

Date: September 27, 2011

To: City of Santa Fe Planning Commission

From: Las Americas Owners Association  
PO Box 15456  
Santa Fe, NM 87592-5456

Subject: Stage Coach Apartment Development Plan

The 84 Property Owners that make up the Las Americas Owners Association respect the right of the Owner of the Stage Coach to develop their property as they like, subject to applicable restrictions supervised by government authorities.

Upon reviewing the plan provided by the City last Friday, we petition the City of Santa Fe to consider our concerns.

The plan is incomplete. It shows an area indicated as "possible day care center" but does not include development of this space in the Site Plan or in the Parking Calculations. The City must require complete and accurate information in a Plan before any Plan can be approved. The Plan must include a Site Plan which includes any motor vehicle or pedestrian access to the Day Care Facility as well as the inclusion of sufficient parking spaces.

Please refer to the table below which states information directly from the City Off Street Parking Regulations

**APPLICABLE CITY PARKING REGULATIONS: §14-8.6 OFF-STREET PARKING AND LOADING**

Category	City Requirement
Attached dwelling unit (over 5 units): Less than 800 square feet of heated floor area	1 assigned space and .25 unassigned space per dwelling unit
Attached dwelling unit (over 5 units): 800–1,200 square feet of heated floor area	1 assigned space and 0.5 unassigned space per dwelling unit
Attached dwelling unit (over 5 units): More than 1,200 square feet of heated floor area	2 spaces per dwelling unit
Non-medical offices	One space per each 350 square feet of net leasable area
Day Care	Two spaces plus one additional space for each ten children

Please refer to 03 DevelopmentSitePlan2 of the Plan. The Plan is incomplete. The Plan fails to show which parking spaces are assigned and which are unassigned. Which units are to be assigned

Compact Car spaces and which units are assigned regular spaces?

Please refer to 03 DevelopmentSitePlan2 of the Plan. The Parking Calculations are in error. The Unit Breakdown specifies that the 3-Bedroom Units are 1,225 square feet. The City requires such a residence with more than 1,200 square feet of heated floor area to have 2 spaces per dwelling unit. The Parking Calculations provide for only 1.5 spaces for each of these eight 3-bedroom units. Even if the Plan did include the parking for the Day Care Facility, it would still be short four parking spaces due to this miscalculation.

In the August 9 on-site meeting with Las Americas Owners, Joe Chato stated that the developer does not intend to create a spillway to direct water into the back yards of the properties near the Utility and Drainage Easement close to the southwest corner of the Development. He explained the plan to be to improve the area near the southeast corner, with the cooperation of Las Americas Owners Association, to direct water into the parking lot. We are not experts in the field of terrain management or storm water management, and we must rely on the expertise of City personnel. We request that the City take all appropriate measures to ascertain that terrain and flood water management is done correctly to minimize the risk of flooding Las Americas residences.

Regarding the proposed roadway improvement to the Super 8 parking lot, the Las Americas Owners Association is willing to enter into an equitable Road Maintenance Agreement with the Owners of Stage Coach and the Owners of Super 8. We do not know how to contact the Owners of Super 8. We suggest that the City require that a Road Maintenance Agreement between these 3 entities be in place before approving the Plan for development of Stage Coach.

Also in regard to the proposed roadway improvement to the Super 8 parking lot, we implore the City to require use of all appropriate traffic calming and safety techniques. The developers must be held responsible for mitigating the increased danger to motorists and pedestrians, from the increase in the number of vehicles and driving speeds which the proposed development can be expected to induce in this area.

And also related to traffic safety, the City must require that the existing westernmost curb cut / access to Cerrillos Road be closed.

Our concerns are reasonable. We want 1) roadways that are safe, 2) a fair agreement with our neighbors for roadway maintenance, 3) storm water management which does not increase the risk of flooding inside our residences, and 4) adequate provision of off-street parking spaces so that we and our neighbors are not unfairly burdened by Stage Coach residents, who will end up parking on our land if the Plan does not provide for enough spaces at Stage Coach Apartments.

Special thanks to Donna Wynant, who attended two on-site meetings, provided lots of useful information, and cordially answered many calls and emails. Thank you very much to the Planning Commission for your attention to our concerns. We want to be good and welcoming neighbors, but wish to avoid being unfairly victimized by the actions of Bank of America and the other Owner(s) of the proposed Stage Coach Apartments. Thank you to all involved City employees, for all for your hard work and attention to detail, in overseeing a development which meets with all regulations and is fair to all parties.