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LETTER OF INTENT / RESPONSE TO ENN GUIDELINES MEMORANDUM

Date: July 28, 2026

To: City of Santa Fe Land Use Department

From: Nathan Manzanares – Principal - Integrity Land Planning, LLC (Agent)

Project: Lucia Lane Townhomes – Preliminary Development Plan & Preliminary Plat

Property Address: 4141 Lucia Lane, Santa Fe, NM 87505

Applicant: TAL Realty Inc.

RE: Letter of Intent / Response to ENN Guidelines – Lucia Lane Townhomes – Preliminary Development Plan & Preliminary Plat Application(s)

Proposed Request

This memorandum is submitted on behalf of *TAL Realty Inc.* in support of a *Preliminary & Final Development Plan and Preliminary Plat Application(s)* for a proposed residential subdivision located at 4141 Lucia Lane, Santa Fe, New Mexico 87507.

The Applicant proposes to develop a 28-lot townhome community, designed to provide a cohesive, well-planned residential environment that responds appropriately to the site, surrounding development, and available infrastructure.

Furthermore, the proposed request is consistent with the City of Santa Fe Land Development Code (Ordinance 2025-25) and implements key policies of the City's General Plan related to infill development, housing diversity, and efficient land use.

Site Context and Development Suitability

The subject property consists of approximately 4.26 acres and is located within an established and serviced area of the City.

The site is accessed from Lucia Lane and benefits from existing roadway and utility infrastructure.

As illustrated on the preliminary site plan, the property includes:

- Established access via Lucia Lane
- A 50-foot ingress/egress and public utility ROW easement providing additional access and service capacity
- Existing roadway improvements, including adjacent asphalt and gravel road segments that will be improved for consistency and functionality
- A drainage feature / area that provides regional ponding for the overall site layout

The site is well-positioned for residential infill development, with no apparent constraints that would preclude development under its current zoning designation.

Consistency Current Zoning Designation, Future Land Use and General Plan

The property is zoned R-12 (Residential – 12 dwelling units per acre) and is designated 3–7 dwelling units per acre under the City’s Future Land Use Map.

The proposed 28-lot townhome development on approximately 4.26 acres results in a density of approximately 6.6 dwelling units per acre, which falls within the identified Future Land Use range.

As proposed, the project is consistent with both the underlying zoning and the Future Land Use designation and represents an efficient and appropriate utilization of land within an existing serviced area of the City. By delivering moderate-density housing within an already serviced area, the project represents a practical and policy-aligned approach to accommodating growth while minimizing the need for outward expansion.

The project also supports broader City objectives related to:

- Infill development within existing service areas
- Efficient use of land and infrastructure
- Expansion of housing / starter home or first-time home buyer opportunities
- Compact and connected residential development patterns

Compliance with City of Santa Fe Land Development Code (Ordinance 2025-25) - Design Standards

The proposed development consists of a 28-lot townhome subdivision organized around a centralized internal circulation system.

The site plan reflects a thoughtful approach to site design, including:

- A looped internal roadway system providing efficient and continuous access
- Double-loaded lot configuration supporting compact, functional development
- Logical lot arrangement responsive to site geometry
- Integration of the existing drainage feature into the overall layout
- Internalized circulation that minimizes conflicts with external roadways

The proposed layout is intended to create a cohesive residential environment while efficiently utilizing available land and maintaining appropriate access and circulation.

Subdivision Standards:

The Preliminary Plat has been designed to meet subdivision requirements, including:

- Logical lot configuration and layout
- Safe and efficient internal circulation
- Adequate provision of utilities and infrastructure
- Integration of open space and landscaping

Development Plan Review Criteria:

The Preliminary Development Plan demonstrates:

- Compatibility with surrounding land uses
- Adequate access and site connectivity
- Availability of infrastructure and public services
- A site-responsive design consistent with City standards

Access, Utilities and Infrastructure

Primary access to the site is provided via Lucia Lane, an existing roadway capable of serving the proposed development.

Utilities are available in the area and will be extended throughout the site in accordance with City requirements. The presence of the 50-foot ingress/egress and utility ROW easement provides a strong framework for infrastructure and service delivery.

Stormwater management will be addressed through engineered solutions designed to respond to existing drainage conditions and comply with applicable City standards.

Community Benefit and Public Interest

As part of the proposed development, the Applicant is committed to enhancing the public interface along Lucia Lane. Improvements will include:

- Installation of sidewalks along the project frontage / Interior Roadway
- Landscaping improvements consistent with City standards
- Extension of these improvements to the limits of the property boundary (Increased improvements of Lucia Lane)

These enhancements are intended to contribute to the overall streetscape, improve pedestrian connectivity, and align with City expectations for frontage improvements.

Key benefits include:

- Expansion of housing supply within an established area
- Efficient use of existing infrastructure and services
- High-quality residential design
- Consistency with adopted plans and policies

Response to ENN Guidelines

a. Effect on Character and Appearance of Surrounding Neighborhoods

The proposed Lucia Lane Townhome Development has been carefully designed as a context-sensitive residential infill project that complements the character of the surrounding neighborhood while enhancing the overall appearance of the area. The project consists of twenty-eight (28) fee-simple townhomes organized around an internal loop roadway with sidewalks, landscaped streetscapes, and coordinated architectural design intended to create a cohesive residential environment.

Unlike conventional suburban subdivisions that expand into undeveloped areas, this project represents the reinvestment of an underutilized property located within an established neighborhood already served by municipal infrastructure. The development will introduce new housing while maintaining an appropriate scale and intensity that is compatible with surrounding residential land uses.

The proposed frontage improvements, including sidewalks, landscaping, curb and gutter improvements, and enhanced streetscape elements along Lucia Lane, will improve the public realm and provide a more attractive pedestrian-oriented environment than currently exists. The project advances General Plan policies encouraging quality infill development, neighborhood reinvestment, and attractive community design while respecting the established residential character of the surrounding area.

b. Effect on Protection of the Physical Environment

The project has been designed to respond to the site's existing environmental characteristics while minimizing impacts on the surrounding physical environment.

Existing drainage patterns and the regional ponding area have been incorporated into the site design rather than eliminated, allowing stormwater to be managed through engineered drainage facilities designed in accordance with City standards. Future grading, drainage, utility, and erosion control improvements will be completed under engineered plans reviewed by the City to ensure compliance with applicable environmental regulations.

Because the property is located within an existing developed service area, the project utilizes existing roadway, utility, and municipal infrastructure rather than requiring significant extension of public facilities into previously undeveloped areas.

This approach supports the City's sustainability objectives by promoting efficient land utilization and reducing unnecessary infrastructure expansion.

Overall, the project represents responsible infill development that balances environmental stewardship with the efficient use of urban land and infrastructure.

c. Impacts on Prehistoric, Historic, Archaeological, or Cultural Sites or Structures

At this time, no known prehistoric, archaeological, historic, acequia, or culturally significant resources have been identified on the subject property.

Should cultural resource investigations be required during the City's entitlement process, the Applicant will comply with all applicable federal, state, and local regulations governing archaeological and cultural resource protection. If any previously unidentified resources are encountered during construction, all required procedures for protection, evaluation, and agency coordination will be followed.

Accordingly, no adverse impacts to known cultural or historic resources are anticipated.

d. Relationship to Existing Density and Land Use Within the Surrounding Area and With Land Uses and Densities Proposed by the General Plan

The proposed development is fully consistent with both the City's adopted Future Land Use Map and the underlying R-12 zoning designation.

The property is designated for residential development at three (3) to seven (7) dwelling units per acre under the Future Land Use Map. The proposed twenty-eight (28) townhomes on approximately 4.26 acres results in an overall density of approximately 6.6 dwelling units per acre, which falls squarely within the City's adopted density range.

The project also supports multiple General Plan objectives by:

- promoting residential infill within an existing service area;
- efficiently utilizing existing municipal infrastructure;
- expanding housing opportunities;
- encouraging compact development patterns;
- reducing pressure for outward expansion of the City.

Rather than introducing a contrary land use, the project continues the residential development pattern already established throughout the surrounding neighborhood while providing additional housing options consistent with City policy.

e. Effects on Pedestrian or Vehicular Traffic and Access to Services

The development has been designed to provide safe and efficient access for vehicles, pedestrians, emergency responders, and service providers.

Primary access will continue to be provided from Lucia Lane through an improved roadway connection. The internal loop street provides efficient circulation while minimizing traffic conflicts and improving emergency access throughout the site.

Sidewalks are proposed throughout the development as well as along Lucia Lane, creating improved pedestrian connectivity to adjacent neighborhoods and supporting the City's multimodal transportation goals.

A Traffic Impact Assessment will accompany the formal application and evaluate projected traffic volumes, roadway operations, and any recommended improvements. City staff has identified traffic-related issues as engineering refinements rather than fatal flaws, and the Applicant is incorporating those recommendations into the project design prior to formal application.

Because the property is located within an existing urban service area, residents will have convenient access to existing schools, parks, employment centers, commercial services, utilities, and public facilities without requiring substantial new public investment.

f. Impact on Economic Base of Santa Fe

The project will provide meaningful economic benefits to the City of Santa Fe during both construction and long-term occupancy.

Construction activities will generate employment opportunities for local contractors, engineers, surveyors, architects, suppliers, and other businesses. Following completion, the development will increase the City's residential tax base while supporting nearby commercial businesses through additional population within the existing urban area.

The project also represents private investment in existing infrastructure and neighborhood revitalization, consistent with the City's goals of encouraging reinvestment and maximizing the efficiency of existing public facilities.

Expanding the local housing supply also benefits Santa Fe's workforce by creating additional ownership opportunities that support long-term economic stability and community resilience.

g. Effect on Availability of Affordable Housing and Availability of Housing Choices

One of the primary public benefits of the proposed development is the expansion of housing opportunities within the City.

The project introduces twenty-eight (28) ownership townhomes, providing an important housing type that currently remains limited within many areas of Santa Fe. Townhomes offer an ownership opportunity at a generally lower price point than traditional detached single-family homes while maintaining the benefits of private ownership.

Additionally, six (6) of the proposed units will be designated as affordable housing, representing approximately twenty percent (20%) of the total project. This directly advances the City's affordable housing objectives while increasing opportunities for first-time homebuyers, working families, young professionals, and downsizing households.

By increasing both housing supply and housing diversity, the project supports General Plan policies encouraging a broader range of housing choices throughout the community.

h. Effect on Public Services and Infrastructure Elements

The subject property is located within an area already served by municipal infrastructure, including public water, sanitary sewer, roadway access, and other essential utilities.

Existing utility infrastructure will be extended throughout the development in accordance with City standards. The project also includes frontage improvements along Lucia Lane consisting of sidewalks, curb and gutter improvements, landscaping, and roadway improvements that will enhance existing public infrastructure and improve neighborhood connectivity.

Because the project is located within an existing service area, it represents an efficient use of previously constructed public facilities while minimizing the need for significant new municipal infrastructure investments.

Overall, the project supports the City's long-standing policy of directing growth toward areas where infrastructure already exists.

i. Impacts on Water Supply, Availability, and Conservation Methods

The proposed development will be served by the City of Santa Fe municipal water system. Individual water meters will be installed in accordance with City requirements, and all infrastructure improvements will comply with applicable utility standards.

Future landscaping and irrigation will be designed using water-efficient practices consistent with City conservation policies.

Stormwater runoff will be managed through engineered drainage facilities designed to accommodate existing site conditions while promoting responsible water management and protecting downstream properties.

Because the development occurs within an existing municipal service area, no extension of regional water infrastructure is anticipated beyond normal site improvements.

j. Effect on Opportunities for Community Integration and Social Balance

The proposed development supports community integration by expanding housing opportunities within an established neighborhood rather than creating isolated development on the urban fringe.

The internal street network, sidewalks, landscaping, and frontage improvements encourage walkability and neighborhood interaction while connecting residents to the surrounding community.

The inclusion of affordable housing units alongside market-rate ownership housing promotes a more economically diverse residential environment consistent with the City's affordable housing policies.

The project contributes to a balanced community by providing housing opportunities for a variety of household sizes, income levels, and life stages while strengthening an existing residential neighborhood.

k. Effect on Urban Form

The Lucia Lane Townhome Development represents an excellent example of compact, efficient urban infill that reinforces the City's desired growth pattern.

The project places moderate-density housing within an existing developed area already served by public infrastructure, thereby reducing pressure for outward expansion into undeveloped lands. The site plan promotes a connected street pattern, organized building placement,

pedestrian circulation, open space integration, and coordinated frontage improvements that contribute positively to the surrounding urban fabric.

By utilizing existing municipal infrastructure, improving Lucia Lane, and providing housing at a density consistent with the Future Land Use Map, the project supports the City's goals for complete neighborhoods, sustainable development, multimodal transportation, and efficient land use.

Overall, the development advances the City's long-term vision for well-designed residential infill that strengthens existing neighborhoods while accommodating future housing demand in an orderly and sustainable manner.

Conclusion

The proposed Lucia Lane townhome subdivision represents a well-considered infill development that is consistent with the R-12 zoning district and the City's Future Land Use designation, while supporting broader General Plan objectives related to housing, efficiency, and sustainable growth.

The project has been designed to respond to the site's physical characteristics, utilize existing infrastructure, and provide a cohesive residential layout that integrates access, circulation, and open space considerations.

The Applicant looks forward to working collaboratively with City staff through the pre-application process to refine the project, address any outstanding considerations, and establish a clear and achievable path forward toward formal submittal under the City of Santa Fe Land Development Code (Ordinance 2025-25).

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Manzanares', written over a horizontal line.

Nathan Manzanares
Principal- Integrity Land Planning LLC.