City of Santa Fe, New Mexico

memo

DATE: July 5, 2016 for the July 21, 2016 Meeting

TO: Planning Commission

VIA: Lisa Martinez, Director, Land Use Department

FROM: Reed Liming, Director, Long Range Planning RL
Richard Macpherson, Senior Planner, Long Range Planning R.M.

West Santa Fe River Corridor Plan and Overlay District.

Study session regarding the West Santa Fe River Corridor Plan and proposed overlay zone, both of which would affect the area bounded by West Alameda Street to the north, La Joya Road to the east, Agua Fria Street to the south and the Agua Fria Traditional Historic Village to the west. (Reed Liming, Project Manager)

I. Background

City Council Resolution 2015-93 (Exhibit A) directed city staff to create the ***West Santa Fe River Corridor Plan***. Pursuant to the resolution, a "citizen working group" including representation from the local residents, business owners, architects, Planning Commission, and Agua Fria Traditional Historic Community was formed to advise Long Range Planning staff during the planning process.

The planning process included 22 weekly meetings with city staff and the working group. Meetings were held at Frenchy's Barn beginning in October, 2015 and ending in April, 2016. Open Houses were held on April 12 and April 20, 2016 to allow local residents to review and discuss the working group's recommendations.

City staff mailed approximately 630 open house invitations to property owners and physical addresses within the identified West Santa Fe River Corridor Planning Area. Out of the 630 invitations, approximately 75-80 individuals attended the open houses. (Exhibit C).

The West Santa Fe River Corridor Plan draft is a product of a series of discussions and

votes made by the Working Group. Staff was afforded the opportunity to make Future Land Use Map and Zoning Map recommendations to the working group for each of the four sub-areas, but the final recommendations on these issues, reflected in the draft plan, were made by the working group. Also pursuant to an option included in the resolution, a draft overlay zoning district bill (Exhibit D) which regulates height, setback and scale in the West Santa Fe River Corridor planning area and accompanies the plan.

II. Long Range Planning Sub-Committee (LRPC) Requests

The Long Range Planning Sub-Committee (LRPC) reviewed and discussed the draft of the West Santa Fe River Corridor Plan and the summary of the proposed overlay zoning district on Wednesday, April 27, 2016 (Exhibit B). The LRPC requested the following information regarding the plan and the working group's approach to various issues:

A. Housing Comparison Between Current Zoning & Draft Plan

The LRPC requested a comparison of what the *Planning Area* would allow, in terms of additional housing with current zoning; as compared to the additional housing that would be allowed by the draft plan (*The Plan Area* contained 556 housing units, according to the 2010 census):

Sub-Area	Current Zoning Added Units	Draft Plan Added Units
Semi-Rural	26	78
Rio Vista	42	42
Organic	100	100
Mixed	414	150
Total Units Added	582	370

B. General Plan Themes Addressed by Plan

The Long Range Planning Sub-committee (LRPC) specifically asked for more information on how the draft West Santa Fe River Corridor Plan addressed the following three General Plan Themes:

1. ***Urban Form:*** *"Promote a compact urban form and encourage sensitive and compatible infill development."*

The River Corridor Plan Working Group encourages future development to be sensitive to the existing urban form & layout of existing homes and neighborhoods. The Plan is also responsive to the fragile natural environment of land use areas adjacent to the Santa Fe River.

The River Corridor working group members are dedicated to having an Urban Form which is:

- Lower density, not exceeding seven units per acre
- Maximum height of two stories.
- Maintaining a consistent development for new homes or businesses along Agua Fria Street
- Maintaining a similar character as in the existing neighborhoods.
- Providing safe access for new developments along West Alameda Street & Agua Fria Street.

The plan also promotes compatible infill development that will complement existing homes and businesses, at a similar scale and density. The working group encourages development that is similar to what is already in the Plan area.

2. ***Economic Diversity***: *"Develop and implement a comprehensive strategy to increase job opportunity diversify the economy and promote arts and small businesses."*

The working group recognizes and supports the existing commercial uses. The commercial zoning in the mixed use zoned areas is available for future business opportunities. The working group would like to see paced growth and steady economic development in theplan area..

3. ***Affordable Housing***: *"Actively participate in the creation of affordable housing."*

The working group encourages affordable housing and a maximum density not to exceed seven (7) housing units per acre. Developers are encouraged to work with the local neighborhood, homeowners associations, and the Office of Affordable Housing when planning an affordable housing project.

C. Comparison of Proposed Overlay District Standards with Current Chapter 14 Standards

The Long Range Planning Sub-committee (LRPC) specifically asked for a comparison of the proposed overlay zoning district development standards (stated first in black) and the current Chapter 14 development standards (in red):

1. Building Height: [As defined by Land Development Code, "Measurement of Maximum Height," 14-7.1 (C)(1)]

a. Maximum building height shall not exceed 24 feet within the West Santa Fe River Corridor, except that maximum building height shall

be limited to one-story, not to exceed 16 feet, within a setback of 150 feet, or 20% of lot depth, whichever is less, from the Agua Fria Street frontage property line, West Alameda Street frontage property line and the Santa Fe River building setback line (see "Building Setback from Santa Fe River").

Current zoning allows:

Zoning	Height
R-1 thru R-12	24 feet
R-21 and R-29	24 feet or 36 with Development Plan
C-1	36 feet
C-2	45 feet
MU	35 feet (if within 70 feet of residential zoning Maximum Height is 25 feet)
I1 and I2	65 feet with setbacks above 36 feet

2. Building Size:

Non-residential buildings shall not exceed a total footprint of 5,000 square feet and shall be physically separated from other buildings to ensure reduced massing.
(Current zoning allows: 40%-60% maximum lot coverage; no specific numerical limits on building foot print.)

3. Building Setback from Street:

Minimum setbacks from the street in new developments and new subdivisions shall be:

a. Agua Fria Street: 30 feet from the Agua Fria Street frontage property line, or 20% of lot depth, whichever is less.
b. West Alameda Street: 50 feet from the West Alameda Street frontage property line
c.

Current zoning allows:

Zoning	Setbacks
R-1 thru R-6	7 feet from street property line, 15 feet from rear property line
R-7 thru R-29	Setbacks are generally established by a development plan
C-1	10 feet from street and 10 feet from rear
C-2	minimum 15 feet from street and 10 feet from rear

4. Building Setback from Santa Fe River:

Apply whichever one of the following is most restrictive,

a) River Greenway Easement boundary, or
b) 100-year Floodplain boundary (FEMA), or
c) Land Development code setback measurement for streams and watercourses, [Land Development Code, 14-8.2(D)(4)(e)(i)]. (See #3 above for rear setbacks...assumes "rear" property line is along the river.)

5. Frontage Width Required for Development along West Alameda Street:

Minimum street frontage of 250 feet is required for any subdivision. (Current Zoning, 14-9.3(B), does not require minimum width or length of a lot for subdivision; only that it be "adequate.")

6. Road Access:

Any development of 10 acres or more shall have a minimum of two (2) direct access points to either Agua Fria Street or West Alameda Street, [Land Development Code, 14-9.2(D)(4)].

7. Maximum Residential Density in Non-Residential Zoning District:

Residential density within a non-residential zoning district (MU, C1, C2, etc.) shall not exceed a density of 7 dwelling units per acre.

Current zoning allows:

Zoning	Density
C-1	21 units per acre
MU	12 units per acre/14 units per acre
C-2	No Maximum Density

8. Common Area Open Space:

In lieu of required park dedication, all residential subdivisions or residential developments with a density of five (5) dwelling units per acre or greater, and at least five (5) acres in size, shall have a minimum of ten percent (10%) of the total land area of the proposed subdivision or development reserved as common area open space. [Land Development Code, "Residential Common Open Space Standards" 14-7.5(B)].

Current zoning allows:

Zoning	Common Open Space
R-1 thru R-6	None, except as part of lot size averaging
R-7 thru R-29	250 square feet per unit
MU	500 square feet per acre of development
C-2	250 square feet per ground floor housing unit

III. Attachments:

EXHIBIT A:
City Council Resolution 2015-93

EXHIBIT B:
Long Range Planning Commission Meeting Notes (4-27-16)

EXHIBIT C:
Open House (4-12-16 and 4-20-16) Invitation Mail-Out, List of Attendees, Written Comments

EXHIBIT D:
West Santa Fe River Corridor Overlay Zoning District (Draft; new section 14-5.11)

EXHIBIT E.: West Santa Fe River Corridor Plan (Draft 4-22-16)

City of Santa Fe, New Mexico

Exhibit A

City Council Resolution 2015-93

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2015-93

INTRODUCED BY:

Councilor Patti J. Bushee

Councilor Peter N. Ives

Councilor Signe I. Lindell

Councilor Joseph Maestas

A RESOLUTION

DIRECTING STAFF TO CREATE THE WEST SANTA FE RIVER CORRIDOR MASTER PLAN AND BRING IT FORWARD FOR ADOPTION BY THE GOVERNING BODY AS AN AMENDMENT TO THE GENERAL PLAN.

WHEREAS, the West Santa Fe River Corridor has been an historic gateway for centuries for the Pueblo and Spanish and was part of the Agua Fria Historic Village, descendants of this large portion of the Santa Fe river community continue to live here on or near large vacant parcels of land and could experience growth and that growth needs to be directed by a comprehensive and publicly validated plan; and

WHEREAS, previous planning efforts were undertaken before annexation of the area southwest of the West Santa Fe River Corridor that ended south at Henry Lynch Road; and

WHEREAS, pursuant to Section 3-19-19 NMSA 1978, the City's master plan shall include: "careful and comprehensive surveys and studies of existing conditions and probable future growth of the municipality and its environs. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will,

in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development…"; and

WHEREAS, the City desires to

(1) Enhance the quality of life by ensuring that development is in character with the surrounding neighborhoods, and that social equity, physical growth, redevelopment, historical, agricultural and cultural practices, natural resource conservation and protection are balanced; and

(2) Foster a Santa Fe tradition that enriches everyday life by providing urban space conducive to public life, establish an ecological base for urban design, while continuing to build and preserve in accordance with the history of Santa Fe including the historic "El Camino Real" and the neighborhoods surrounding it which is integral to the West Santa Fe River Corridor; and

(3) Follow the wishes of the voters who added neighborhood preservation as a critical value in the City's Charter; and

(4) The city wishes to work with landowners that have land uses and existing conditions that do not currently meet the city's zoning regulations; and

(5) Create predictability of future growth and development of the area, especially around use and scale of development; and

(6) Maintain and allow a mix of uses in the neighborhood; and

(7) Assess needed infrastructure in the area, especially around roads and sewer; and

WHEREAS, the City of Santa Fe General Plan shall be kept current so that City policies reflect changing conditions and concerns; take into account the Land Use Codes and City Charter; and

WHEREAS, the City General Plan's goals and procedures for community area planning call

for comprehensive citizen involvement intended to generate and apply concepts and ideas through a series of citizen participation workshops within smaller, related neighborhood units.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that City staff is directed to create the West Santa Fe River Corridor Master Plan and bring it forward for adoption by the Governing Body as an amendment to the General Plan. This shall be accomplished through:

1. Create a citizen working group comprised of interested area residents and community members to advise staff during the process.
2. Allow for input, in a spirit of partnership, with representatives of the Agua Fria Traditional Historic Community.
3. Study and plan for an initial phase that generally includes the area bounded by West Alameda Street to the north, La Joya Road to the east, Agua Fria Street to the south and the Agua Fria Traditional Historic Community to the west. Then study and plan for a 2nd phase, upon further action from the Governing Body which should include any necessary allocation of additional funding, this would include the city-initiated Phase 3 annexation area between West Alameda Street and NM highway 599; and studying the need for a final phase which could include other areas of the Santa Fe River Corridor in the southwestern part of the city.
4. The planning process timeline should take 6-12 months in drafting a West Santa Fe River Corridor Plan prior to starting the adoption process which will include review and recommendation by the Planning Commission prior to City Council consideration.
5. That the Master Plan may also include a draft overlay ordinance for part or all of the Planning Area to be included in the city's Land Development Laws (Chapter XIV).

PASSED, APPROVED AND ADOPTED this 14th day of October, 2015.

JAVIER M. GONZALES, MAYOR

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

KELLEY A. BRENNAN, CITY ATTORNEY

M/Legislation/Resolutions 2015/2015-93 West Santa Fe River Corridor Substitute

City of Santa Fe, New Mexico

Exhibit B

Long Range Planning Commission Meeting Notes (4-27-16)

Long Range Planning Sub-committee meeting notes from April 27, 2016

Members in attendance: Kim Shanahan (Chair), Justin Greene, Vince Kadlubek, Piper Kapin, Michael Maremont

Members Absent: None

Staff in Attendance: Reed Liming, Richard Macpherson

Visitors in Attendance: (All are members of the River Corridor Plan Working Group) Gayla Bechtol, Jim Gray, Jeff Harbour, Rick Martinez, Hilario Romero, Pancho Sobien, Carol Thomas. (Planning Commissioner Greene was also a member of the Working Group).

The meeting was called to order by the Chair at approximately 11:05 a.m. and all LRPC members were present.

The Chair recognized the Working Group Members and allowed each member to provide a self-introduction.

Richard Macpherson began his presentation by providing background on the process including the fact that the Working Group had met weekly for nearly six months and started by setting goals for the plan and then discussing, meeting by meeting, the existing conditions in the Planning Area.

Richard Macpherson then presented an overview of the draft plan in front of three presentation boards showing:

- The Goals of the Plan (p. 18 in the Plan)
- Future Land Use & Recommended Zoning Map (p. 31 in the Plan)
- Summary of the Proposed Overlay Zoning District (p. 37 in the Plan)

Minimum frontage of 250 feet mentioned for new subdivisions on West Alameda St. in plan draft.

Street improvements for West Alameda St. discussed, and when or if they might happen.

Transit issues in the plan area discussed and the need for better bus, bike and pedestrian routes. Piper said north side of West Alameda could be better for sidewalks. Kim talked about the right-of-way along West Alameda St.

Rick Martinez spoke about neighborhood connections to the river.

Jim Gray said working group was not trying to design West Alameda St.

Justin said no budget in CIP funds at present for West Alameda.

Michael asked about historic homes and if there was a survey, etc. Reed said plan does not address to that detail, but that historic survey would be appropriate, especially along Agua Fria.

Reed stated that west half of Plan area was part of the Phase 2 annexation.

Piper asked what the zoning of the Commons is. Reed said it is R-5.

Piper asked if there is a map showing developed and undeveloped parcels map available.
Piper asked about parcels that could be developed potentially. (Reed said that the map on page 11 in the plan shows vacant/developable properties.)

Vince asked about assumptions made in the plan draft.
Vince asked about the need for rental units, the need for urban infill, infill close to transportation, and how infill is key to Santa Fe's future.

Kim asked about zone changes recommended in the plan draft.

Jeff Harbour spoke about traffic issues and the traffic congestion on Agua Fria Street.

Kim asked about the down zoning recommendation in the plan.

Gayla Bechtol said the working group honored what was in the plan area. Gayla spoke about how many extra housing units could go in this area. (370 added dwellings were projected based on the plan).

Piper spoke about having private property rights taken away with proposed down-zonings proposed..

Questions regarding the Mixed Use zoning district and what it allows and that changes are needed.

Vince would like to see some information about how the plan address future needs of the city.

Piper asked how zoning recommendations came about, regarding the mixed-area. (Reed reviewed what staff recommended for each of the four sub-areas and that staff recommended up to 12 units per acre in Mixed Area, but that the working group wanted 7 units per acre (in the Plan).

Jeff Harbour said he thought 21 units per acre was too high for the former Blue Buffalo site. He said present owners probably want more density than the plan recommendations.

Kim spoke about individual property rights of land owners.

Justin spoke about R-1 zoning and how it didn't make sense for the plan area. He also spoke about how zoning recommendations came about.

Rick Martinez spoke about the Homewise project using mixed use zoning.

Justin said residential density of 12 units per acre is probably ideal for some parts of the plan area.

Kim asked about how down zoning recommendations came about. Reed said that there were many discussions with the working group regarding zoning in the various areas.

Rick Martinez said Juanita St. has been down zoned.

Reed mentioned that the Historic District overlay may be another example of down zoning in the city. While Don Gaspar historic area is zoned R21 (high density), it may not be possible to get that density with overlay rules.

Piper thanked the working group for all their hard work.
Piper asked for a city view on this – a city perspective and what was intent of resolution.

Reed mentioned that the Working Group allowed staff to make Future Land Use Map and zoning recommendations for each sub-area and then working group accepted those or came up with their own recommendations (in the Plan).

Piper asked if John Romero can address traffic issues in the plan area.

Question regarding how new housing units would affect traffic issues. (Reed mentioned that growth/traffic impacts were shown on pages 34 & 35 in the Plan.)

Request to have Alexandra Ladd give a presentation on housing units and her view.

Hilario Romero spoke about traffic congestion and problems with bottle-neck on Agua Fria Street. This plan was much needed planning for this area. Urban sprawl mentioned as problem with too much development.

Pancho Sobien talked about water availability in the plan area.

Kim asked about the 5000 sq. ft. recommendation (in proposed Overlay Zoning District) for building and if "total square feet" was the true intention, or whether it was meant to refer to maximum size of building "foot print" of any non-residential building.

Questions regarding the Organic area, road access & future possible roads, etc.

Piper wanted to know whether, in fact, Paseo de la Conquistadora was insufficient to be the only access for future development on vacant properties in the Organic Area.

Questions and discussion about development, in the Organic area. Staff spoke about limited access and no access to certain lots.

Planning Commissioners requested that staff members John Romero, Alexandra Ladd and Stan Holland make presentations at either a commission study session or public hearing.

Vince requested clarification of the 5000 square foot building footprint.

Vince would like staff to address how plan reflects all the General Plan goals –specifically affordable housing, economic diversity, jobs and urban form.

Piper would like a comparison how current zoning and what is recommended. Piper would like a housing comparison.

Reed said other city staff members have been part of plan process, through presentations at various Working Group meetings and that those staff members have been provided the draft plan.

Piper made a formal request to have an official city stenographer at these LRPC meetings.

Vince complimented the working group and said he likes about 80% of the plan and it was a great effort.

There was discussion that the Planning Commission would now hear the Plan, either in study session or public hearing. When a date for either is determined by P.C. Chair and Land Use Department staff, all attendees would be notified.

Staff was asked to:

1. Compare amount of additional housing allowed by current zoning vs. the Plan.
2. Compare current zoning regulations (i.e. height, setback, etc.) with those proposed in Zoning Overlay District.
3. How did the Working Group address three of the General Plan themes (i.e. *Urban Form, Economic Diversity & Affordable Housing*).

Next LRPC meeting will be Wednesday, June 1, 2016.

Notes by: Richard Macpherson Richard Macpherson **Date:** 7/8/16.

Approved by: Kim Shanahan, Chair KS **Date:** 6/1/16

City of Santa Fe, New Mexico

Exhibit C

Open House
(4-12-16 and 4-20-16)

1. Invitation Mail-Out
2. List of Attendees
3. Written Comments

West Santa Fe River Corridor Plan

Working Group Members and City Staff Invite You to Discuss Future Land Use and Zoning Recommendations for your area.

Two Open House dates are available:

Tuesday, April 12, 2016
5:00 p.m. to 7:00 p.m.

Wednesday, April 20, 2016
5:00 p.m. to 7:00 p.m.

Frenchy's Barn on Agua Fria Street
Questions: 955-6609

Santa Fe River Corridor Plan Meeting – April 12, 2016 PLEASE PRINT

Last Name	First Name	Affiliation	Mailing Address	Phone Number	Email Address
Conant	Mary		127 Calle Don Jose	505-982-0272	mariadelfuego@comcast.net
Fleming	David		127 Calle Don Jose	505-982-0272	brahma6211@comcastnet
Shapiro	Kathy		389 Alejandro St	505-988-3938	mindhead9@earthlink.net
Shapiro	Richard		"	"	shapirorichard24@gmail.com
VALLES	Montserrat		1561 La Cieneguita	(505) 474-4533	—
LYON	RICHARD		1811 AGUA FRIA	983-8181	—
MONTOYA SMONTOYA9@msn.com	MARIO & SUSAN		3548C QUAIL VIEW Lane	577-1722 930-7233	
Prosser	John		1407 Borrego Pass	505-231-2397	vzProsserFarg@GMAIL.com
LACY	ANN		81 OLD AGUA FRIO RD W	505-577 1397	annlacy1@gmail.com
Hughes	Ken		2310 W. Alameda #B1		
Ross	Jean		1715 Santa Fe River Rd	989-1297	rossjean@ymail.com
Hendrick	Lynne		1717 Agua Fria St		valerilynne@mac.com

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Last Name	First Name	Affiliation	Mailing Address	Phone Number	Email Address
Houser	Melissa	Santa Fe Conservation Trust	PO Box 23985 87502	989-7019	melissa@sfct.org
DiLoreto	Jeanne		149 Calle Don Jose 87501	780-5134	jeanne.diloreto@gmail.com
Mee	William Lois	AFVA	2073 Camino San Montoya	473-3160	WilliamHenryMee@aol.com
HARBOUR	JEFF		2361 Santa Barbara SF 87505	501-2647	JH2RP@aol.com
Pino	Alice		1709 Agua Fria St		ampgarnet@aol.com
Nix	Robert		1095 Nix Lane	471-8230	
Seymour	MARION	Green Pty	2300 W Alameda 87507		seymour.marion@gmail

Santa Fe River Corridor Plan Meeting – April 12, 2016 PLEASE PRINT

Last Name	First Name	Affiliation	Mailing Address	Phone Number	Email Address
Conoley	Sanna		1533 La Cienegueta	512-627-1236	sannaandelizabethegmail.com
Clarke	Elizabeth		1533 La Cienegueta	512 627.5377	sannaandelizabethegmail.com
Khozein	Sue		2210 W Alameda	505 660-1111	nskhozein@hotmail.com
Khozein	Nurn		"	660-1111	"
Margaret	Terrill		2190 W. Alameda	982-1565	"
Anna Hansen			2008 KIVA RD	982-0155	
Houston Johansen			937 Mercer St	470-7459	houston.johansen@gma
Jaz Reis			1528 La Cienegueta	474-4164	jo.reis43@gmail.com
GREELEY	RUTHANNE		1328 FERGUSON LN.		ruthannegreeley@comcast.net

Santa Fe River Corridor Plan Meeting – April 12, 2016

PLEASE PRINT

Last Name	First Name	Affiliation	Mailing Address	Phone Number	Email Address
Miller	Martin	hm owner	1957 Arroyo de las cruces rd. 87505	412 9908	wranglernm@yahoo.com
SOBIEN	HELEN	" SPY	☺		
C. A. Van	[illegible]	Owner	—	—	—
E Sadwal	Ell	Hm owner	West Alameda St.		
JUSTIN	GREENE	Planning Comm			
BRAYDEN	ERIC	Homeowner	139 Calle Don Jose		embrayden@gmail.com
GOMEZ	HERNAN		—	—	hernangomezchavez@gm
Ulibarri	Reyes	Homeowner business	2805 Agua Fria	471-7661	
Gurule	Suzanne	Homeowner business	2805 Agua Fria	471-7661	

Santa Fe River Corridor Plan Meeting – April 12, 2016 PLEASE PRINT

Last Name	First Name	Affiliation	Mailing Address	Phone Number	Email Address
VANARSDEL	Elizabeth		PO Box 9811 SF, NM 87504	989-9258	elizabeth.vanarsdel@gmail.com
~~Mellis Schmidt~~					
Schmidt	Mellis		1711 Camino la Cerrada	670-5142	mellisschmidt@gmail.com
Amann	Alison	Arrowhead Ranch	1373 Arrowhead Ranch Rd. 87507 Home: 370 Camino Tres Arroyos 87507		Alisonaaa@aol 505 690-4955
Villarreal	Renee	Councilor		629-2388	rdvillarreal@santafenm.gov
Einspahr	Deanna		725 Mesilla Rd 87501	983 5643	dmeinspahr@yahoo.com
Stephenson	Orim		4 Sangre de Cristo		
STANKE	GUY		208 SPRUCE ST.	670-9391	GUYSTANKE@GMAIL.COM
FAY	NANCY		728 Mesilla Rd	—	fayedit@q.com

Santa Fe River Corridor Plan Meeting – April 20, 2016 Please Print

Last Name	First Name	Affiliation	Mailing Address	Phone Number	Email Address
Morris	Montoya	Apratreya	Wife owner Ricky	Montoya	
~~F.M.~~ PATORNI	F.M.	SF River Commission	28 Arroyo Calabasas SF NM 87506	505 984 9125	FMPATORNI@earthlink.net
COAN	MARC	Neighbor	2294 Via Manzana 87507	—	marc@marccoan.com
Nix	Robert		1095 Nix Lane	471-8630	
Geyer	Pamela		128 Calle Don Jose	984-0377	pamelageyer@earthlink.net
Rostro	Terry	Neighbor	2441 Calle Linda		zrostro@gmail.com
FAUST	ERIC		1512 PACHECO ST D206	7801159	ERIC@tierraConceptsSantaFe.com
TORRES	LUIS	NO	3117A Jemez Rd	20456-18	
ARNOLD	TALITHA	NEIGHBOR	146 CALLE DON JOSE	505-690-5327	unitedchurch.talitha@gmail.com

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Last Name	First Name	Affiliation	Mailing Address	Phone Number	Email Address
TENG	VICTOR	Property owner	132 Calle Dr Jos.	505-216-9204	vickunst@AOL.com
Gilbert	Jane	property owner	2255 Via Manzana 87507	780-5575	jqilbert2255@gmail.com
WILLIAMS	MICHELE	PROPERTY OWNER	1533 BORREGO PASS	913-0667	Michelewilliams50@gmail.com
Hansen	Anna	West Side Alliance	2008 KIVA Rd	920-0955	—
PARDUE	TAYLOR		905 NICOLE PLACE	505 660-7468	btpardue@gmail.com

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Last Name	First Name	Affiliation	Mailing Address	Phone Number	Email Address
Sherlock	Kitty	Pueblo Alegre	P.O. BOX 5003 Santa Fe, NM 87502	505-473-9095	kcsherlock43@yahoo.com
Galleyos	Rudy		1300 Camino Carlos Rael	640 1940	
Romero	Rosemary				romero.rosemary@gmail.com
Sena	Marc		2191 W. Alameda		MJSena@lanl.gov.
Romero	LeRoy	None	2749-B Acequia Santa Fe. N.M.	None	None
Shellar	Susan	Neighbor	1950 Osage Ln.	.	—
Cruz	Israel	property owner	132 Calle Don Jose	—	—
Diloreto	Jeanne	"	149 Calle Don Jose		jeanne.diloreto@gmail.com
Salazar	Andres	Las Lomas HOA	1605 City Light	505 [illegible]-1444	salazar1605@gmail.com
Werwath	Daniel	Neighbor	1611 Camino Porvenir	4678340	dwerwath@gmail.com
Mulholland	Mark	citizen			

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Last Name	First Name	Affiliation	Mailing Address	Phone Number	Email Address
HARRIS	NED	NEIGHBOR	1219 MACLOVIA ST		DOGMANCO@GMAIL.COM
Morley	Lisa	neighbor	2294 Via Manzana		lisa@lisamorley.org
NIX	STEPHEN	neighbor.	1107 NIX CANE		SRNIX02@GMAIL.com
RON BUTSCH		NEIGHBOR	2200 W ALAMEDA	505982.5641	
DANO ESPEY WOODWARD		NEIBOR	14 Calle Don Jose		espeydano@toast.net
GOMEZ	HERNAN			505 204-9874	hernangomezchavez@gmail.com
SWIFT	William	NEIGHBOR	2200 W Alameda ST #A4	438-4369	

West Santa Fe River Corrido Plan Open House Meeting

Synthesis of Comments – April 12, 2016

- Great job!
- Can't wait for the bike path
- Plan should include access to public transit especially to this side of town. It would address the need for elderly, youth, and handicapped folks to access needed services.
- Please preserve the character of the area. No "Any Town" USA.
- Impressive work by the study group
- Please allow for the preservation of semi-rural culture. We won't be able to have sustainable urban agriculture if we don't have land – good job!
- Need more agricultural space for community gardens/farms. This could be an economic development opportunity that could be amenable to a "mixed use"
- Fantastic!
- Keep traffic down on Agua Fria Street
- Really good job. We appreciate the great work
- Thanks for sharing this info. It looks like a job well done – I'll watch with interest as it develops further. I'm happy with the river trail and improvements with the river – the cascades and the plantings, etc.

Synthesis of Comments – April 20, 2016

- The plan looks very good. I have been very concerned about development and recent proposals for much of this area. This plan by citizens addresses those concerns resulting in a future for the area that allows for the "new " but also preserves the character of the area and keeps crowding and traffic in check.
- Thanks for height and setback rules. Seems key.
- Thanks all blessings ----------
- Land owners in the R.R. area with stables support the R.R. (3) zoning.
- Increase building height restrictions along Agua Fria & Alameda. Reduce setbacks; increase/improve landscaping along main roads to decrease speeding and aesthetics
- I appreciate the thoughtfulness that has gone into the plan thus far. As a resident of Rio Vista neighborhood, some concerns include: 1) traffic on West Alameda 2) Ability of developers to override the General Plan with variances (e.g. River lofts going from R-5 to R-7) and thereby destroying the integrity of existing neighborhoods. If you are going to put time and energy into developing a plan, don't let developers undercut its integrity.
- Positives about the plan as presented include: 1) Extension of the River Trail. 2) Commitment to an overall vision, rather than piecemeal. 3) Commitment to neighborhoods.
- What is going to happen with lots that are landlocked?
- I am pleased that there is (with this plan) a more specific protection of the river corridor's development (than we had in the General Plan). I am concerned and hoping that more awareness of the historical value of Agua Fria Road be encouraged, in addition to the consideration of the needs for future "development." I mean how we can encourage more information, more archaeological research of the area, etc.?
- I appreciate the effort to think more widely about the whole river corridor.
- Keep it as rural as possible!

City of Santa Fe, New Mexico

Exhibit D

West Santa Fe River Corridor Overlay Zoning District (Draft; new Section 14-5.11)

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2016-___

INTRODUCED BY:

Councilor

AN ORDINANCE

RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987 REGARDING THE WEST SANTA FE RIVER CORRIDOR MASTER PLAN; CREATING A NEW SECTION 14-5.11 SFCC 1987 TO ESTABLISH THE WEST SANTA FE RIVER CORRIDOR OVERLAY ZONING DISTRICT.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. **A new Section 14-5.11 SFCC 1987 is ordained to read:**

14-5.11 **[NEW MATERIAL]**

WEST SANTA FE RIVER CORRIDOR OVERLAY ZONING DISTRICT

(A) Purpose and Intent

Because openness, visual integrity, scale and harmony are vital assets in implementing the West Santa Fe River Corridor Master Plan, it is the intent of the West Santa Fe River Corridor Overlay Zoning District to:

(1) Maintain a clear sense of visual openness along the river corridor and promote its restoration, in part, by minimizing the negative impacts

of adjoining land development;

(2) Regulate land development, including site and building design, so that new development reflects the scale of the surrounding neighborhoods while meeting city development standards.

(B) Boundaries

The West Santa Fe River Corridor Overlay Zoning District includes lands bounded by West Alameda Street to the north, La Joya Road to the east, Agua Fria Street to the south and the Agua Fria Traditional Historic Village/City of Santa Fe corporate limit boundary to the west.

(C) Uses

The uses allowed in this Overlay Zoning District are the same as those allowed in the underlying zoning district.

(D) Building Height

As defined in "Measurement of Maximum Height," 14-7.1(C)(1): Maximum building height shall not exceed 24 feet within the West Santa Fe River Corridor Overlay Zoning District, except that maximum building height shall be further restricted to 1-story, not to exceed 16 feet, within a setback of 150 feet, or 20% of lot depth, whichever is less, from the Agua Fria Street frontage property line, West Alameda Street frontage property line and the Santa Fe River setback line (see "Building Setback from the Santa Fe River" below).

(E) Building Size

Non-residential buildings shall not exceed 5,000 square feet of total building foot print and shall be physically separated from other buildings to ensure reduced massing.

(F) Building Setback from Street

Minimum setbacks for new developments or new subdivisions from the street shall be:

(1) Agua Fria Street: 30 feet, or 20% of lot depth, whichever is less, from the Agua Fria street frontage property line.

(2) West Alameda Street: 50 feet from the West Alameda street frontage property line.

(G) Building Setback from Santa Fe River

Whichever one of the following is the most restrictive:

(1) River Greenway Easement boundary, or

(2) 100-year Floodplain boundary (FEMA), or

(3) City code setback measurement for streams and watercourses, 14-8.2 (D)(4)(e)(i).

(H) Frontage Width Required for Development along West Alameda Street

Minimum frontage width of 250 feet along West Alameda Street is required for any subdivision or development plan.

(I) Road Access

Any development of 10 acres or more shall have a minimum of two (2) direct access points to either Agua Fria Street or West Alameda Street, meeting city street standards and approved by the city traffic engineer, 14-9.2(D)(4).

(J) Maximum Residential Density in Non-Residential Zoning Districts

Residential densities shall not exceed seven (7) dwellings per acre within a non-residential zoning district in the West Santa Fe River Corridor Overlay Zoning District.

(K) Common Area Open Space

In lieu of park dedication to the city, residential subdivisions or developments with a density of five (5) dwellings per acre or greater and at least five (5) acres in size shall have a minimum of ten percent (10%) of the total land area of the proposed subdivision or development reserved as common area open space. [See also Land Development Code, "Residential Common Open Space Standards," 14-7.5(B)].

APPROVED AS TO FORM:

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KELLEY A. BRENNAN, CITY ATTORNEY

rcliming/long range planning