

CENTERS & CORRIDORS

AREAS to CONSERVE

Natural Area

Parks, Open Space, the Santa Fe River and other recreational areas provide visual relief and outdoor gathering places in the city.

Neighborhood Area

Neighborhoods represent the city's "private realm" where Santa Feans live and rely on stability and constancy for their own sense of well-being. (Includes some areas of non-residential use) Infill development should be sensitive to and compatible with the surrounding neighborhood.

Historic Downtown

The heart of Santa Fe and over 400 years old, downtown is maintained as the city's cultural meeting place and home to festivals for residents and visitors alike. New development is compatible with the historic scale and style.

Historic District

The city's historic residential districts have great cultural and historic value. The city has long been a national leader in local historic preservation.

School Site

School sites are often in the heart of neighborhoods (especially elementary schools) and change should be in keeping with the surrounding neighborhoods. Some school sites may evolve over time to become neighborhood centers.

----- City Limits - - - - - Future Roads
+ Railroad — Existing Roads

AREAS of FOCUS

Planned Community

These areas will be a focus of future growth in the city and already have an approved master plan.

Employment Center

Employment centers provide many of the non-retail jobs outside of downtown and may re-develop with higher building densities and include housing. These centers are located along the city's major corridors that serve as transportation arteries and transit routes connecting economic activity in the city.

Retail Center

Retail centers, like employment centers, are located along major corridors and may re-develop at greater densities with a mix of uses that could include housing.

Urban Reserve

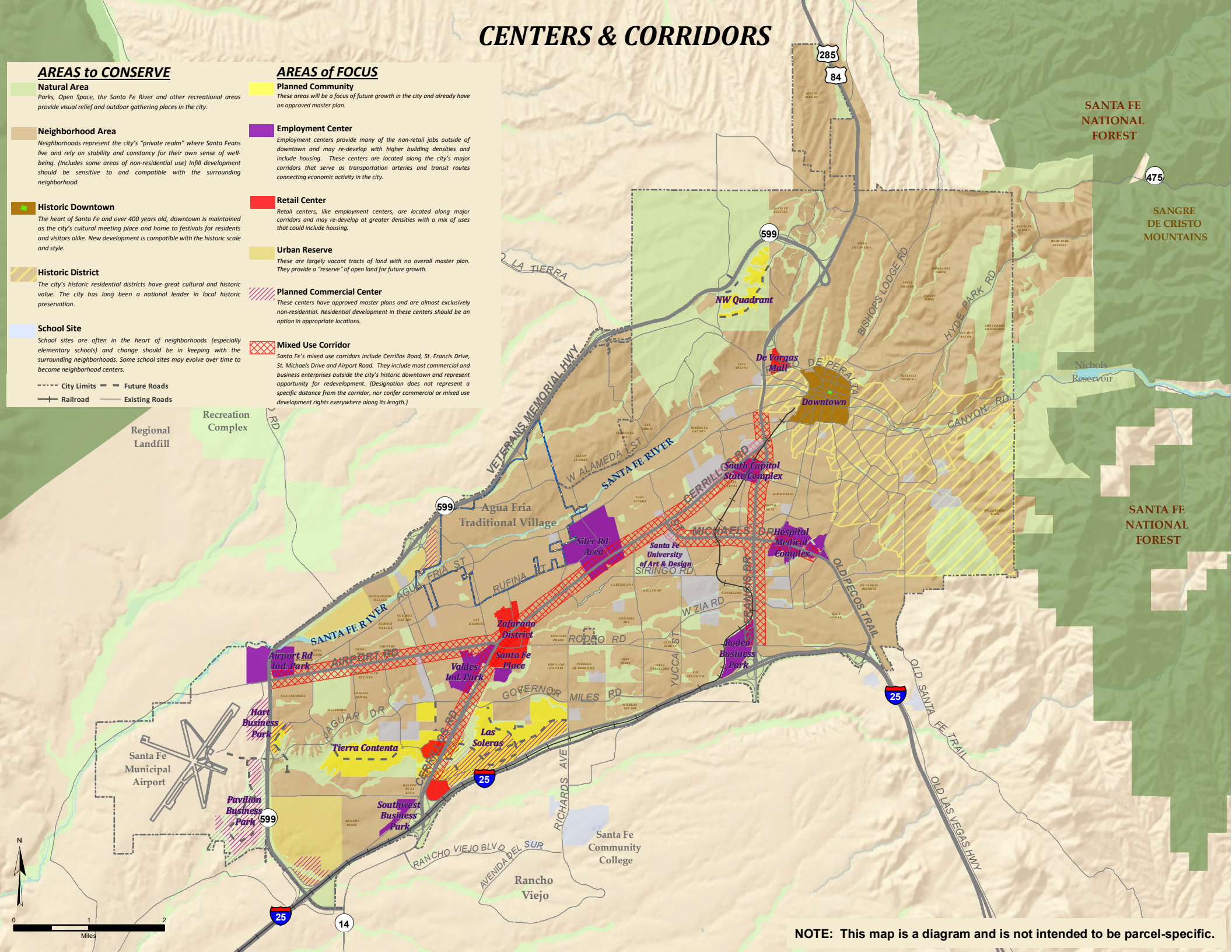
These are largely vacant tracts of land with no overall master plan. They provide a "reserve" of open land for future growth.

Planned Commercial Center

These centers have approved master plans and are almost exclusively non-residential. Residential development in these centers should be an option in appropriate locations.

Mixed Use Corridor

Santa Fe's mixed use corridors include Cerrillos Road, St. Francis Drive, St. Michaels Drive and Airport Road. They include most commercial and business enterprises outside the city's historic downtown and represent opportunity for redevelopment. (Designation does not represent a specific distance from the corridor, nor confer commercial or mixed use development rights everywhere along its length.)



NOTE: This map is a diagram and is not intended to be parcel-specific.