



JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTICE

September 14, 2025

RE: 214 Camino de los Marquez Development Plan

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss an upcoming application to the City of Santa Fe for a Development Plan to raze the existing 50-unit Axton Apartments and redevelop the property as a new 83-unit multi-family community. The ±2.5-acre property, located at 214 Camino de los Marquez, is zoned R-29 (Residential, 29 dwellings per acre). Please refer to the attached Vicinity Map, Conceptual Site Plan, and Early Neighborhood Notification Guidelines for more information.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a meeting is scheduled for **September 29, 2025 at 5:30 p.m.**

The meeting link is below and can be accessed on the City's website at <https://santafenm.portal.civicclerk.com/>

Join Zoom Meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/89690010556?pwd=a3abuJ0n9iAtSaXnEWHOW502j1bRkI.1>

Meeting ID: 896 9001 0556 | Passcode: 338299

Call-in number: (669) 444 9171

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. If you have any questions or comments, please contact Jennifer Jenkins at 505-820-7444 or jennifer@jenkinsgavin.com. Persons with disabilities in need of special accommodations, or the hearing impaired needing an interpreter, please contact the City Clerk's Office (955-6520) 5 days prior to the meeting date.

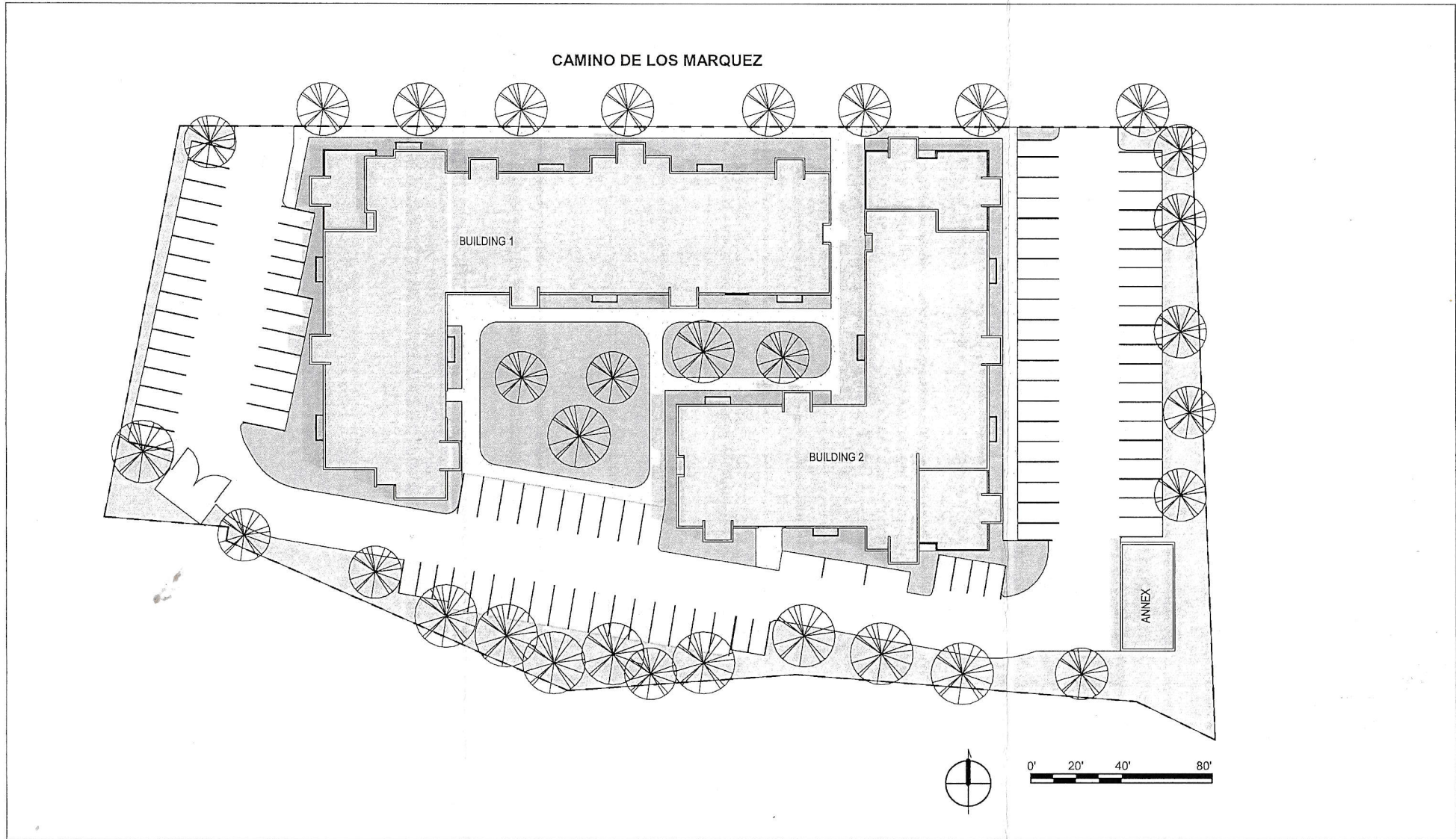
Sincerely,

Jennifer Jenkins

Vicinity Map

214 Camino de los Marquez





Santa Fe Opera Apprentice Housing
SCHEMATIC SITE PLAN

2025-09-09

SMPC Architects © 2025



Submit by Email

Print Form

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)*

PROJECT SUMMARY: The 2.5-acre subject property is located at 214 Camino de los Marquez, which was rezoned in early 2025 to R-29 (29 dwellings per acre). It is currently developed with the 50-unit Axton Apartments. The applicant is proposing to demolish the existing structures to redevelop the property as a new 83-unit multi-family community.

Two buildings are proposed with two and three-story elements within the 36-foot height limit, and will reflect the adobe colors, style and pueblo architectural vernacular of the surrounding neighborhood. Unlike the original structures, the new apartments will relate to the street frontage to be more in line with adjacent properties on Camino de los Marquez. Ingress and egress will be via two driveways on the west and east sides of the site respectively. Landscaping is proposed for the perimeter of the property, with buffers varying in width from 10 to 15 feet, to help screen/buffer parking from adjacent properties to the west, east and south. In addition, a landscaped courtyard is provided for the enjoyment of residents. All site lighting will be shielded and downlit to prevent light trespass onto adjacent residential properties.

The surrounding neighborhood comprises a diverse mix of uses, including multi-family, single-family residential, commercial, office, and shopping center uses that are readily accessible via car or a short walk, as well as a city park south of Cordova Road. The proposed project is compatible with the existing use of the property and the surrounding land use pattern.

(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.*

The site slopes gently from east to west. There are no active arroyos on the property, but there is a drainage easement along the southern property boundary. All terrain management regulations will be met to ensure there are no erosive conditions. Landscaped open space and outdoor areas will be provided for the residents as described in Criterion A. Significant trees will be preserved where feasible or replaced in accordance with City Code requirements.

(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 property is located in both the Suburban and River & Trails Archaeological Districts. A cultural resources survey will be submitted to the Archaeological Review Committee for approval and issuance of a clearance permit prior to commencing construction activities.

(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 subject property's General Plan Future Land Use designation is High Density Residential, which is also the designation for the neighboring properties to the north and west. Indicative of the diverse, mixed-use nature of the neighborhood, other surrounding Future Land Use designations include Community Commercial, Office, Institutional, and Low Density Residential. The proposed residential development fulfills the themes of the General Plan to promote infill as well as a compact urban form, promoting a mix of housing types and uses in all neighborhoods, as well as maintaining and respecting Santa Fe's unique personality, sense of place, and character.

(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 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 design will include pedestrian connections to the existing sidewalk along Camino de los Marquez. The walkability of the neighborhood along with the site's proximity to public transit provides convenient access to employment, services, and retail. No negative impact on access to services is anticipated.

(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 creation of new housing supply is critical to economic development in Santa Fe by providing more housing opportunities for the employment base. In addition, the project will create jobs in construction and related industries.

(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 project will comply with the Santa Fe Homes Program through payment of a fee to the Affordable Housing Trust Fund.

(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 City water and sewer, as well as existing emergency services. A financial guaranty has been provided to remedy existing deficiencies in a segment of sewer line and manhole in Camino de los Marquez.

The property is served by Route 6 of the Santa Fe Trails bus system with a bus stop around the corner on Galisteo Street, as well as Route 4 service on Don Diego Avenue to the west. The area is served by several public schools and a school impact form was already submitted with the rezoning.

(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.*

In accordance with City requirements, water offsets will be provided to address the increased water demand. The project will comply with the City's regulations governing landscaping and water conservation.

(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.*

The project improves the opportunities for community integration and balance by incorporating linkages among neighborhoods, as well as access to employment and services within walking distance to the proposed development.

(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.*

As an infill site, the proposed project promotes a compact urban form. Furthermore, the site is easily accessible to commercial services and employment.

ADDITIONAL COMMENTS (Optional)

Empty box for additional comments.