

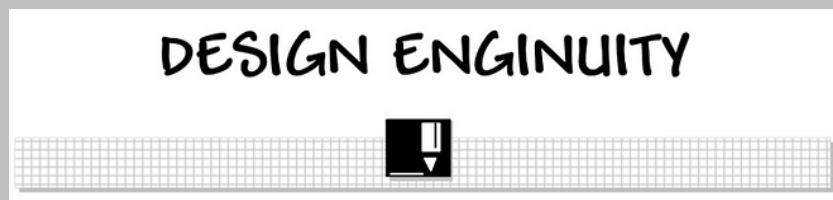
Tierra Contenta, Phase 3A Paseo del Sol Extension Project

Tierra Contenta

Early Neighborhood Notification Meeting
December 15, 2022

Introductions

Owner:	Tierra Contenta Corporation
Owner's Representative:	JenkinsGavin, Inc.
Civil Engineering:	Design Enginuity, LLC
Traffic Engineering:	Walker Engineering
Surveying:	Santa Fe Surveying
Landscape Architecture:	Design Office



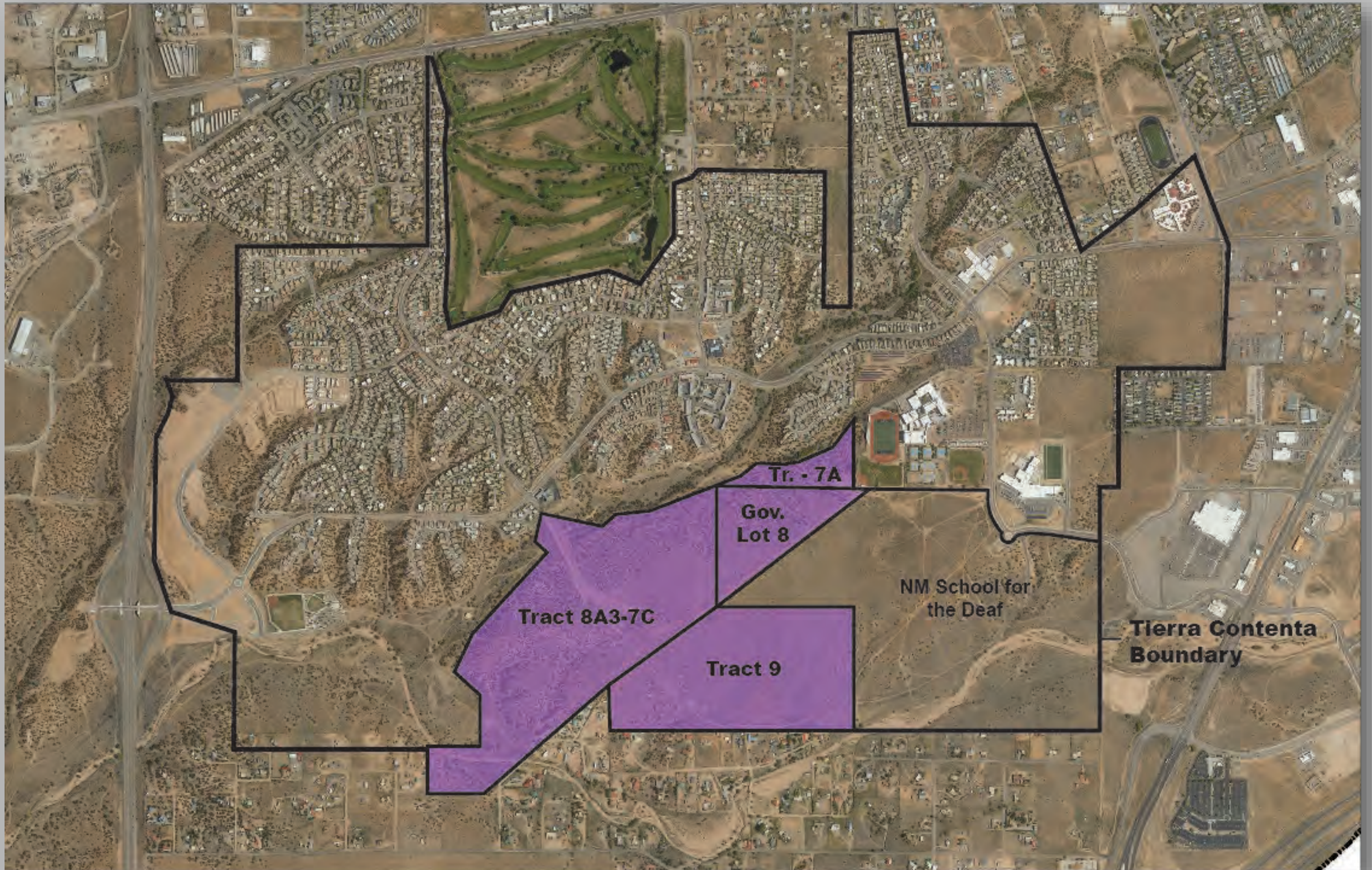
Background – Tierra Contenta

- 1,421-acre parcel of City-owned land designed to create affordable housing, increase the supply of developable land, and increase local production building capacity.
- Tierra Contenta Corporation (TCC) is an independent 501(c)(3) nonprofit corporation established in 1994 for the sole purpose of serving as Master Developer of Tierra Contenta, in collaboration with the City of Santa Fe.
- The Master Plan Amendment for Phase 3A, comprising ±216 acres, was approved by the City Council October 27, 2021.
- The Paseo del Sol Extension Project is underway, to include design and engineering of backbone infrastructure for Phase 3A.

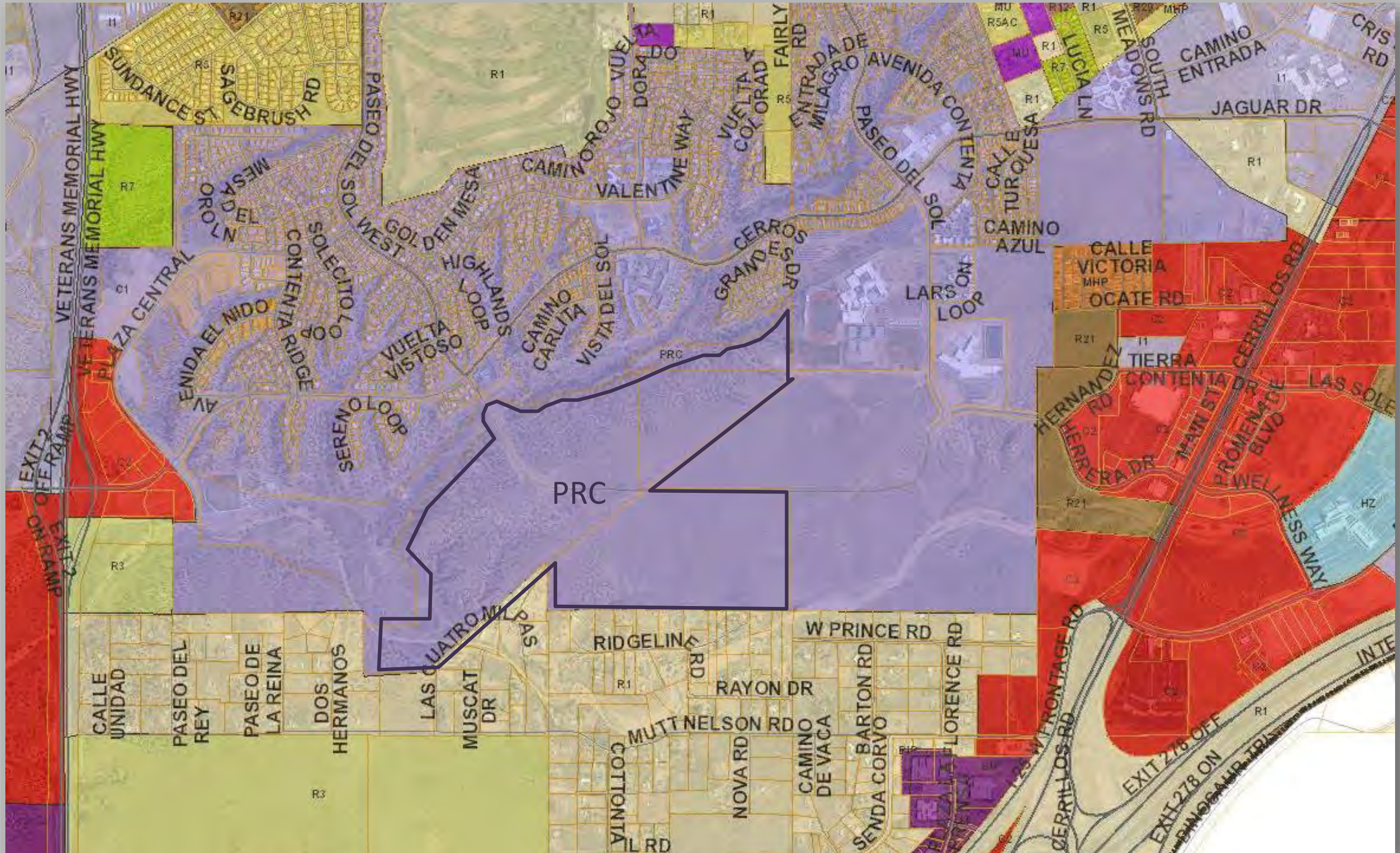
The City of Santa Fe Public Works Department secured a grant from the NMDOT to fund the design of the backbone infrastructure, including the following elements:

- The extension of Paseo del Sol from Jaguar Drive to the Herrera Drive roundabout
- The “Loop Road” and associated roundabouts at the Paseo del Sol intersections
- Traffic Study update
- Utilities
- Landscaping
- Trails

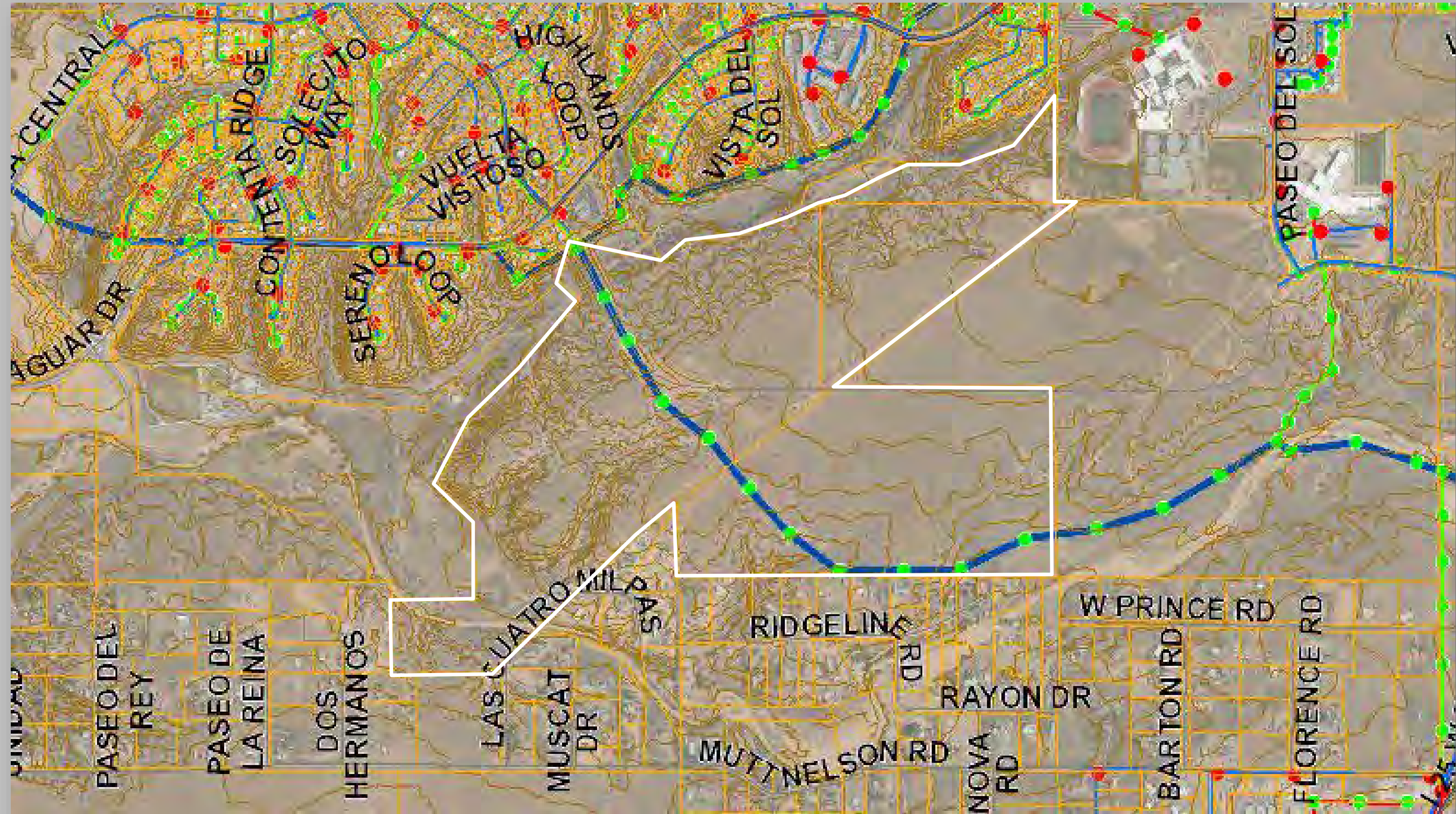
Tierra Contenta, Phase 3A Tracts, 216.5 acres



Zoning



Existing Conditions



Tierra Contenta, Phase 3A

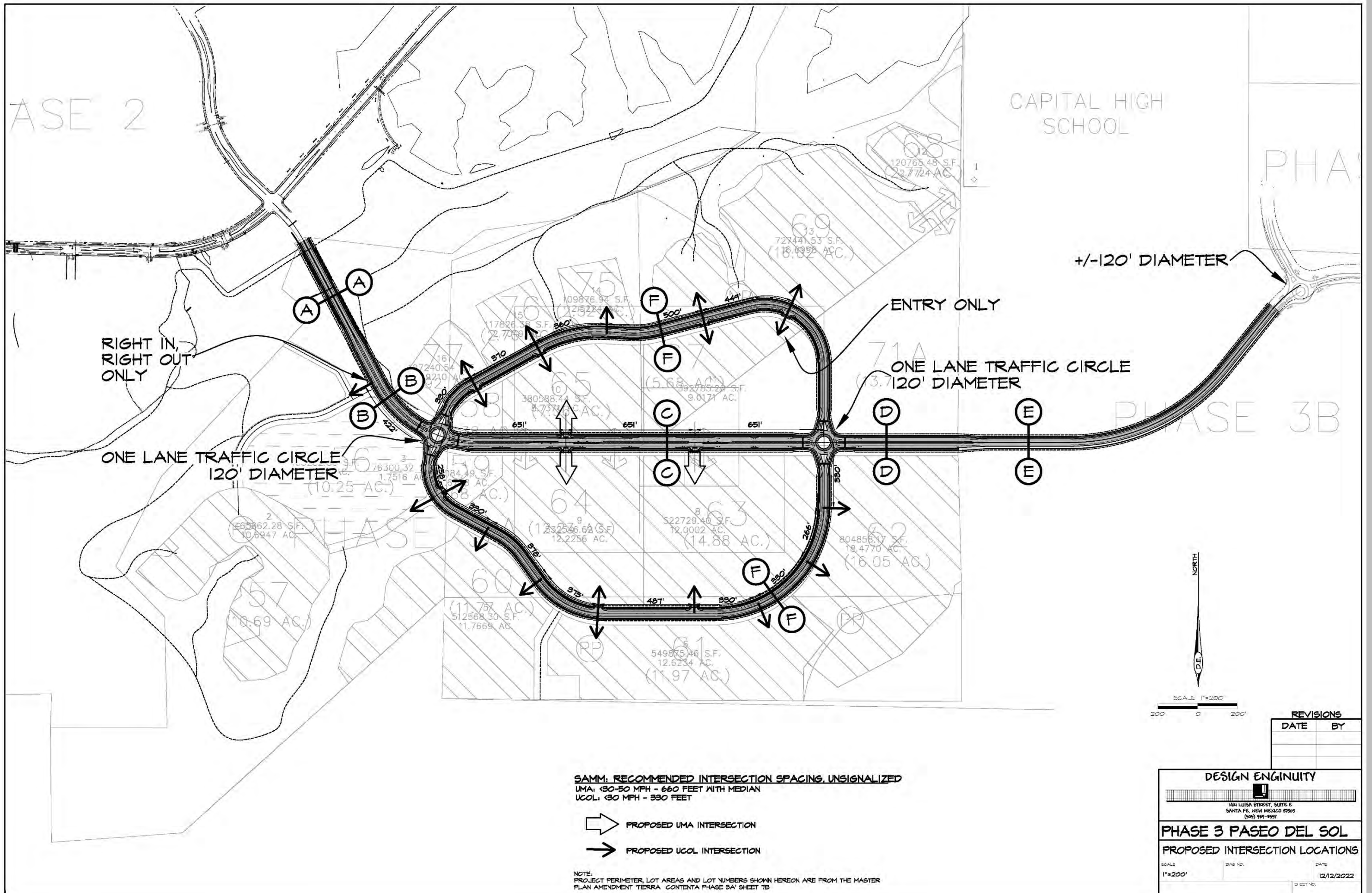
Tierra Contenta



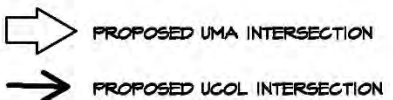
Design and Planning Objectives

- **Innovative street design**
 - Provision of ample on-street parking
 - Pedestrian-oriented design – sidewalks on all roadways
 - Bike lanes on Paseo del Sol and the Loop Road
- **Mixed residential housing types**
 - All housing types allowed in all residential tracts
 - Place-making strategy, inspired by character-defining diversity of older neighborhoods
- **Flexible Densities**
 - Density bonuses awarded as incentive for diversity of housing types and sustainable construction methods.
- **Pilot form-based zoning concepts**
 - Typological approach
 - Less prescriptive, more flexible, easier to apply
 - Emphasis on walkability and activation of public realm

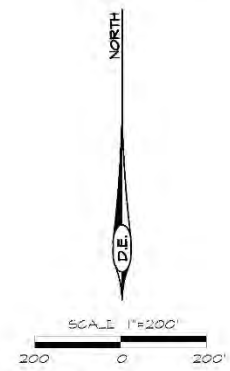
Schematic Plans



SAMM: RECOMMENDED INTERSECTION SPACING, UNSIGNALIZED
 UMA: 30-50 MPH - 660 FEET WITH MEDIAN
 UCOL: 30 MPH - 330 FEET



NOTE: PROJECT PERIMETER, LOT AREAS AND LOT NUMBERS SHOWN HEREON ARE FROM THE MASTER PLAN AMENDMENT 'TIERRA CONTENTA PHASE 3A' SHEET '1B'



REVISIONS	
DATE	BY

DESIGN ENGINEERY

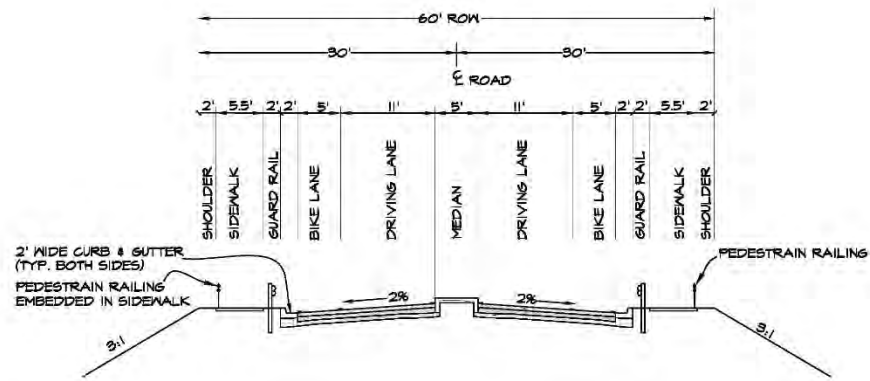
101 LUISA STREET, SUITE C
 SANTA FE, NEW MEXICO 87505
 (505) 981-9997

PHASE 3 PASEO DEL SOL

PROPOSED INTERSECTION LOCATIONS

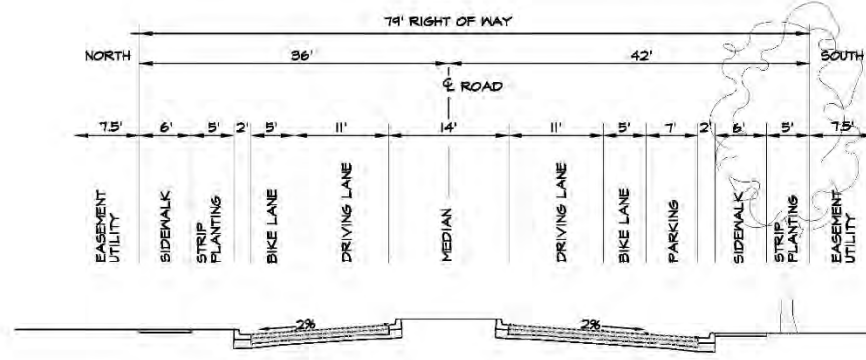
SCALE: 1"=200' DATE: 12/12/2022

Schematic Plans

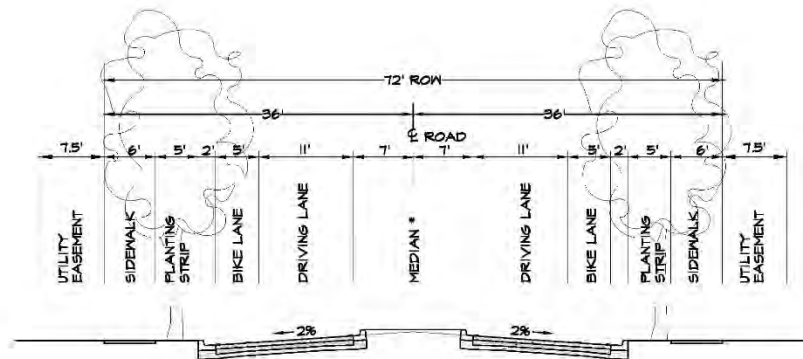


A PASEO DEL SOL ARROYO CROSSING

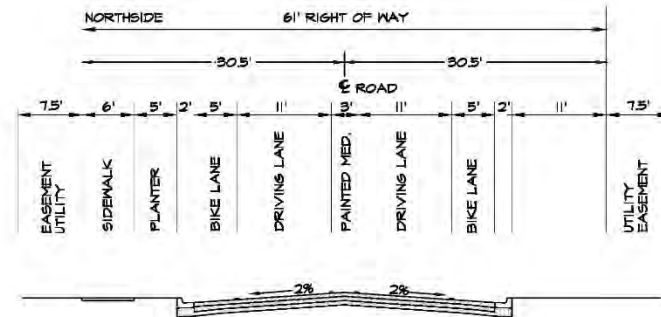
NOTE:
DRY UTILITY MAINS WILL
BE UNDER SIDEWALK.



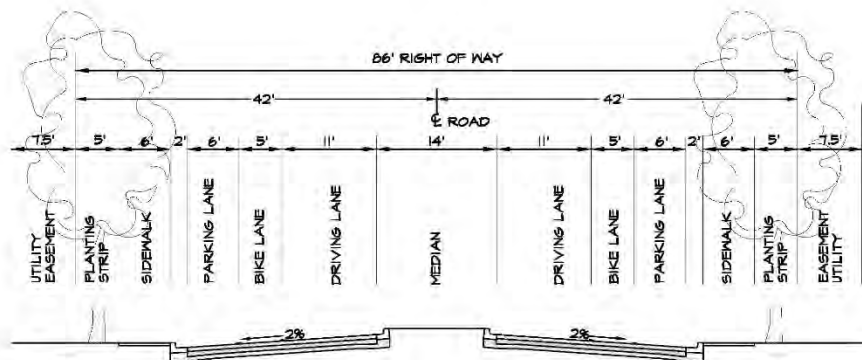
D PASEO DEL SOL (WITH PARKING ONE SIDE)



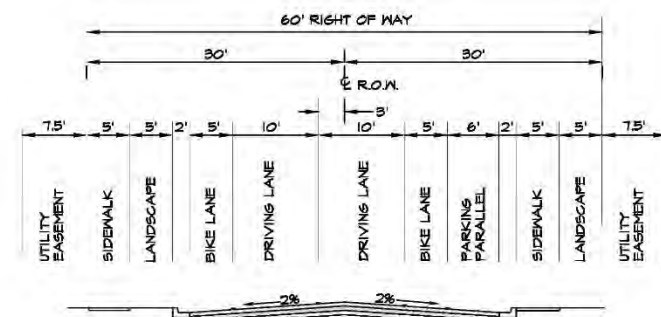
B PASEO DEL SOL (WITHOUT PARKING)



E PASEO DEL SOL (NO DEVELOPMENT PLANNED NMSD PROPERTY)



C PASEO DEL SOL (WITH ON-STREET PARKING)



F LOOP ROAD SECTION (PARKING ON ONE SIDE)

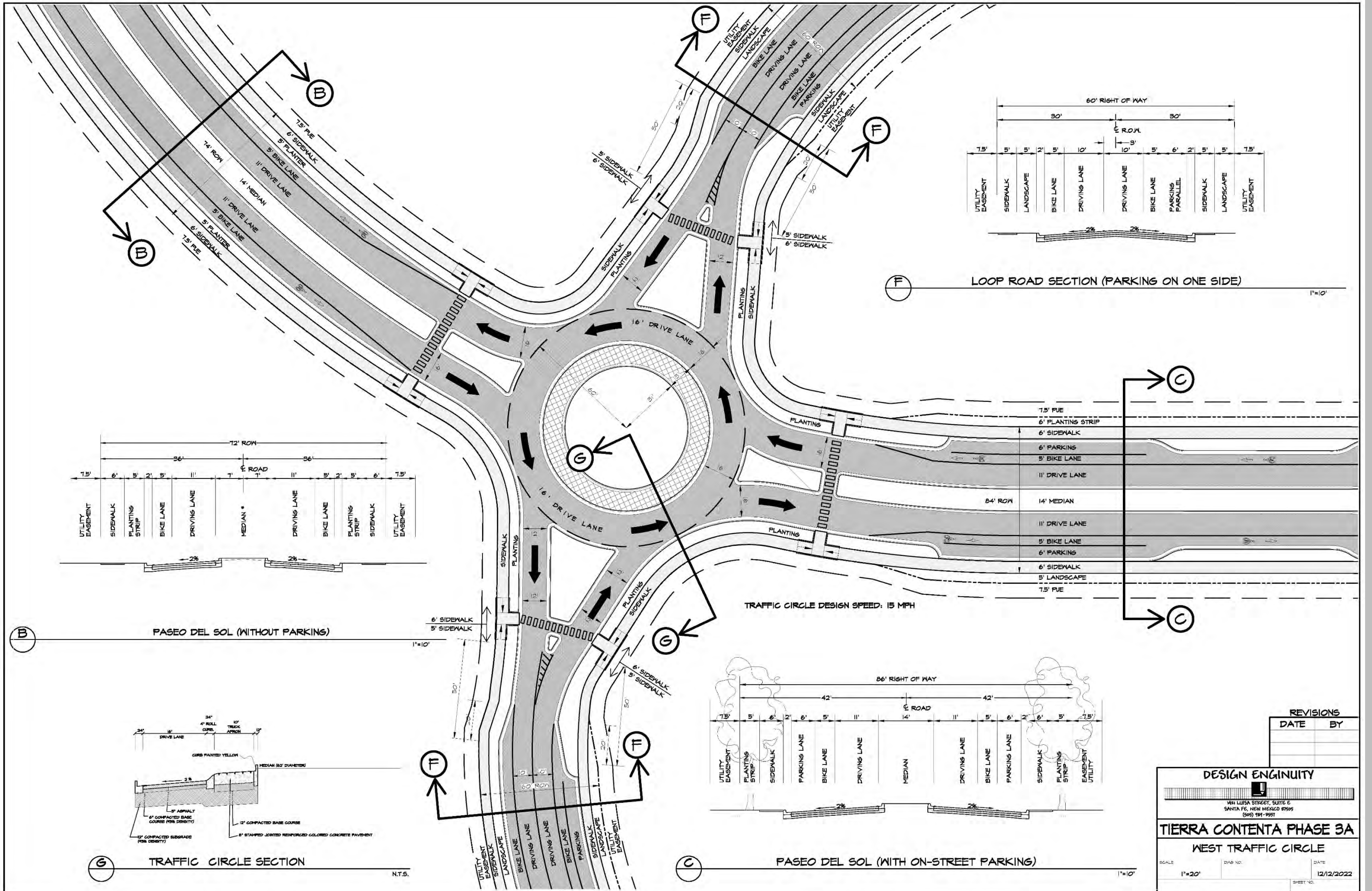
REVISIONS	
DATE	BY

DESIGN ENGINEUTY
 101 LUISA STREET, SUITE C
 SANTA FE, NEW MEXICO 87505
 (505) 984-9551

TIERRA CONTENTA PHASE 3A
 ROAD SECTIONS

SCALE: N/A DATE: 12/12/2022
 SHEET NO.:

Schematic Plans



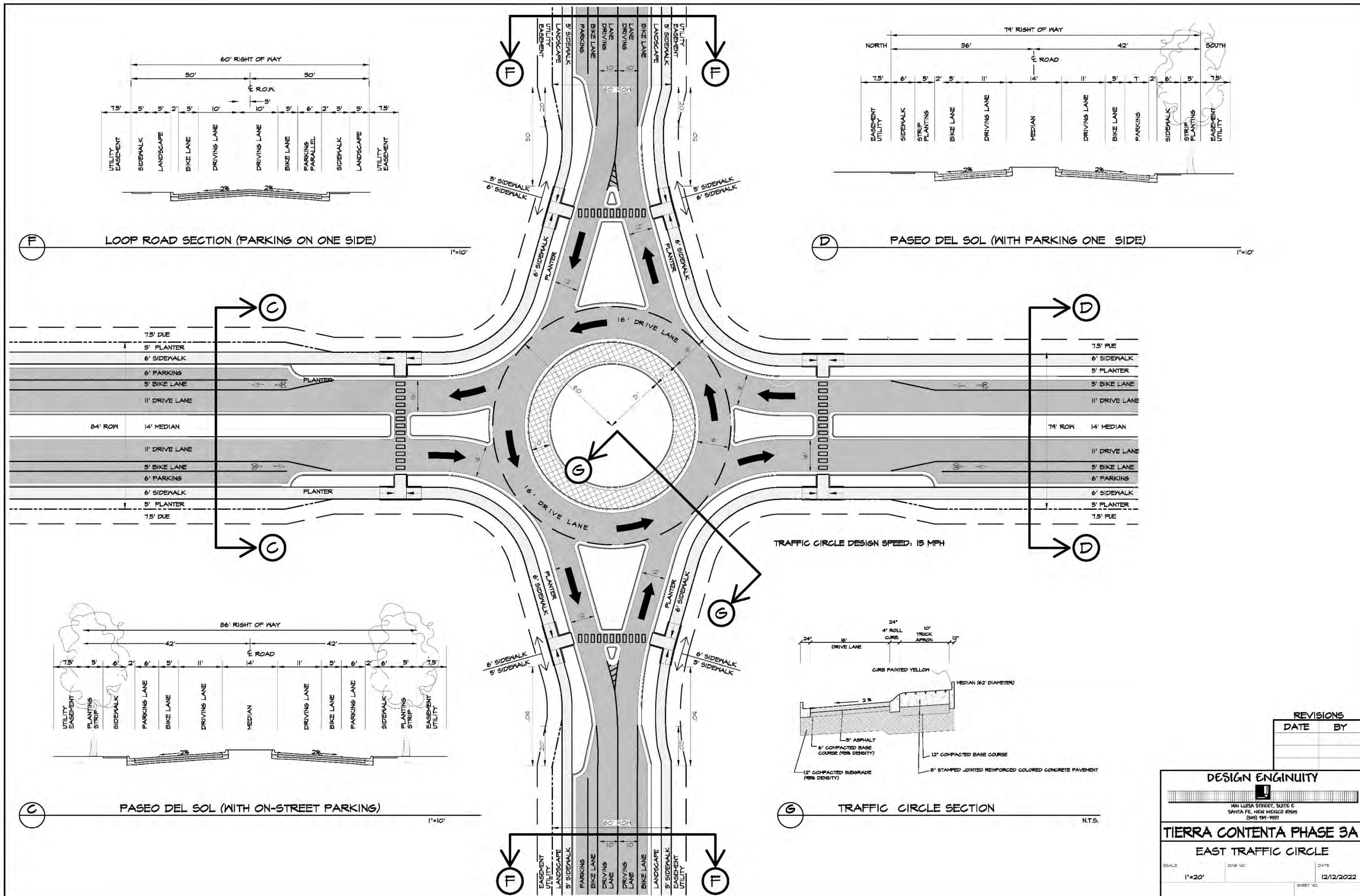
REVISIONS	
DATE	BY

DESIGN ENGINEERING
 481 LUISA STREET, SUITE E
 SANTA FE, NEW MEXICO 87505
 (505) 981-9951

TIERRA CONTENTA PHASE 3A
WEST TRAFFIC CIRCLE

SCALE: 1"=20'
 DATE: 12/12/2022
 SHEET NO.:

Schematic Plans



REVISIONS		
DATE	BY	

DESIGN ENGINEERING

481 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 981-9991

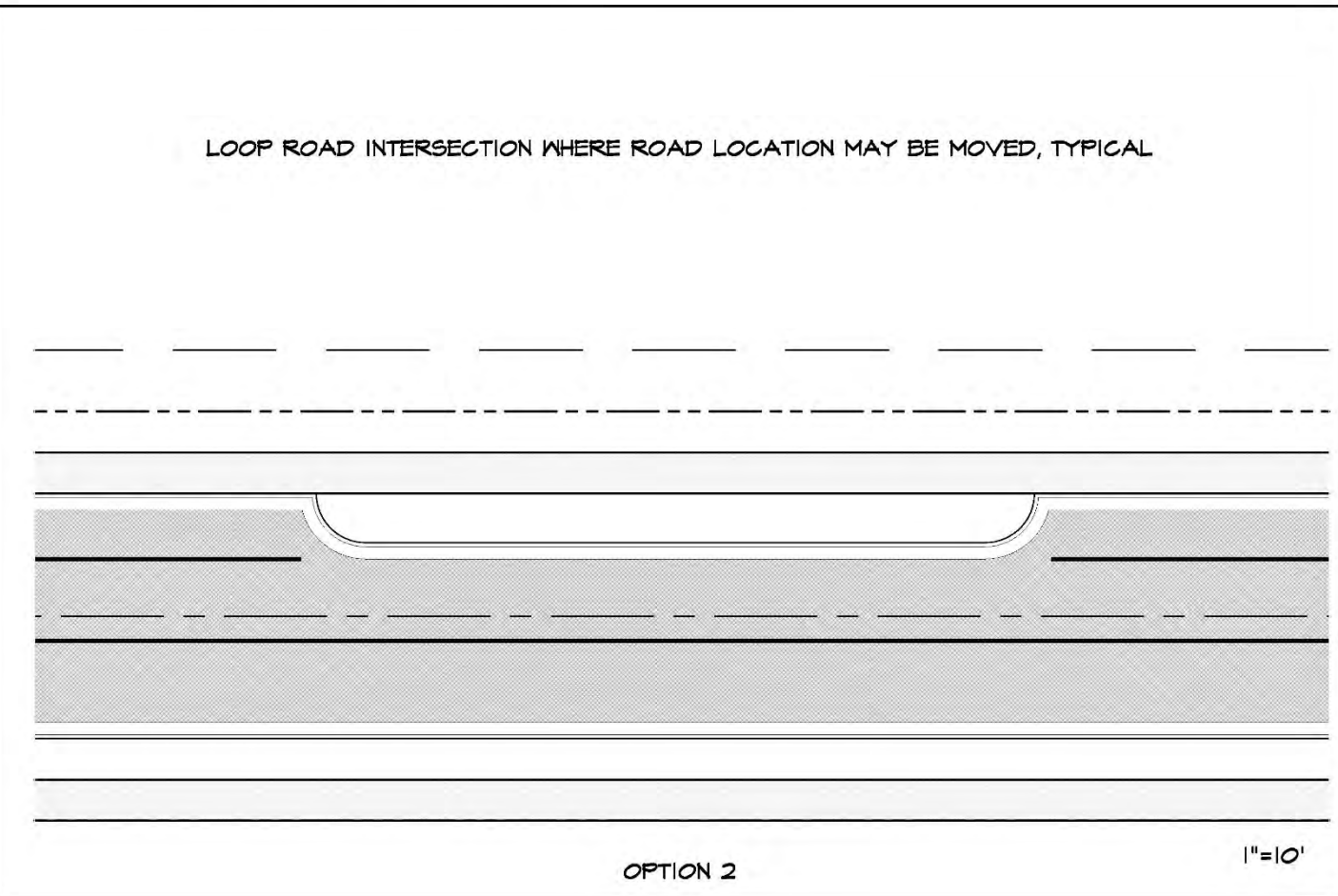
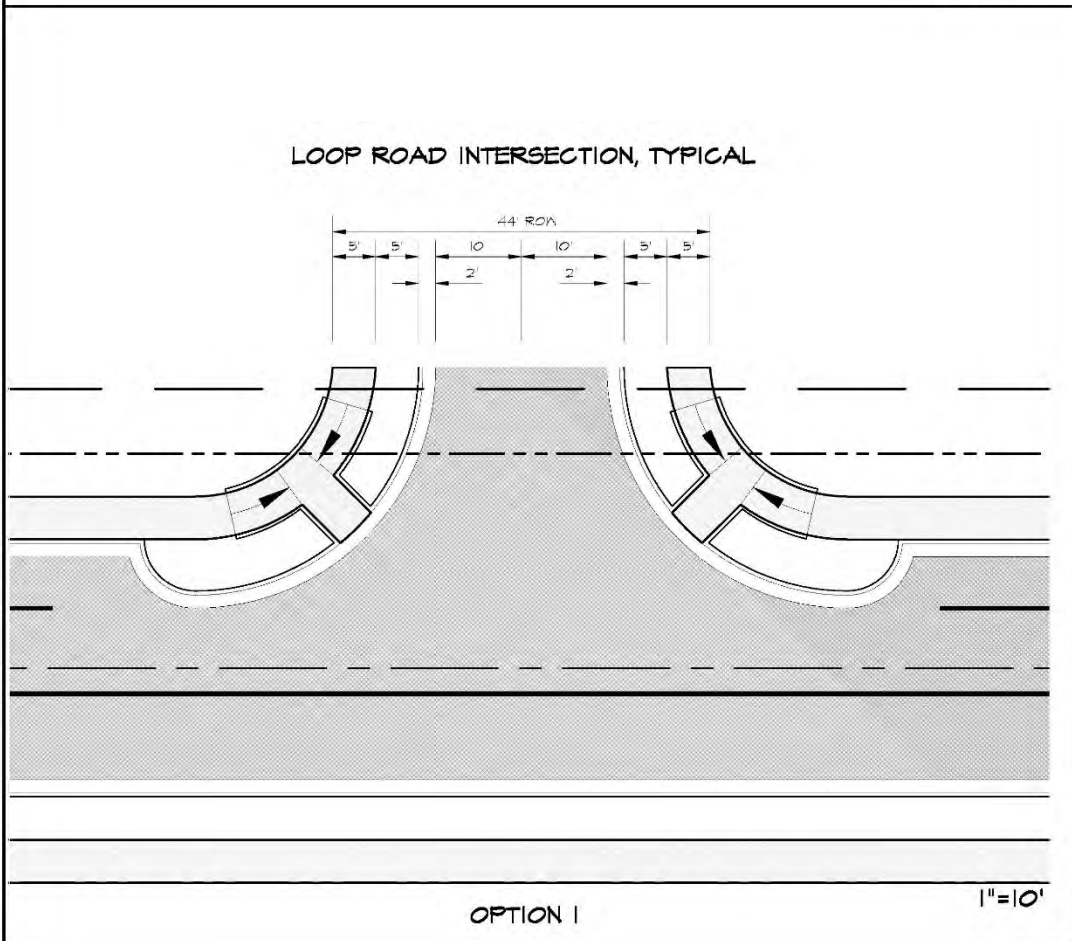
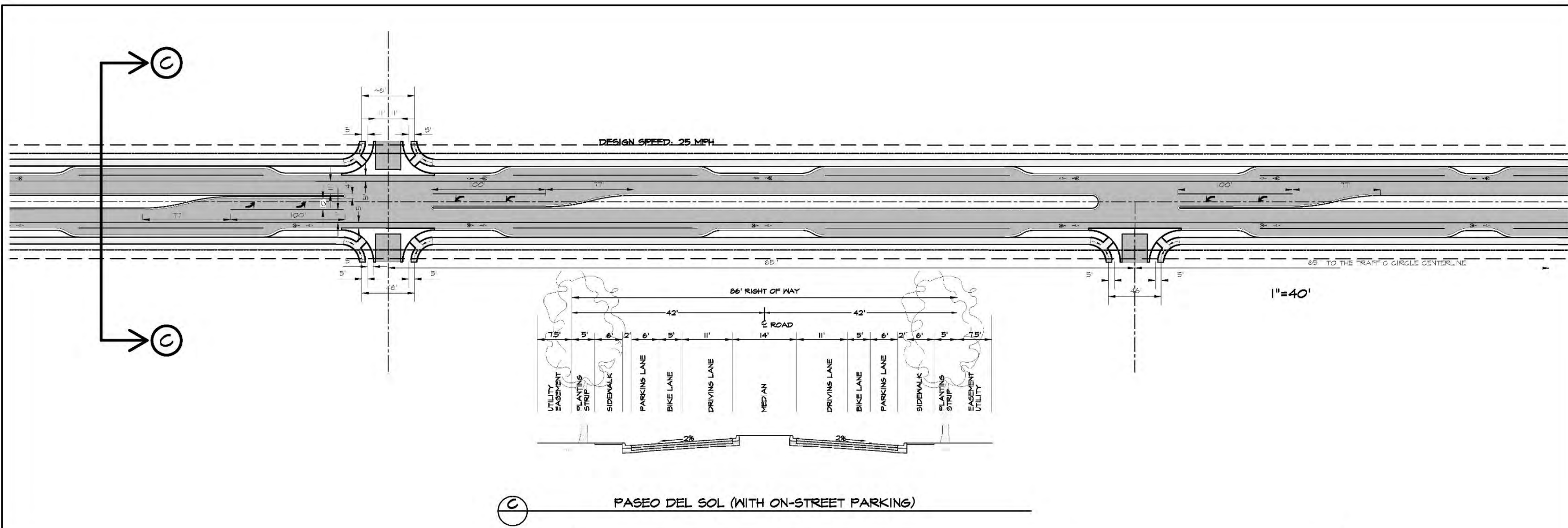
TIERRA CONTENTA PHASE 3A

EAST TRAFFIC CIRCLE

SCALE: 1"=20' DATE: 12/12/2022

SHEET NO. N.T.S.

Schematic Plans



REVISIONS	
DATE	BY

DESIGN ENGINEER

401 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 984-3997

TIERRA CONTENTA PHASE 3A

WORKSHEET

SCALE: 1"=40' DATE: 12/12/2022