INCLUDING XERISCAPE AND USE OF EFFLUENT WATER) IN PARKS, OPEN SPACE, ROADWAYS, DRAINAGES, AND COMMUNITY FACILITIES. THE CITY PARKS AND PUBLIC WORKS DEPARTMENTS SHALL REVIEW THE SUBMITTALS TO DETERMINE ACCEPTABLE PLANS.
6. THE CITY PARKS DEPARTMENT SHALL RECOMMEND SIZE AND DEVELOPMENT CRITERIA FOR PARK IMPROVEMENTS.
7. ROADS WILL BE CONSTRUCTED CONSISTENT WITH CITY CODE OR VARIANCES FROM THE CITY CODE SHALL BE OBTAINED.
8. DEVELOPMENT WITH THE PRC SHALL COMPLY WITH THE APPROVED DESIGN GUIDELINES.

PHASE 3A DEVELOPMENT AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	UNITS	DU/ACRE
56	SCHOOL	10.25	0	0.0
57	MIXED RESIDENTIAL	10.69	49	4.6
58	MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)	1.38	21	12.0
59	MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)	1.68	21	12.5
60	MIXED RESIDENTIAL	11.77	60	5.1
61	MIXED RESIDENTIAL	11.97	73	6.1
62	MIXED RESIDENTIAL	16.05	107	6.7
63	MIXED RESIDENTIAL	14.88	275	18.5
64	MIXED RESIDENTIAL	12.23	225	18.4
65	MIXED RESIDENTIAL	7.36	150	17.2
67	MIXED RESIDENTIAL	5.68	40	7.0
68	MIXED RESIDENTIAL	2.77	12	4.3
69	MIXED RESIDENTIAL	16.02	85	5.3
75	MIXED RESIDENTIAL	2.52	11	4.4
76	MIXED RESIDENTIAL	2.70	12	4.4
77	MIXED RESIDENTIAL	2.92	34	11.6
	OPEN SPACE	85.65	0	0.0
PHASE 3A TOTALS		216.52	1175	5.3
MAXIMUM PERMISSIBLE UNITS			1500	6.7

MASTER PLAN AMENDMENT #1



TIERRA CONTENTA
PHASE 3A
 SANTA FE, NEW MEXICO

SHEET 7B

TIERRA CONTENTA CORPORATION
 SEC PLANNING, LLC
 JENKINS GAVIN, INC.
 DESIGN ENGINEUTY



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: Tierra Contenta Phase 3A Master Plat

Address: N/A Parcel Size: 216.5 acres

Zoning: PRC Future Land Use: Residential, Neighborhood Center, Parks, Public/Inst

Preapplication Conference Date: October 13, 2022

Detailed Project Description: Proposed Master Plat for Tierra Contenta Phase 3A to create 16 master development tracts to align with the Tierra Contenta Master Plan, as amended on October 27, 2021, including variance requests for disturbance of 30% slopes and significant tree replacement, and innovative street design.

Property Owner Information

Name: Homewise, Inc.

Address: 1301 Siler Road, Bldg. D, Santa Fe, NM 87507

Phone: 505-983-9473 E-mail Address: _____

Applicant/Agent Information (if different from owner):

Name: JenkinsGavin, Inc.

Address: 130 Grant Ave., Suite 101

Phone: 505-820-7444 E-mail Address: jennifer@jenkinsgavin.com

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize See attached letter of authorization. to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Proposed ENN Meeting Dates:

<i>Provide 2 options:</i>	<i>Preferred Option</i>	<i>Alternative</i>
DATE:	May 29, 2025	
TIME:	5:30 p.m.	
LOCATION:	Zoom Meeting (virtual)	