City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 7.14.16 TIME 11:13am
SERVED BY Caroline Guerrero
RECEIVED BY Carmelina Sparks

AMENDED

PLANNING COMMISSION
Thursday, July 21, 2016 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

A. ROLL CALL
B. PLEDGE OF ALLEGIANCE
C. ELECTION OF OFFICERS
D. APPROVAL OF AGENDA
E. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: None
FINDINGS/CONCLUSIONS:
Case #2016-49.* *Las Soleras Minor Amendment to Road Phasing Plan.
Case #2016-50.* *Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.

F. OLD BUSINESS
G. NEW BUSINESS
H. STUDY SESSION

1. **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)

2. ***Escarpment Regulations.*** *Review of provisions of Subsection 14-5.6 Escarpment Overlay District, including adoption history and status of possible future amendments and re-mapping. (Somie Ahmed and Noah Berke, Case Managers)*

I. STAFF COMMUNICATIONS
J. MATTERS FROM THE COMMISSION
K. ADJOURNMENT

NOTES:

1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
3) The agenda is subject to change at the discretion of the Planning Commission.
***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 hearing date.**

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 7/1/16 TIME 10:43a
SERVED BY Geraldine Gurule
RECEIVED BY

PLANNING COMMISSION
Thursday, July 21, 2016 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

A. ROLL CALL
B. PLEDGE OF ALLEGIANCE
C. ELECTION OF OFFICERS
D. APPROVAL OF AGENDA
E. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS
MINUTES: None
FINDINGS/CONCLUSIONS: None

F. OLD BUSINESS
G. NEW BUSINESS
H. STUDY SESSION

1. **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)

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SUMMARY INDEX
PLANNING COMMISSION
July 21, 2016

ITEM	ACTION TAKEN	PAGE(S)
A. Roll Call	Quorum Present	1
B. Pledge of Allegiance	Recited	
C. Election of Officers	Postponed	1
D. Approval of Agenda	Approved as amended	2
E. Approval of Minutes & Findings and Conclusions		
Minutes: None		
Findings of Fact & Conclusions of Law	Approved	3
F. Old Business	None	3
G. New Business	None	3
H. Study Session		
1. West Santa Fe River Corridor Plan and Overlay District	Discussion	4-27
2. Escarpment Regulations	Discussion	3-4
I. Staff Communications	Discussion	27
J. Matters from the Commission	Discussion	27
K. Adjournment	Adjourned at 9:50 p.m.	28

PLANNING COMMISSION
Thursday, July 21, 2016 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A study session of the City of Santa Fé Planning Commission was called to order by Chair Vince Kadlubek on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present
Commissioner Vince Kadlubek, Chair
Commissioner Brian Patrick Gutierrez, Vice-Chair
Commissioner John B. Hiatt, Secretary
Commissioner Roman Abeyta [arriving later]
Commissioner Justin Greene
Commissioner Mark Hogan
Commissioner Piper Kapin
Commissioner Sarah Cottrell Propst

Members Absent
Commissioner Stephen Hochberg [excused]

OTHERS PRESENT:
Ms. Lisa Martínez, Land Use Department Director
Mr. Greg Smith, Current Planning Division Director and Staff Liaison
Mr. Noah Berke, Current Planning Division, Senior Planner
Ms. Somie Ahmed, Planner Technician Senior
Mr. Reed Liming, Long Range Planning Division, Senior Planner
Mr. Richard McPherson, Long Range Planning Division, Senior Planner
Mr. Zach Shandler, Assistant City Attorney
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Planning and Land Use Department.

B. PLEDGE OF ALLEGIANCE

Commissioner Hiatt led the Pledge of Allegiance.

C. ELECTION OF OFFICERS

Mr. Smith clarified that the appointments were not yet confirmed and it might be well to postpone this item until reappointments were finalized.

Commissioner Propst moved to postpone election of officers to the next regular meeting. Commissioner Greene seconded the motion and it passed by unanimous voice vote. Commissioner Abeyta was not present for the vote.

D. APPROVAL OF AGENDA

Chair Kadlubek requested to move the escarpment regulation item to the front of the meeting.

Commissioner Abeyta arrived at 6:06

Commissioner Hiatt moved to approve the agenda as amended. Commissioner Hogan seconded the motion and it passed by unanimous voice vote.

Ms. Martínez introduced Councilor Lindell who is in the audience.

Chair Kadlubek announced to the public the structure of the meeting. These two items are being studied. The escarpment is a brief presentation by Mr. Berke in preparation for a case to be heard next month. He limited that item to ten minutes. The majority of the meeting will be spent on the river corridor plan. The Commission would first hear a presentation from Long Range Planning; then a presentation by Housing; a presentation by Traffic, Water, Economic Development and then the Commission will ask the Long Range Planners and drafters of the plan questions about the draft. Finally, the public would be invited to speak to it or other topics as they chose to. He explained that he was hoping the meeting could be finished in two hours, if possible but he would not limit the public's voice here.

E. APPROVAL OF MINUTES AND FINDINGS OF FACT

1. Minutes: None

2. **Findings of Fact and Conclusions of Law**
   - ***Case #2016-49.*** ***Las Soleras Minor Amendment to Road Phasing Plan.***

[A copy of the Findings of Fact and Conclusions of Law for Case #2016-49 is attached to these minutes as Exhibit 1.]

Commissioner Greene moved to approve the Findings of Fact and Conclusions of Law for Case #2016-49, Las Soleras Minor Amendment to Road Phasing Plan. Commissioner Hiatt seconded the motion and it passed by unanimous voice vote.

   - ***Case #2016-50.*** ***Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.***

[A copy of the Findings of Fact and Conclusions of Law for Case #2016-50 is attached to these minutes as Exhibit 2.]

Commissioner Hogan moved to approve the Findings of Fact and Conclusions of Law for Case 2016-50, Presbyterian Health Services Hospital Development Plan and Terrain Management Variance. Commissioner Hiatt seconded the motion and it passed by unanimous voice vote.

F. OLD BUSINESS

There was no old business.

G. NEW BUSINESS

There was no new business.

H. STUDY SESSION

2. ***Escarpment Regulations.*** *Review of provisions of Subsection 14-5.6 Escarpment Overlay District, including adoption history and status of possible future amendments and re-mapping. (Somie Ahmed and Noah Berke, Case Managers)*

Mr. Berke introduced Ms. Somie Ahmed, Planner Technician Senior, who handles all escarpment reviews for the City.

Ms. Ahmed presented the report to the Commission. [A copy of her report is attached to these minutes as Exhibit 3.]

She explained that the purpose of the Escarpment Overlay District is to promote the economic, cultural, and general welfare of the people of the City; to ensure the harmonious, orderly and efficient growth and development of the City and to preserve community aesthetics for tourists and residents alike. The purpose of this overlay district is to preserve the distinctive and historic foothills environment and the distinctive and historic sense of a compact city, as seen by residents and visitors from salient viewing areas. As approved in 1988, the ordinance designated ridgetop and foothills sub districts and set regulations for color, height, roof styles and landscaping as well as other architectural styles. Height was restricted to 14' in a 1991 amendment and a 1992 amendment added further protections, including view lines and set boundaries. It was further amended in 2002, 2004, 2006 and 2008.

Mr. Berke said in 2007-2008 the overlay area was remapped and redrafted and members of the original group worked five years with Wendy Blackwell and others to decide where to map from and contracted out the mapping services with a Denver firm that clarified the high visibility zone and normal visibility zone and the view lines went out as far as three miles.

The work group decided that some parts of the overlay district that were not visible from the public way could be taken out of the overlay. They worked with the fire department to incorporate what they do into the ordinance to mitigate fires and fire risk with regulations for tress, vegetation, etc.

He said for eight years, he kept saying they were almost there and were 90% completed in 2011. Now, they have been instructed to go forward.

Commissioner Propst asked if it is a draft resolution and the Commission will see it again.

Mr. Berke agreed.

Commissioner Propst asked if this would mean more would be handled administratively rather than coming to the Commission.

Mr. Berke clarified that if the code is adopted, there will be grandfathering but this will reduce the number of variances from what the Commission has seen that were in the ridgetop. Since 2005, owners could not build in lots created after February 26, 1992. So there have been lots of variances. If the new draft is adopted, the Commission will see fewer such cases.

Commissioner Greene asked which public rights of way are considered priorities.

Mr. Smith said there were a specified number of them. Hyde Park Road, Canyon Road and others are part of those that were in the 1988 map.

1. **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)

Commissioner Hogan disclosed that he has some clients in that area and wondered if he needed to recuse himself.

Mr. Shandler said anyone can choose to recuse himself but this is just a study session and no bill has been introduced so he would not consider it a conflict.

Chair Kadlubek asked if there was any legal matter that would affect hearing this information now.

Mr. Shandler explained that this is a public meeting and it depends on where it heads.

Chair Kadlubek asked Mr. Liming to give a little background.

Mr. Reed Liming presented the report to the Commission. [A copy of the report is attached to these minutes as Exhibit 4.]

Mr. Liming said he and Mr. McPherson are here from Long Range Planning and have Ms. Ambrosino from Affordable Housing, Fabian Trujillo, Office of Economic Development, Stan Holland from Wastewater Division and John Romero, City Traffic Engineer. He asked the members of the Work Group to stand.

About a year and a half ago there was a development proposal for a large apartment complex along Agua Fria, known as Blue Buffalo. It was approved by Planning Commission but voted down at City Council. On the heels of that, Council passed a resolution last October 22, 2015 (2015-93) to promote a neighborhood-scaled planning program. Councilor Bushee had a hearing on it and in that room, the working group was selected. One was a person who had a business in the area. Another was involved with ecoversity, Commissioner Greene and some area residents were included in the nine-member Working Group. They had 22 weekly meetings at French's Barn and covered a different theme at each meeting which he listed some.

They broke the area into four sub areas. They went through the 14 General Plan themes and then created their own goals.

Mr. McPherson went over the goals, which were listed on page 18 of the plan. They are not in order of importance.

Chair Kadlubek asked how the goals were determined and whether it was just through discussion.

Mr. McPherson said the goals resulted from lots of discussion and contributions over the 22 weekly meetings with lots of writing and rewriting.

Chair Kadlubek concluded that they were done by the working group and not by Staff or others outside the Working Group.

Mr. McPherson agreed.

Mr. Liming showed the final map recommendations and future land use zoning proposal. He pointed out the different colored areas and described the boundaries. They made zoning recommendations as part of the plan, not only for future land use but the best zoning categories.

He showed the four subareas. The first was on the north side of the river, called the "semi-rural area" from just west of West Alameda up to the Commons (previous city boundary). The second was from the Commons on the north side of the river up to La Joya called "Rio Vista." The third was on the south side of the river from La Joya to Frenchy's was called the "Organic" sub area because it has very irregular lot patterns. During the 1950s and 1960's the area didn't have streets meeting city stands, private easements, etc. The fourth went west along Agua Fria from Frenchy's to Siler Road and called the "Mixed" area because it has many different uses including industrial and commercial and single family residential. As they went through the sub areas, the Working Group let Staff make some recommendations on land use and zoning for each and then the Working Group decided to agree or not. They followed Staff recommendations except for the Mixed area. Staff had recommended R-7 - R-12 but the Working Group set R-7 as the maximum density. What is in the plan is what the Working Group agreed to.

Commissioner Propst asked if the work of the Working Group is wrapped up now.

Mr. Liming agreed. They finished in April.

Commissioner Propst asked if the Commission will see a whole proposal to recommend to the Governing Body or if it would be in pieces at a time.

Mr. Liming said this is the plan and the Planning Commission will make the recommendations to the Governing Body on it.

Chair Kadlubek clarified that this is the study session for discussion and questions and the Commission will take action at a regular meeting. The Commission might want to look at it prior to having a sponsor.

Mr. Liming said most of the zoning was R-1 on the future land use map. Everything west of Frenchy's on the south side and west of the Commons on the north side was part of Phase II annexation. Generally, the default zoning when annexed is R-1. It was all R-1 north of the river, west of the Commons. They recommended R1-3 in the rural area zone which mirrors the zoning in Agua Fria Historic Village.

The Semi-Rural area does not have water. There is a City trunk wastewater line along the north side of the river. So some people could hook up to wastewater but there are lots of wells and septic in this area.

Moving from the Commons up to La Joya, the area, with the exception of River Lofts is built out and the Working Group recommended no changes.

Moving south across the river into the "organic" area, most was zoned R-5. The Working Group

recommended no change in the future land use map or existing zoning. So no changed in future land use or zoning for both of those which were already in the City.

They did discuss the vacant lots in the Organic area, some with land-locked tracts in there - almost 20 acres of raw land.

Going west from Frenchy's to the "Mixed" area, other than right up against Frenchy's, which was in the city, and zoned R-5, west of Montoya, it was all in the County so zoned R-1. The Working Group recommended R-5 (3-7 units per acre) for that area.

Then into the Ecoversity site, is split in half. The Working Group got information late in process about a lot line adjustment and he didn't think that has happened yet. But they based their recommendation, based on that information. So the eastern half was R-5 and now zoned C-1 PUD, up to 21 units per acre residential or office use. The Working Group recommendation was R-5 on the east and Mixed Use on the western half - office and retail, up to 12 units per acre if two-story or up to 14 units if three-story and Working Group recommended maximum of two-story and 7 units per acre.

Moving down, some parcels were already zoned C-2 and the Working Group recommended commercial, not R-1, in that area. From there west, the Working Group made no changes recommended. It is I-1 southwest of Siler.

Finally, on the last page in the document, there were eight items that the Working Group wanted in the overlay for this area. Theoretically it would go into the overlay section in Chapter 14. Although C-2 allows building height up to 45', they wanted a 24' maximum height for residential or commercial. For building size, they limited the footprint maximum to a 5,000 footprint. So no large buildings would be permitted.

Setback from street would be a 30' minimum from Agua Fria and 50' from West Alameda for new developments or subdivisions. From the Santa Fe River, the setback would be the more restrictive of three measurements: 1- the easement boundary; 2- the 100-year floodplain, or 3- the City's water streams measurement.

For frontage along Alameda, they want a 250' minimum frontage width for any kind of subdivision, and no long strips of development with multiple, continuous access points to eliminate streets being too close together on Alameda.

Road access for larger developments would be two points, which came straight out of the code. It would also require maximum residential density of seven units per acre and 10% common open space for any development.

Chair Kadlubek asked for the departments to comment now. He noted that the Affordable Housing assessment was made around the needs assessment.

Ms. Margaret Ambrosino agreed. The Housing Needs Assessment has not been formally approved and

is in review with the Mortgage Finance Authority. The Affordable Housing Division heard a lot about the deficit of affordable market-rate units. As many as 2,435 renters earning $25 hourly or less cannot find affordable units. The greatest need was among $15,000 to $20,000 incomes at 800 units' deficit in the City. She realized that the Working Group had to come to a compromise in the plan for 7 units' acre as ideal. But not having any high-density zoning takes away even the most demonstrated affordable housing needs would be met.

Commissioner Kapin asked what the lowest density that Affordable Housing can happen in would be.

Ms. Ambrosino said she didn't see any information on that and would have to get back to Commissioner Kapin on it.

Commissioner Hiatt asked if she had a general sense if this plan would help with housing in the city.

Ms. Ambrosino said any development would help. No single development would really put a dent in that need. From fair housing standpoints and to meet our goals with HUD, we are trying to target higher density developments and where those can realistically happen. Infill development is helpful but we need high density.

Commissioner Gutierrez asked, on the ratio of income to rent, what was considered affordable.

Ms. Ambrosino explained there are different affordability tiers, based on income. She reviewed the table that showed what each income tier could afford. It was based on not exceeding 30% of income for rent. The highest need is 800 unite for those earning between $15,000 to $20,000 per year and could afford a maximum housing allowance of $500 per month with utilities.

Chair Kadlubek asked about vacancy rates in multi-family complexes.

Ms. Ambrosino said it now is approximately 2-3%, which is very unhealthy. Right now, Santa Fe's affordable units have a 98% occupancy and a healthy level would be 85-87%.

Chair Kadlubek said in going through the units of Affordable Housing and the amounts approved each year. With that rate, it would take 50 years to meet the current shortage. Ms. Ambrosino agreed.

Commissioner Hogan noted in the report that we are trying "to maintain traditional land use coverage" and asked what ruler they used.

Ms. Ambrosino said she was not part of the study but high-density is what is needed.

Mr. John Romero addressed Traffic issues.

Chair Kadlubek asked for a sense of traffic on Agua Fria and West Alameda and most of the southeast

part of the plan which is zoned R-5. "Agua Fria can handle the traffic of higher density zoning" was stated in the plan. He asked if Mr. Romero agreed with that statement in the draft.

Mr. Romero said he agreed to a sense. Agua Fria, and any place where they have medians, is appropriately looked at from a macro level. The analysis looks at potential development and what would be added in traffic on the roadway. For Agua Fria, it is estimated to be under 1,500 vehicles per day. That is roughly the upper limit according to Code. Prior to the Siler bridge crossing, there was higher use. The proposed land uses would return it to pre bridge volumes (2009).

The traffic growth estimate is conservative at 1%. It has been decreasing because the downtown has changed with less 8-5 business use. County and State buildings have moved out of downtown. So they don't have as much peak hour traffic during the day.

On the Alameda side there is room for improvement. There is time to acquire some funding for improvements. We have in CIP a plan for improvements on east Alameda - and improvements have been done on that side - improvements of drainage, sidewalks and medians where possible.

Chair Kadlubek felt West Alameda has potential to handle more traffic, more than Agua Fria.

Mr. Romero agreed. There are not as many driveways and no signalized intersections. There is room there physically to improve the roads but that is expensive.

Commissioner Greene said West Alameda is incorporated in the annexation and roadways improvements would be funded by City and County. He asked if there is a plan to move that forward. The Working Group wanted to make sure it was, whether bike lanes or drainage or sidewalks, in a commitment from City and County in the annexation agreement to work that out.

Mr. Romero agreed - at a 50/50 split. He didn't know the exact scope of improvements and what they specifically need to be but the City is working to get our share for those improvements. He didn't know what is happening at the county level for funding.

Commissioner Greene asked who would be the lead organization and if there is a price tag to incorporate in this.

Mr. Romero said he could come back with the price tag. The City would be the lead entity.

Commissioner Gutierrez asked, if the cars were taken off Agua Fria, whether it would be a wash on Alameda to have 5,000 on both. Is Agua Fria considered the same type road as Alameda?

Mr. Romero said they are both secondary arterials. The classification is based on volumes and the intended use. He gave an example of Highway 285 through Vaughan. The intent is still a major arterial although it has little traffic. He also referenced the MPO. The thresholds for both were based on general thresholds in the matrix of 2-lane, 4-lane, or 6-lane.

Commissioner Gutierrez asked if there is any talk of bus stops on West Alameda.

Mr. Romero had not heard of any such talk.

Commissioner Gutierrez asked about the ideal for cycles to wait at a signal intersection.

Mr. Romero said past one cycle would be a failed intersection.

Commissioner Gutierrez referred to a left turn wait at Siler and Agua Fria. Obviously some attention at that intersection was needed because he waited for three cycles.

Mr. Romero pointed out that different things affect waiting at intersections. It is not just volumes but access characteristics. Some have physical limitations from the old road designs. He was not sure what could be done there other than maybe a roundabout.

Commissioner Gutierrez asked if traffic counts are broken out by hour.

Mr. Romero agreed. They have found that peak in evening is roughly 10% of the day's volume.

Commissioner Hogan recalled in testimony on Las Soleras for Presbyterian Hospital that there was talk about roundabouts being more efficient. There are some roundabouts on Siler and Agua Fria. He asked if there is any plan for more.

Mr. Romero said there is an immediate plan for Agua Fria and South Meadows and looking at options there. He thought a roundabout is a good option. There is also one at Cottonwood, Henry Lynch and Agua Fria could be sometime in the future. It is the same at López Lane. Henry Lynch and Agua Fria are in County so they would need to coordinate. López Lane is in the City now, On Las Soleras Drive, it was more important because they are relatively close intersections.

Commissioner Greene understood the South Meadows development and Agua Fria are getting improvements but he asked about West Alameda coming into town.

Mr. Romero said the plan would accommodate that. Traffic studies are limited to a certain scope. After a while, it becomes insignificant (when extending out the physical area). Gearhart development was an effect of 2% volume increase on Agua Fria.

Commissioner Greene thought it was more like 10%.

Mr. Romero said it is based on existing use. It is about one car per house average. Housing is the most surveyed use in town. Apartments generate less traffic in Santa Fé than detached houses. It is about one car per house average. The IT Manual is added to the analysis to maintain conservancy.

Commissioner Greene asked if they parse out walkability.

Mr. Romero said he surveyed the detached houses across from Frenchy's Park. That is more normal than in Hyde Park Road where there are a lot of second homes.

Mr. Smith said there was no representative here for Water.

Mr. Holland reported on Wastewater issues.

Mr. Holland said there is a trunk line through the area but it runs along the river and on the south side and then jumps to the north side. It is a problem for those wanting to hook up to sewer on the south side. The City does not extend public sewer lines for private developments. The developer must put in the sewer infrastructure but the backbone is there. That stance is based on the Code in Chapter 22. He read from it.

Chair Kadlubek asked if a development could come in on the north side large enough to justify the line extension across the river.

Mr. Holland said it is dependent on a case by case basis. An apartment complex would need the infrastructure put in. On the north side it is in their back yard and won't be as bad. When others benefit, it is a pro rata share of the costs.

Commissioner Propst asked if there is ground water contamination from wastewater.

Mr. Holland had no first-hand knowledge of it there recently. There was one in 1995 at the Boylan property but none currently. We don't want septic systems out there if at all possible. They should be on city sewer.

Commissioner Propst asked how decisions are made to extend trunk lines and whether there is a process for the City to decide on a certain area.

Mr. Holland said the trunk lines were put in during early 1990s. They knew where the wastewater treatment plant would be because they knew the area would get developed.

Commissioner Propst said it is bigger than just the corridor area.

Mr. Smith added that some were put in as a result of federal grants to eliminate contaminated wells. The problems are not so severe that it gets federal funds now.

Commissioner Greene asked if impact fees would be feasible for that purpose.

Mr. Liming said the City doesn't have impact fees but does have hookup fees. He didn't know how much the City has and what uses would be allowed.

Commissioner Gutierrez mentioned a development on north side where there is no water and sewer and is in the City.

Mr. Holland explained that if the property is not within 200' of a sewer line then they can fall back to a septic system. On Airport Road there are a couple of developments on septic systems because no sewer line is within 200'. It limits what they can do. They probably can't have a restaurant or a six-bedroom house on the lot.

Commissioner Gutierrez asked if they can also drill a well.

Mr. Smith said Chapter 14 does allow that with a minimum lot size of 1acre for wells. It would be possible to get a state permit for septic and well.

Commissioner Kapin understood if the property was beyond 200' but asked what happens within 200'.

Mr. Holland said that is the tough part of our job. There is an 8" line and it has to be engineered and a financial guarantee put up. It is about $80 - $200 dollars per foot.

Commissioner Kapin pointed out that the City just annexed all this land. In theory it makes sense but it should have the infrastructure spine. She asked how the city could grow otherwise.

Mr. Smith said the water and or sewer trunks could be done through the CIP or a similar program to publicly fund the improvement and possibly through a General Plan process. Las Soleras has been done without City funding. So was Tierra Contenta. The density allowed by City zoning is very similar to the extended development possible prior to annexation. That is one of the central issues of this plan - what zoning is reasonable, given the limits on sewer, water and road networks.

Chair Kadlubek said it a 300% increase, going from R-1 to R-3 for the entire area. That is significant although it is still not the density to solve these housing issues. It is significant if the infrastructure was there. Big developments can do it but essentially we have here a landlocked piece of land along a capable road like West Alameda with trails, etc. near commercial centers that is land-locked.

Mr. Smith said the City works with developers and small owners trying to do lot splits. The General Plan is targeted for future zoning depending on private capital to upgrade the systems.

Mr. Liming added that if the City and County were to embark on work on west Alameda, water might be extended beyond the Commons as part of that project.

Mr. Fabian Trujillo reported on Economic Development.

Mr. Trujillo said they used the Angelou Plan for implementation in which the objectives are diversification of the City's economy, reduce leakage and bolster Santa Fe's innovation potential. We have reviewed the corridor plan to see how it correlated to those objectives. There are four areas to cover. We believe it supports neighborhood development with infill, walkability, transit and transportation, which are

key supports for economic development. It identifies key infrastructure needs to support economic development. Housing is a key component for support. This plan focuses on low density residential. It identifies commercial development area.

He also looked at areas that can enhance economic development. The key infrastructure of broadband was not looked at. We have six industries the City is looking to expand: arts & culture, film & media, technology, knowledge base, outdoor recreation and green industries. These are all enhanced by broadband. The City's economic base is small business. The hospital is the biggest but most are 5-20 workers, predominantly home-based businesses. Many are growing fast with lots getting business licenses and 505 have sales from out of Santa Fé and many outside of New Mexico.

The affordability of commercial space is an important factor like the Airport overlay district looked at for industries that work with them and impact incentives to entice businesses to go there. Zoning designations help.

Chair Kadlubek agreed.

He suggested they make sure that the industries they are looking to grow there have building heights would be compatible not only with the neighborhood but also realistic for those industries.

Mr. Trujillo said the leakage issue means people spending money outside of the City. The City could do a study by industry but that is sometimes difficult. Based on the map, it is basically a residential area for economic development with traditional businesses in the Agua Fria area that have been there. A lot of them will be small businesses with footprints that do not do much for economic development. He didn't think it is inappropriate for what is happening there. C-2 can do live/work and a lot of light manufacturing or technology centers like around the state with film, etc. Also digital media. So an arts and cultural district would work. He cautioned just to make sure the building heights are compatible and feasible to build there.

Chair Kadlubek said the restrictive use or commercial that has to be half residential, limits the business activity there.

Commissioner Kapin asked if there are requests from businesses for mixed use zoning.

Mr. Trujillo said he does have requests for site location and some for live/work spaces which are more arts and cultural industries. But there are not many for light manufacturing.

Commissioner Kapin asked if C-2, C-1, Mixed Use and Industrial has a 24' height restriction.

Mr. Trujillo agreed.

Commissioner Kapin saw that is down from 45', 65' and 36' which is a significant cap. In the industrial areas. that sticks out. She could understand lowering it for residential. She was hesitant to have those height limits gone. Part of it is not residential but industrial on both sides.

Mr. Trujillo pointed out that this is also a historic area and we have to look at the cultural and respect the diversity of Santa Fé. It is a residential area with people living there. We just need to understand if those heights at 24' are appropriate.

Mr. Smith said for Mixed Use, the Staff is working on regulation changes to accommodate development patterns. The other discussion about development and that particular part of the city, economic development opportunity with larger development might be more appropriate in other places although he was not prejudging this before the plan is adopted.

Chair Kadlubek strongly recommended waiting for Mixed Use zoning to be more feasible and viable. At current its state, Mixed Use kills the potential in Mixed Use areas. He proposed they should either strip Mixed Use from this or wait for that to be fixed.

Commissioner Greene said there is not a commercial need now. Homewise has just platted a new development across Agua Fria.

Chair Kadlubek suggested then that half of it needs to be residential. If it was purely commercial, they could probably develop that.

Chair Kadlubek asked for comments from Commissioners about the plan, in general.

Mr. Shandler said on the process that two different parts were presented thus far. One is a proposed overlay bill which talks about setbacks from the street. He was curious about where in the Code is the criteria for approval to say what the Commission would be looking at. He asked if it would have to be consistent with the General Plan and if that was anywhere in it. What are the criteria for approval of an overlay plan?

Mr. Smith said they are all required to be consistent with General Plan. It would impose a district boundary for the overlay district which is, in fact, a kind of rezoning.

Mr. Shandler concluded that nowhere does it say in Chapter 14 what the Commission has to find in approving an overlay district. Secondly, in the proposed draft, a new section 14-5.11 and before that in section 5.10, it talks about a neighborhood conservation overlay district that was adopted in 2011.

Mr. Liming said he was aware of that ordinance. It simply allows for overlays. He didn't remember specifics, but this one is proposed to designate specifics.

Mr. Smith read from 14-3B and it is not specifically clear but the intent is that those would be the kind of criteria to establish these provisions.

Mr. Shandler asked why the Commission would not use section 10 - to preserve neighborhood conservation here.

Mr. Liming thought this overlay is more specific. This is the West Santa Fé River Neighborhood Conservation Overlay.

Mr. Shandler said that shows the procedure. It is the roadmap and doesn't create one. He was curious why the Commission didn't choose that path to go forward.

Commissioner Kapin asked Mr. Shandler what the path forward that he could share.

Mr. Shandler said in 14-5.10(B) creation of a neighborhood conservation overlay district, that prior to the creation, a neighborhood plan recommending creation of a neighborhood conservation overlay district as one of the plan's implementation policy, shall be adopted as a General Plan amendment. It talks about what can be in these districts.

Chair Kadlubek asked if he could send that to the Commissioners in order to have a reference point to see what he could recommend going forward.

Mr. Shandler agreed. If the Council likes it, he asked if they would amend the General Plan with a resolution and go through the ordinance process.

Mr. Liming said that is what they would anticipate. They would have a planning resolution and accept or change whatever.

Mr. Shandler understood they could adopt the overlay district bill as is or with amendments and the amendments to the General Plan. He asked if the Future Land Use Map is part of the General Plan

Mr. Liming agreed the Future Land Use Map is part of the General Plan.

Mr. Shandler asked if they only wanted to change the Future Land Use Map was a process to amend the General Plan.

Mr. Liming agreed. They would come with an application which is usually tied to rezoning. We've had some for as little as 1/8 acre. Any change on the future land use map requires an amendment to General Plan.

Mr. Shandler thought it sounded like two different things: the overlay district bill and possible amendments to the General Plan.

Mr. Liming said it is adoption of the plan with whatever changes and changes to the future land use map. He didn't anticipate the zoning would be part of that process but a separate and maybe concurrent process.

Commissioner Propst asked if a Councilor wanted to do this but didn't like something in the plan,

whether they could they just change that.

Mr. Liming said they could. The Planning Commission could say, we see the recommended changes on these parcels and recommend the Council stay with current zoning. The Council would not be required to stay with this plan.

Mr. Shandler asked if someone wanted a brewery to the 26' high, if they could ask for a variance from the overlay district requirements.

Mr. Smith said that whether the variance would be heard by the Planning Commission or the Board of Adjustment depends on the size of the proposed development.

Chair Kadlubek asked how it was that helping to start to solve the housing problem did that not make it into this plan. These statistics on a portable housing are glaringly absent

Mr. Liming said as Staff understood the resolution, in opposition to a development proposal, was to include the current residents in that area to try to come up with a plan they felt was realistic for that area. Alexandra Ladd came in to talk about housing and he thought they understood it. It was clear they did not want to see high density in the plan. It was just that simple.

Chair Kadlubek asked how much of Staff's time was devoted to this work during the 22 weeks.

Mr. Liming acknowledged that it was quite a bit. They met weekly with the group and had to prepare maps and bring other Staff members in. He and Mr. McPherson were both fully engaged in working with them and trying to move it along.

Chair Kadlubek understood there were a lot of volunteers spending their own time with the workgroup and the plan did not cost the city anything supposedly, but that is not true. The Commission needs to look at the Staff's time, from a taxpayer's point of view. It is frustrating to not have a plan that clearly reflects the long term needs of the City and the Long Range Planners did not reflect that in their role with the working group. Having the citizens involved is good but this does not reflect the whole city.

Mr. Liming said he was happy and proud to say that Staff yielded to the people from the neighborhood who gave their time. He would use a similar process again for neighborhood planning. He didn't think the City has a great track record in smaller area planning. Part of it was the annexation that generated this.

Commissioner Hogan was trying to make an association between the land use patterns and the density or number of units. That speaks to what Chair Kadlubek was referring to trying for the right mix of maintaining quality of life, the rural character of life in that area. It seemed like the density and heights involved and how they are applied to the properties are critical components for how successful it will be. So he asked how the land use patterns informed what they came up with.

Mr. Liming said there is more intensity at the southwest corner - Siler Road and Agua Fria, working

toward less intensity approaching Frenchy's and then more intensity to less intensity across the river. they tried to stay within that context without freezing things. they had lots of debate as they went through the sub areas. They had nine folks and pretty robust discussions on the sub areas. The two within the City were more organic because of vacant land but in both sides of river in annex area - more discussion on balance. All of the R-1 areas got changes. And from there, they worked that angle. This is in the City now and R-1 is probably not appropriate. The Working Group did their best to balance it.

Some would like lower densities, so it is a compromise. Staff recommended R-12 in Mixed Use but the Working Group voted on the land uses and the recommended lower densities.

Chair Kadlubek agreed with no R-1. Seven units per acre is critical and those than went from R-21 to R-7 is critical. He asked if there is any precedent for such down zoning. It would also reduce the value of their land and might occasion a lawsuit.

Mr. Shandler said it is allowed and is not prohibited but only with strict due process and notice. All they recommended was on the future land use map and not the current zoning map but is was a bit confusing to him.

Chair Kadlubek clarified the overlay imposes R-7 cap on density on all the properties, including C-1 and C-2 PUD.

PUBLIC COMMENT.

Chair Kadlubek asked people to line up to speak. The Commission would like to hear from the Working Group also.

Mr. Hilario Romero, 1561 La Cieneguita, said, "On behalf of all the traditional neighborhoods that we represent by the West Santa Fé River Alliance - that was part of Agua Fria Village that this area that you are talking about was part historically of Agua Fria Village from the very beginning -1740 to the present. Santa Fe took away that historic village and replaced it with an annexation into the Santa Fe. The people and the residents that live there are 57% Hispanic. Most of them have ties to the village going back all the way to the founding. The Gallegos property, Alejandro Gonzales, the mayor's grandfather and his father's father of Mayor Gonzales, George Gonzales, who has passed since - they were members of that community dating back to the very beginning. We have a historic village and are still living there. We are still part of that historic village. We still relate to the Agua Fria Historic Village. It's just that when you are in the room, members of the historic village were denied by the city and the county. They were too powerful and they lost that battle

"So what has been - that document that has been handed to you is what we consider bias, inappropriate, and an ethical action against the Santa Fe River Corridor Master Plan that the 9 members put together for 22 weeks that was discussed beforehand with the Santa Fe Next Organization. We feel we deserve an objective view of our plan that reflects the sentiments of the majority of our residents are

historically tied, historically for centuries to the traditional Agua Fria Historic Village.

"The housing crisis is clearly about low income residents. That's mostly what it's about. What they tried to do is put 450 apartment buildings with two-bedroom and bath at about $1000 per month. That is not affordable housing. That's why we can't go for that.

"There are waiting lists. I know because I'm helping some of these individuals. I have individually helped some of these people. They have been on that list for three years. They want affordable housing. They do not want market rate apartments; they want houses. That is what most of them want. Now that is their dream and it doesn't mean they are going to get it, but that's what they want. They are mostly people on fixed incomes. They are single moms whose families have lived here for generation upon generation in this city. And they are also elders that have lived here for generations in this city.

"There have been no plans recently, other than Las Soleras, to provide affordable units; affordable houses or affordable apartments. I don't like to say housing; like to say affordable apartments and affordable houses. La Cieneguita was 100% Affordable Housing project at R-5 - 88 wealthy family units.

"So in conclusion, this plan represents ... It represents all of the things that this gentleman talked about in terms of economic development, and it did that. We are not the neighborhood that is going to solve the city's housing projects. I mean the crisis in housing. If there is such a crisis, and we still have to see the study. It's not over with. And we have to analyze it and look at it. And then we can come to some kind of a decision about that. But we can't continue to spread rumors about this crisis that we don't have until we really know that we have one. Thank you."

Mr. Curtis Brinkerhood said, "I've lived in Santa Fe for about 10 years now and I am absolutely dead center with a group of people that are described as most at risk in finding housing. I am actually shopping for a new rental right now because I have to move out of my place. It is for sale. It is extremely difficult for someone in my income bracket which is very low, although improving, which I am grateful for.

"This, from my perspective and from the perspective of my friends and by community and people that I interact with on a day-to-day basis, is a very serious question - a very serious issue affecting our quality of life in Santa Fe, and our ability to live here. I came here 10 years ago with literally nothing - a motorcycle and no means. I came here, and stayed here because I love this community. I love Santa Fe. I love the people and the landscape. It has been hard to survive here. And the cost of housing is a major piece of that equation. There aren't huge opportunities for millennials like myself to build a career. It is diff for young people especially. I respect the history here and grateful to live within it. But a much larger issue, looking into the future 20 to 20 years with an aging population. We need to be sure to treat a new generation of Santa Feans that their way of life is spoken to. This is one small part of a very complex fabric in the City. I'm grateful for the hard work of Commission, Staff and the Working Group. We are not going to solve the problem with this one plan but it is opportunity to take steps toward it. NIMBY is here. Nobody in Santa Fe wants to shoulder the burden of this deficit. It is the responsibility of City government to see the big picture and help guide us through it. It is not necessarily popular for the Working Group but this is opportunity to take steps in the right direction.

Ms. Joanie Blasser, 1803 Otto Road, an architect for housing. She thanked the Commission for the study session - It is hard to understand how this plan can really accomplish the goal to encourage vitality and affordable living in the development when the density is capped at seven units per acre. Santa Fé is in dire need of more housing. This is not a new thing or unproven. But it is also not just subsidized affordable housing that we need but affordable market rate homes. And that is 50% below supply and demand equations.

To keep it affordable, we need to make it possible for low and middle income people to live here and prosper and increase the housing stock. That is critical for our economy. We can't keep pushing working families to the fringes of our community and to Albuquerque. People deserve to live here; people without cars who depend on transit, bicycles, walking, and has natural beauty, and open space. Is this appropriate density for Santa Fé? As an architect, this is my career, and I have worked all over the region and the country. I want to point out that, in terms of appropriate density, Santa Fe is celebrated in part for its heritage and the higher densities here are always talked about as not being appropriate. In the current Agua Fria there was also more dense settlement. Of course it is much smaller. I know western part was historically agriculture. But that isn't even celebrated in the plan as it stands right now. There are areas in it that could easily accommodate higher densities, particularly along West Alameda and Agua Fria. I respectfully request that the Commission consider areas within the Master Plan that are slightly higher density. I don't think you can collect high density. It is really medium density. I request that you think about R-10, R-14, and R-21 zoning, and certainly not to down zone any properties.

Mr. Bill Roth 1713 Montaño Street, said, "I'm literally on the edge of this study area. I moved here 41 years ago so it is a similar thing that happened as my friend over there. I came here with about 100 bucks in my pocket, a guitar, a bike and a box of records essentially, and some clothes. So I am very fortunate to make a career here as a designer and builder.

"My issue is an overarching issue of process. I understand the need for neighborhood planning. But the important thing is that neighborhood groups seem to be self-selecting and they tend to incorporate people with similar views. I understand that people living there want to maintain their surroundings. But the fact of the matter is that we are doing smaller zoning studies. They do need to be part of an overall plan. We do have a housing shortage, notwithstanding some of the objections to the study here. It has been well established. We have these studies that were talked about. They need to incorporate all issues that affect the entire community; stable building practices, density, housing - all of these things need to be addressed or they don't address everything for the city. Over time, what we have seen here in addressing policy, is an amazing organization of neighborhoods in Santa Fe where their views and concerns. stop about 4 blocks from their house. If we're ever going to move forward as a community, we need to function as a community, act as a community, and make decisions as a community. It needs to be for the greater good of our town, or we will never move forward."

Mr. Brian Steele said, "I've been conducting the design law for sustainable neighborhoods for a year now. And a lot of people show up who are willing to live in a much smaller space. And this thing about density - A tiny house is 8.5 x 20'. That's 170 feet and maybe it has a loft above for another 80 feet so that

is about 250 feet for one unit. I can imagine that whatever the zoning that goes in at R-,3, R-5 or R-7, there could easily be 2,500 square feet per unit. That would be equivalent to 10 units if they were tiny houses.

"And the other thing that makes affordability happen is when you integrate food, energy, water, solid waste, transportation and internet on site. We are not doing that now. So there are innovations that are coming. What is happening with the cost of technologies – they are dropping. What is happening with batteries and Tesla and solar panels, are radical changes coming here shortly. Fossil fuels will be obsolete in ten years. That's how radical they save this disruptive technology is coming in.

"So what I am trying to get at is that what I'm seeing happening is that a whole new way of thinking about communities is coming forward where higher density and open space right next to it with on-site systems and really change the way we do community. Owning a car will be ridiculous because it is so cheap just to use it when you need it. You don't need to own it. So you don't need a bunch of cars; so we would not need a bunch of parking. Those kinds of changes are happening. So to plan this area, using 20th century suburban planning, just seems like we are shooting ourselves in the foot for the future.

Mr. Kirk Faust, 1512 Pacheco Street, said, "I didn't know about the City's taking of Agua Fria Village. I'm really sorry about that. I did not know that. I can really see how that has caused anguish.

"I own the property right next to Boylan that was once part of Ecoversity property. From Siler Road, there is commercial property, commercial property there. I think there may be two residences. Then there is the Boylan property. Our property is next and right now it is C-1, which allows R-21 and to me, looking at this plan, it is arbitrary that they are deciding to take that zoning down from R-21 to R-7 at that place. I would recommend that be rejected.

"There has been several things said here about density that I would like to repeat. I would like to challenge the assumption that less dense is better; that less dense somehow improves your quality of life. Certainly, suburban sprawl began after WWII, as we all spread out into these neighborhoods. And we can see that that has brought with it many social ills of its own. Density equals less traffic. If you push everyone out Airport Road; now imagine them all driving into town. There is study after study - some of them referring to tonight that bear this out. They also bear out that density uses less resources, not only in the less resources that it takes to operate a household, but also less resources for a city to operate a neighborhood. The other piece of it, which has been stated, is that there is a certain amount of density that begins to make something affordable to live in. I'm not talking about affordable housing that is subsidized. I'm talking about houses that regular people can afford to live in.

"The plan, as written, is missing a significant factor. The General Plan calls for adding density within four miles of the downtown area. If you really look at the decades have passed since that plan was passed, there has been virtually no density. And this planning by small neighborhoods is great if what you are threatened by our big developers that are swallowing everything up. Santa Fé simply doesn't have a crisis of big developers coming in. We don't have high density, which I would say is over R-29, springing up all over Santa Fe. We have a crisis of the workers not living here. In fact, a decade ago, 50% of workers lived in Santa Fe, and now it is down towards 30% of the workers who live here. Homewise did a study and

came up with a figure $300 million a year in economic leakage.

"There was a study done - or an article - Henry Grabar, who is an investigative journalist, who was writing about Los Angeles, in talking about their 40+ years of allowing planning to be done by small neighborhoods and they down zoned about 60% the original zoning and housing their costs an average of 40–50% of an average income. And we all know the traffic situation there.

"So I would suggest that this plan needs to include pockets of high density. Maybe you do save area down Agua Fria Village for rural. Maybe you do save area across the river. But from Siler Road to the Plaza, the General Plan was hoping for nice dense little pockets, perfect for the connectivity for young people to feel like they are a part of Santa Fé and not feel like they have been shoved out to the outskirts.

William Meen, member of Agua Fria Village, and a member of the Planning Group, said there is 377 acres. And if it had an R-21 across the whole thing, you have would have 7917 homes. If you had R-29, you would get10,933. In the Plan, there are 556 existing and adding about 150 additional units for a total of 706. Well, how come? There are 377 acres, but you have to subtract out the roadways, the park, the FEMA flood plain, and exclude the existing homes and the setbacks and the Santa Fe River. The FEMA flood plain has greatly expanded since the 2010 survey. So I would say less than 200 acres of developable land, maybe even less now. And then, you grow in to that land and you see what services are available. The sewer line stops at the Commons on West Alameda. So all the way from the Commons to Siler Road you are limited to septic tanks and wells. Because there is no city water line in that area. Then the sewer line on Agua Fria Street curtails to go to the old sewer plant. So all of that commercial area is not served by a sewer line in the street. So there are a lot of infrastructure needs that would be very expensive to put into place. These are limiting factors.

"The city looks at this area because it is in the gravity flow area of the city sewer system. And people are saying this area is ripe for R-29. The problem with that is that private families own that land and unless the city is willing to go in with the power of eminent domain and condemn these private families and throw them off of their land, it is going to remain private family lands and people hold the land for family transfer for their children and grandchildren. So you will see development; you will see building permits but maybe they are coming in 10 years, 20 years, 30 years, as these children and grandchildren grow up and have housing needs and they will come back to ask for their share of the land. So unless the City or big developers are just willing to throw out the bucks, nothing is going to happen in that area. And that is just a start reality. We can sit with a ruler and a map and say we are going to add 1000 affordable units right here.

There is a need for some type of financing for these projects and this city is broke. There are 16,000 vacant lots in the City right now. They are all approved and developable. There are 12,000 lots in the County. So if you built duplexes on those, that is like 60,000 living spaces. But a lot of problem is the financing. Banks don't want to loan on construction loans. They don't want to loan on owner-built housing. They don't want to loan on anything but apartments. And why apartments? It is not because the builders built a lot of apartments or that is his niche. It is because the banks are saying they want the most foreclosable and resalable development possible. That is just a sad reality. We would be better off spending our time tonight pushing for a public bank that could maybe solve this financing issue.

West Alameda has become a regional arterial. I know John Romero doesn't use the term 'regional arterial.' He uses secondary or primary. But it really is regional because when people come off 599, they are using it to get downtown for an event. It is a different kind of roadway. And if you drive on that road, on the south side you've got a cliff and on the north side you've got an embankment. It is a dangerous road and I can't believe there haven't been more fatalities going off the cliff or hitting the embankment. This road isn't as you would see on a map or an aerial. You have to go on the ground to see what is actually there. And it is only the 150 units.

Ms. Jean Dilorretto, homeowner in the west river corridor since 1983, read her printed statement. [A copy of her statement is attached to these minutes as Exhibit 5.]

Mr. Charles Reese, 1528 La Cieneguita, said, "I'll be brief. The first thing, I had a question and I think the traffic fellow is gone. He talked about 2 lanes and a median on that arterial with 15,000 cars per day was kind of like the max. And I just want to point out that Agua Fria, except for the one mile where it the mixed area is has no median. And the cars that use that one mile – they don't vanish when they get past that area. There is no median and there are no shoulders either so you get stopped by the garbage truck or mail carriers. It really can't handle that much more.

"I also wanted to point out on this plan, if you look on page one, - the city resolution to create this Working Group, the first bullet says, among other things, the resolution called for - to enhance the quality of life by ensuring that development is in character with the surrounding neighborhoods. It doesn't say or try to solve the city's housing crisis. So if you look on the future use map, you go to the page before it that's on the mixed area, it does a pretty good job of that. But the C-2 or the C-1 that Mr. Faust referred to, that was E-1 before annexation and didn't get to c-1 correctly. Something's not right there. It never should have been C-1, which translates to R-29 or R-21 – whatever it does. Because it is completely out of character with the neighborhood. I want to second what Hilario said. If you want to look at an affordable neighborhood with houses - La Cieneguita is R-5. I live in it and what makes it affordable is that I almost own it. That's what makes something really affordable. I look at these young people in here that are complaining that they can't find a place to live. Give them something they can buy, because then they don't have to keep paying."

Mr. Rick Martinez, 735 Mesilla Road, thanked the Staff for the process over all these weeks and they really did a good job. "One thing they taught us was compatibility with neighborhoods and what neighborhoods are made of – the streets of neighborhoods that give us the feel that we are living somewhere good. They saw how bad the road of Agua Fria was. Also you can see that Siler Road all the way to Osage has always bothered me. And when you get to Agua Fria and Camino Alire, it has bothered me. One of the first things I saw on the report was that this is not an appropriate corridor for something this big. We have to look at the corridors to make them appropriate. What is on the ground is all built out and Agua Fria is more rural area. Past Frenchy's is also rural. We can allow the density from the castle. There are trailers in there. That is why we wanted to have good commercial development that is compatible. That is why we went to 24' in zoning. What is on the ground is what people look at. We have grown smart with the neighborhood. Agua Fria - we talked about a lot. The City changed the ordinance for in lieu of payments recently and we haven't seen one project come forward with affordable housing. Get rid of that in

lieu of and put the twenty or thirty percent back into this so we can get Affordable Housing in the area. Let's change that and really bring affordable housing. We need to have a mixture for everyone. La Cieneguita is good model. Bring them back to this part of town. It is a good group and Justin was a good member of the group. We looked at the Commons and it is a good model with a cluster of homes that looks good. It doesn't have to be six stories high. Just make it affordable.

Ms. Nancy Fay, 728 Mesilla Road said, "I am here to strongly endorse the draft plan for the West Santa Fe River Corridor and Overlay District. I have been a resident since 1977 and a homeowner since 1997 in the area addressed by the draft plan. I would like to thanks all the Working Group members, project Staff, advisers and participants for what is a balanced, thoughtful, and thorough work on this draft. And I also include in my praise the impressive public presentation on April 10, which I attended. I strongly support limited zoning density and the seven goals of the study as noted on page 18. West Alameda is not a primary arterial thoroughfare, and should not be considered as available to be developed or targeted as a primary route to access downtown Santa Fe from any area, including the South and Highway 599. Traffic on West Alameda has essentially doubled in volume since opening of the Siler Road bridge with significant and worries some increases in traffic speeding and risks serious accidents on this narrow, twisting turning, blind curve two-lane road with limited sight distance.

We do not want to compromise our safety and disrupt the character and quality of our quiet, established river corridor neighborhood. We need neighborhood values in our neighborhoods. We need designs to slow and calm the traffic on West Alameda to be implemented as soon as possible. I agree with such strategy as additional periodic stop signs at regular intervals similar to those on Osage Avenue and/or speed bumps, similar to those at the Santa Fe Community College. So with these added for traffic safety, I'm happy to endorse the plan and ask that my remarks be added to the public record."

Ms. Angel Kuntusky said, "Thank you for listening to us on this very important issue. I don't want to live in a housing project – so much so, that I'd rather live in the RV that I purchased, along with my two children and my husband. Before getting into all of that, I'd like for us to think outside of the box and let's imagine that we are all smart enough and creative enough to address this in a holistic way. We can look past our differences and understand how we can accomplish everyone's need for safety and security and quality of life. My question for consideration is this, why are we continuing to use outdated standards of development which have been proven to be limiting in scope and damaging to the environment, and detrimental to economic equity? Right now, with these talks of development, we have an unprecedented opportunity to address environment, affordability, transportation and food security. One thing that I noted was not anywhere in the plan and they talk about keeping to the character of the Agua Fria river corridor, that there was no talk at all of agriculture, when the Agua Fria river corridor is in a historically agriculture farm land area.

"I noted in it that housing has a 5,000 square foot footprint. New, innovative technologies and sustainable living can create wooden dwellings that are both aesthetically pleasing, invites socioeconomic prosperity, collaboration, are more energy efficient, and you can do it in 175 square feet, as was stated previously.

"I understand that the draft of this plan necessitates preservation of native biodiversity and preserving the watershed, our air quality, mitigating the urban heat wind effect that is caused by developing and building in ways that don't take into account heat sinks that are provided by vegetation. However, one could argue that sustainable building with a 175 square foot structure that integrates urban agriculture items within it is going to provide more of a heat sink and a carbon sink and give a lot more to the community in terms of food security than a 5,000 square foot building for one person or one business with five employees. It seems that this overlay draft, while making some attempts to address these urban heat issues and environmental issues, does not address the more innovative methods of integrative, holistic development. We need to take a look before doing anything. What didn't work in the past and will not take us to where we want to be, we need to look at the stages of what it's going to take for us to build the kind of community that we can actually be proud of in terms of water conservation; not just as reactive things that building that into our neighborhood plans. This is going to take more than inviting some random builder who builds apartments complexes with all of that concrete. And they are so hot. I would invite you to look at changing the building codes to make urban agriculture ordinance possible and the possibility of renewable energy infrastructure, of advanced waste water system management and, along with economic equity and access, so you are not making 175 foot homes worth half a million dollars.

Ms. Carol Thomas, 2835 West Alameda, said, "I was a member of the Working Group and I want you to know this working committee was not a NIMBY movement. Resolution 2015-93 was sponsored by Patti Bushee, who served the people of this City for over 20 years. The working committee of 22 weeks held open meetings with Staff and the public for anyone who wanted to attend; anyone who wanted to contribute any input to this. This was not a closed meeting. The members are all very qualified. We are professionals from different careers. I ask this Commission to respect this cultural area - the residential character, the protection of this environment. Earlier, you were talking about protection of the Ridge top. There are a lot of other opportunities for low income housing in Santa Fe but we need to protect this area, too. This draft was well thought out. We pushed and pulled and voted. It was very democratic. Lots of city staff came and members of the Commission were there. It is balanced and good for everyone."

Ms. Gayla Bechtol, 1813 Hano Road, said, "I was on the committee too, and proud of what we did. I would like to say that there are 17 acres of this plan. I think it could be up-zoned a little more, although we followed what was there around the neighborhood. I think it was the decent thing to do because It has been a historic agricultural area and we did talk a lot about that = the vestiges of the historic defining community that has existed in this area for 400 years. This is some of it. What I got personally from this project is that we really do need a General Plan update." She showed the Future Land Use map from the 1999 General Plan and it doesn't' show those parts because they were in the County." We have a NW Quadrant Land Use Master Plan from 2007 that covers a great deal of affordable housing, work force housing, senior facilities, apartments, all kinds of development and housing and the city already owns this land so it could be done like Tierra Contenta was in 1995 where developers actually pay the City $6,600 per unit that helps pay for the infrastructure. It does work. The housing crisis started in 1992. It might be worse now. She encouraged the Commission to ask Councilors why the NW Quadrant is not being considered for Affordable Housing. There are parking lots that could be developed. In her neighborhood, which is R-5, the density could be twice that so each person could have a guest house or a rental unit there, too.

Ms. Katherine Shurlock, 1004 Camino Oraibi just bordering this area. She supports the plan. It could be a good model in the future in looking at all the river land way out to the Rio Grande. Much of this comment has been helpful. We need to think large and base the plans on the values we hold. The attitudes of people living there is great. She canvassed all along the south in Casa Alegre encouraging people to vote. Half are low income and in a home inherited or renting from the original owners. Many low income people live there already. And they have worked hard. It is old and graceful. She said she now understands the NIMBY point of view. There is a fear of increased pollution and congestion. "I appreciate the 23 neighborhood associations to form that West Santa Fé River Alliance. There may be a great deal covered by this study and many things that the City needs to address, or the City and County.

Ms. Mosare Valdez said, "This is an important study session for us to listen and learn from each other. "What is good for one person is good for all. I was living in Chimayo and Española for many years because I could not afford to live in Santa Fé. The Santa Fé Housing Trust is affordable. People live here in affordable housing. I could not afford $1,500 per month. It is important to have a study of housing needs. I know many are like myself. We did a study for two weeks of 250 apartments you could rent per day. I know the city was in charge of the study – the Council. We come altogether to see a place to build and preserve and would not suffer. It is common good for all people. We can learn and create a good thing.

"We live on the same planet and when something happens to the environment, we all will suffer. We all need the same things. I love this neighborhood and something that all can benefit – to create a little paradise and see this in the future. We need to create all together in a nice way. I endorse the plan - they did a good job."

Mr. John Epps, resident of a high density area at almost $1,400/month The reason is because he lives on a certain side of the town. On the east side there is a great separation of industry and business from residential and on the west side it is a more integrated area.

"On the other side is only residential and then business, business, business. That moves people away from their work. So I realize a lot of the issues are not all under your influence. But you can affect zoning. I heard tonight that about Mixed Use that has an issue in current state limiting businesses needing to have residential as part of it. That is a serious problem We need a better mix across town - Make as many things Mixed Use as possible.

Ms. Elizabeth Sandoval said the traffic issue was addressed so she would not repeat. Many drivers don't know how to use roundabouts. We are part of the city but we have no service for water, sewer, police, lights. Please take us back to the County.

There were no other speakers from the public and the public hearing was closed.

Chair Kadlubek thanked everyone for waiting and for the comments.

He asked for anything the Commission would like to say -

Commissioner Hiatt appreciated all the effort put into it and thanked all who participated. He read all the meeting notes and will study it further and hopefully come up with an enlightened decision.

Commissioner Abeyta also thanked all who participated. When you look at the resolution - you could argue they followed the resolution so we need to pay a little more attention to them. We need to stop doing it piecemeal and look at the big pictures because- we are putting neighborhoods against future generations. At some point, the Governing Body needs to look at the big picture and probably also include the county and SFCC with growth planning.

Chair Kadlubek said in that regard that the Commission has three areas we know for sure are very active right now. St. Mikes, Agua Fria and West River. The reason for the big picture comes from looking at this in isolation as though no others exist. He would be less wound up about the lack of density if he knew in the larger plan there were some right next to it with higher density. So if we look at all three, we could relieve lots of pressure. He encouraged the Commission to step back and have patience with the other two.

Commissioner Propst agreed with Commissioner Abeyta's remarks. She was thinking about the General Plan. No one neighborhood should have to solve all the problems. Dealing with the three all together would be good if we can't tackle the General Plan. The agriculture, water, waste water, and affordable housing are all important issues.

Commissioner Greene said it was great to work with staff and the Working Group on the issues here. Going forward, there are still opportunities without up zoning and also looking at landlocked properties as well as better streetscapes and better access to the river but 100 more units just need to be unlocked. They can't divide their property for the grandkids without that. Regarding the cultural properties focus - Hilario put together a hand written map that would be good to incorporate.

One goal never addressed was interconnectivity of the street network. There should be some detail and commitment to identify where the intersections need to be for development plans. He hoped the 22 weeks would be for something.

Commissioner Gutierrez said this is a great start and it is nice to have something in front of us. We've talked about General Plan a lot so it is nice to have something here. Communication is open.

Commissioner Hogan agreed with the point that it is hard to put all of our hopes in one basket. It puts pressure on all that can be. It is important to acknowledge what it has been. It is on El Camino Real and historic with a strong influence on finding land uses that continue to reflect that. The challenge closer to the river is agriculture and we might want to back off the density there by how far back from the river it is. Closer to Alameda and Agua Fria, more density is appropriate. It is clear that we need to acknowledge the history in the area.

Mr. Smith pointed out that some Commissioners were not on the Commission when this started. The resolution recognized that in a perfect world, the Commission would address the General Plan. The urgency of development pressures in this part made it necessary to do this prior to the General Plan

revision. The Planning Division supports updates to the General Plan. It was just the timing that led to it.

Chair Kadlubek said Long Range Planning made a great attempt to look at the themes of the General Plan and Mr. Liming and Mr. McPherson put in smart work. He was happy about the direction it is going. He hoped Councilor Harris continues that. He would love to see an update of the General Plan before approving any sector plan but that is probably for naught. He would like a better understanding of viable affordable density. He would also like to see more sustainable practices. The river is a natural resource to be protected. We can't wait for Mixed Use to be changed but it is not feasible in its current state. We have to recognize that low density always excludes Affordable Housing and hurts low income people the worst.

The biggest issue for him is the 2-3 properties along Agua Fria: Ecoversity and Boylan. He described what causes each step. The biggest change is the down zone to that property. That really needs to be looked at and a compromise made there. That is obvious.

Commissioner Propst pointed out that family transfers are affordable for those folks.

Mr. Shandler said the ball is now in Council's court and time for staff or citizens to talk with them about changes in the code or changes in General Plan or rezoning. Rezoning is a judicatory thing. So with judicial robe - I have to preserve myself about it - that doesn't prevent Commissioners from talking with staff but prudent not to mix.

I. STAFF COMMUNICATIONS

Ms. Martinez extended her thanks to Mr. Liming and Mr. McPherson for all the work they put into the Corridor Plan. Formally rec to LUD that we work on these things.

Mr. Smith announced the next meeting on August 4. Also, on August 18, the code amendments including urban agricultural and likely St. Michael's overlay corridor and a couple of applications will be on the agenda.

Commissioner Kapin said she would not be present at the meeting on August 18.

Mr. Smith had documents for Summary Committee members to sign after the meeting.

J. MATTERS FROM THE COMMISSION

Commissioner Kapin said they had a great Long Range Plan Committee meeting this month. They are working on what she thought were very good tools for land use. They are working on those and will bring them to the Commission sometime soon.

K. ADJOURNMENT

Having completed the agenda and with no further business to come before the Commission, the meeting was adjourned at 9:50 p.m.

Approved by:

Vince Kadlubek, Chair

Submitted by:

Carl Boaz for Carl G. Boaz, Inc.

Planning Commission
July 21, 2016

EXHIBIT 1

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2016-49
Minor Amendment to Las Soleras Road Phasing Plan

Owner – Beckner Road Equities, Inc.
Agent – James W. Siebert & Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on June 2, 2016 upon the application (Application) of James W. Siebert & Associates, Inc., agent for Beckner Road Equities, Inc. (Applicant).

The property is identified as Tract 8 (Property) within the approved Las Soleras Master Plan (Master Plan) area and is zoned HZ (Hospital Zone).

The Applicant seeks to modify the Road Phasing Plan approved by the Governing Body as part of the Master Plan in order to address traffic demands associated with the development of the Property for a hospital use. The amendment will modify the road phasing to provide that the first phase of development of the Property will trigger construction of the Crossing at Chamiso to Beckner Road instead of the construction of Las Soleras Drive to Beckner, which will be triggered instead by the development on 22 acres of Tract 4B of 120,000 square feet of building space.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Commission heard testimony and took evidence from staff, the Applicant, and members of the public interested in the matter.
2. Santa Fe City Code (Code) §14-3.15 provides that land use boards have the same authority over procedures for minor plan modifications for cases before them as the land use director pursuant to Code §14-2.11(C).
3. Code §14-2.11(C)(2) permits the land use director to approve minor qualitative modifications on an approved master plan in accordance with the written request of the applicant explaining the need for the modification, provided that (a) the land use director makes a written finding that the modification will not substantially change the function or appearance of the development, result in any negative health or safety impacts on the community, or negatively impact a neighboring property; (b) that the modification will not increase density or allow uses not shown on the approved plan; and (c) that the minor modification complies with the standards and requirements of Chapter 14.
4. Pursuant to Code §14-3.19(D)(3)(a) the Commission has the authority to approve minor amendments to master plans approved by the Governing Body, provided that the amendment

is consistent with prior actions by the Governing Body, after notice and a public hearing as required by Code §14-3.2(H).

5. Pursuant to Code §14-3.9(D)(1), amendment of a master plan requires the Commission to find that the master plan (a) is consistent with the general plan; (b) is consistent with the purpose and intent of the zoning districts that apply to the master plan; (c) that development of the master plan will contribute to the coordinated and efficient development of the community; and (d) the existing and proposed infrastructure and public facilities will be able to accommodate the impacts of the planned development.
6. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) an Early Neighborhood Notification (ENN) meeting [§14-3.1(F)(2)(a)(xi) and (ii)]; and (b) compliance with Code Section 14-3.1(H) notice and public hearing requirements.
7. Code §14-3.2(H)(a) through (d) set out notice requirements for public hearings before land use boards.
8. Code §14-3.1(F) establishes procedures for the ENN meeting, including (a) scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) regulating the timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].
9. An ENN meeting was held on the Application on March 28, 2016 at the Southside Public Library.
10. Notice of the ENN meeting was properly given.
11. The ENN meeting was attended by the Applicant and City staff; there were approximately twenty (20) members of the public in attendance.
12. Commission staff provided the Commission with a report (Staff Report) evaluating the factors relevant to the Application and recommending approval by the Commission of the proposed Master Plan amendment, subject to the conditions set forth in the Staff Report (the Conditions).
13. The Commission has considered the requirements established by Code §14-2.11(C)(2) and finds the following facts:
    (a) The Applicant submitted a written application for the amendment which is included as Exhibit E in the Staff Report and explains the need for the modification.
    (b) The proposed amendment will not substantially change the function or appearance of the development and will not result in any negative health or safety impacts on the community or negatively impact a neighboring property, as it changes only the timing of construction of certain roadways and does not materially alter the Master Plan.
    (c) The proposed amendment does not increase density or allow uses not otherwise permitted on the Master Plan.
    (d) The proposed amendment complies with all standards and requirements of Chapter 14.
14. The Commission has considered the requirements established by Code §14-3.9(D)(1) and finds the following facts:
    (a) The proposed amendment is consistent with the general plan in that it provides better connectivity for the phased build-out of the Property, because the Crossing at Chamiso, extends west of Cerrillos road as Herrera Drive, which was constructed to carry more traffic than Tierra Contenta Drive, which extends Las Soleras Drive west of Cerrillos and will provide more direct access to Tierra Contenta, school properties, including Nino

Otero Community School and Capital High School, and to commercial development to the west, including Walmart.

(b) The proposed amendment is consistent with the purpose and intent of the zoning districts that apply to the Master Plan area and with the use regulations and development standards that apply to those districts in that because it complies with applicable Chapter 14 standards and requirements and does not affect zoning designations in the Master Plan area.

(c) The proposed amendment will contribute to the coordinated and efficient development of the community in that it will provide better connectivity for the phased build-out of the Property, because the Crossing at Chamiso, extends west of Cerrillos road as Herrera Drive, which was constructed to carry more traffic than Tierra Contenta Drive, which extends Las Soleras Drive west of Cerrillos and will provide more direct access to Tierra Contenta, school properties, including Nino Otero Community School and Capital High School, and to commercial development to the west, including Walmart.

(d) The existing and proposed infrastructure and public facilities will be able to accommodate the impacts of the proposed amendment in that the Master Plan addresses infrastructure and public facilities needs for the Property when it is fully built-out, as well as for all other properties in the Master Plan area.

15. The Commission has considered the requirements established by Code §14-3.9(D)(3) and finds the following facts:

(a) The proposed amendment is consistent with prior action by the Governing Body in that it changes only the timing of construction of certain roadways and does not materially alter the Road Phasing Plan approved by the Governing Body as part of the Master Plan, including the specific restrictions, limitations or requirements that were part of that approval.

(b) The proposed amendment will not substantially change the function or appearance of the development and will not result in any negative health or safety impacts on the community or negatively impact a neighboring property, as it changes only the timing of construction of certain roadways and does not materially alter the Master Plan.

(c) The proposed amendment does not increase density or allow uses not otherwise permitted on the Master Plan.

(d) The proposed amendment complies with all standards and requirements of Chapter 14.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. The proposed minor Master Plan amendment was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The ENN meeting complied with the requirements established under the Code.
3. The Commission has the power and authority at law and under the Code to review and approve the proposed minor amendment to the Master Plan.
4. The proposed minor Master Plan amendment complies with the standards and requirements set out in Code §14-2.11(C)(2); Code §14-3.9(D)(1); and Code §14-3.9(D)(3).

WHEREFORE, IT IS ORDERED ON THE _____ OF JULY 2016BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission approves the minor amendment to the Master Plan, subject to the Conditions.

_____ _____

Vince Kadlubek Date:
Chair

FILED:

_____ _____

Yolanda Y. Vigil Date:
City Clerk

APPROVED AS TO FORM:

_____ _____

Zachary Shandler Date:
Assistant City Attorney

Planning Commission
July 21, 2016

EXHIBIT 2

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2016-50
Presbyterian Healthcare Services Hospital Development Plan
and Terrain Management Variance
Owner's Name – Presbyterian Healthcare Services
Agent's Name – James W. Siebert & Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on June 2, 2016 upon the application (Application) of James W. Siebert & Associates, Inc., as agent for Presbyterian Healthcare Services (Applicant).

The Applicant seeks development plan approval for the construction in two phases of approximately 473,800 square feet of hospital, medical clinic, and office space and approximately 147, 083 square of parking garage space, together with related improvements (collectively, the Project) on 39.03± acres identified as Tract 8 within the Las Soleras Master Plan area located at 4981 Beckner Road (Property). The Property is zoned HZ (Hospital Zone). The Applicant is also seeking a variance to Santa Fe City Code (Code) §14-8.2(D)(2)(b) to permit the disturbance of natural slopes thirty percent (30%) or greater (the Variance).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

General

1. The Commission heard testimony and took evidence from staff, the Applicant, and members of the public interested in the matter.
2. The Commission has the authority under Code §14-2.3(C)(1) to review and decide applications for development plan approval.
3. Code §14-3.8(C)(2)(b) provides for variance requests associated with a development plan to be reviewed concurrently and approved or denied by the land use board that reviews the development plan.
4. Code §14-2.3(C)(3) provides for the Commission to hear and decide requests for variances pursuant to Code §14-3.16 when the request is part of a development plan request requiring Commission review.
5. Code §14-3.8(B)(1) requires Early Neighborhood Notification (ENN) , notice and a public hearing on development plans in accordance with the provisions of Code §§14-3.1(F), (H) and (I).

6. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) an ENN meeting [§14-3.1(F)(2)(a)(vii)] and (b) compliance with Code Section 14-3.1(H) notice and public hearing requirements [Code §14-3.1(H)(1)(a)-(d)].
7. Code §14-3.1(F) establishes procedures for the ENN meeting, including (a) scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) regulating the timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].
8. An ENN meeting was held on the Application at 5:30 p.m. on March 28, 2016 at the Southside Library.
9. Notice of the ENN meeting was properly given.
10. The ENN meeting was attended by representatives of the Applicant, City staff and approximately 20 interested others and the discussion followed the guidelines set out in Code Section 14-5.3.1(F)(6).
11. Commission staff provided the Commission with a report (Staff Report) evaluating the factors relevant to the development plan and the Variance and recommending approval by the Commission, subject to certain conditions set out in said report (the Conditions).

The Development Plan

12. Pursuant to Code §14-3.8(B)(3)(a), approval of a development plan by the Commission is required prior to new development with a gross floor area of thirty thousand square feet or more located within any zoning district within the City.
13. The Project includes new development in two phases with a total gross floor area of approximately 473,800 square feet of hospital, medical clinic, and office space and approximately 147, 083 square of parking garage space.
14. Code §14-6.2(B)(3)(b)(i), relating to the Las Soleras Hospital Zone District where the Project is located, requires a development plan for the Project.
15. A development plan is required for the Project.
16. Code §14-3.8(B)(4) requires that development plans described in §14-3.8(B)(3) must be reviewed by the Commission.
17. The development plan for the Project is required to be reviewed by the Commission.
18. Code §14-6.2(B)(3)(b)(ii), relating to the Las Soleras Hospital Zone District where the Project is located, requires the Applicant prior to submitting for development plan approval to conduct and submit a market analysis and fiscal impact analysis that analyzes the need for the proposed hospital (the Market and Fiscal Analysis).
19. The Applicant conducted and submitted the Market and Fiscal Analysis as required.
20. Code §14-3.8(C)(1) requires applicants for development plan approval to submit certain plans and other documentation that show compliance with applicable provisions of Code (the Submittal Requirements).
21. The Applicant has complied with the Submittal Requirements.
22. Code §14-6.2(B)(3)(b)(ii), relating to the Las Soleras Hospital Zone District where the Project is located, requires the Applicant as a condition for and prior to the granting of development plan approval, to participate in meetings to which the Santa Fe County health policy planning commission, Christus St. Vincent Hospital and

interested local and regional health care providers have been invited to address impacts of dual hospitals in the community (the Community Impact Meeting Requirement).

23. The Applicant has complied with the Community Impact Meeting Requirement.
24. Code §14-3.8(D)(1) sets out certain findings that must be made by the Commission to approve a development plan.
25. The Commission finds, subject to the Conditions, the following facts:
    (a) *That it is empowered to approve the development plan for the Project under the section of Chapter 14 described in the Application [Code §14-3.8(D)(1)(a)].*
    The Commission has the authority to grant development plan approval for the Project in accordance with Code § 14-6.2(B)(3)(b)(i); § 14-2.3(C)(1); and § 14-3.8(B)(2), (3) and (4).
    (b) *That approving the development plan for the Project does not adversely affect the public interest [Code §14-3.8(D)(1)(b)].*
    Approving the development plan for the Project will not adversely affect the public interest in that the Property is currently zoned HZ, which pursuant to Code §14-4.3(D)(b) specifically applicable to the Las Soleras HZ District is intended "...to accommodate a hospital and business and professional office uses in the Las Soleras Development"; the Project is a less intense development than that approved for the Property, which allows for a floor area ration (FAR) of 1.8:1 or a possible 3,059,300 square feet of floor area on the Property; will provide more immediate access to hospital and related medical services to south-side City residents via Cerrillos Road and Route 25 and to residential development within the Las Soleras Master Plan (Master Plan) area.
    (c) *That the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project [Code §14-3.8(D)(1)(c)].*
    The Project is compatible with and adaptable to buildings and uses of abutting property and other properties in the vicinity in that it is being developed as part of a master-planned area subject to the same general standards and requirements and to standards and requirements specifically applicable to the Property via the Master Plan and applicable code; and the Project building will be required to comply with applicable design standards and requirements.
26. Code §14-3.8(D)(2) provides that the Commission may specify conditions of approval that are necessary to accomplish the proper development of area and to implement the policies of the general plan.

The Terrain Management Variance

27. The information contained in the Staff Report and the testimony and evidence presented at the hearing is sufficient to establish with respect to the Variances that (a) unusual physical characteristics exist that distinguish the Property from others in the vicinity that are subject to the same regulations, in that the Property slopes down from Beckner Road toward the Arroyo de los Chamisos with natural slopes between 5% and 15%, except where minor side channels to the arroyo create narrow bands of 30+% slopes that encroach upon the buildable areas; (b) special circumstances make it

infeasible, for reasons other than financial cost, to develop the Property in compliance with applicable standards in that the encroachments of the channels make it infeasible to construct the hospital and other medical service areas and related improvements as designed, with the design optimized for efficient service delivery; (c) the intensity of development will not exceed that which is allowed on other properties in the vicinity that are subject to the same regulations, in that the Property is the only HZ District in the vicinity and the Project is a less intense development than that approved for the Property, which allows for a FAR of 1.8:1 or a possible 3,059,300 square feet of floor area on the Property; (d) the Variance is the minimum variance that will make possible the reasonable use of the Property, in that the Variance will apply to only 1.3% of the total square footage of the Property and while the Property could be developed for another use without a variance, the use of the Property as a hospital is called for by Chapter 14 and the Master Plan; and (e) the Variance is not contrary to the public interest, in that it serves a public purpose in assuring access to essential medical services to residents on the south side of the City.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. The proposed development plan and the Variance was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The ENN meeting complied with the requirements established under the Code.

The Development Plan

3. The Commission has the power and authority under the Code to review and approve the Applicant's development plan.
4. The Applicant has complied with all applicable requirements of the Code and the Master Plan with respect to the development plan, including the Submittal Requirements, the Market and Fiscal Analysis Requirement and the Community Impact Meeting Requirement.

The Variance

5. The Commission has the power and authority at law and under the SFCC to hear and decide the Variance.
6. The Variance meets the approval criteria set forth in SFCC §14-3.16(C).

WHEREFORE, IT IS ORDERED ON THE _____ OF JULY 2016 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

1. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission approves the development plan, subject to the Conditions and with the following recommendations:
   (a) That a traffic study be performed prior to the commencement of Phase 2 development at the Property if the Beckner Road – Richards Avenue connection has not been made.
   (b) That the Applicant cooperate with Santa Fe Community College (SFCC) and other educational facilities as soon as reasonably possible prior to opening in order to provide workforce training to alleviate negative impacts of the Project on other local facilities; and
   (c) That the Applicant work with local workforce development agencies and educational institutions, including SFCC to reduce workforce leakage.
2. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission approves the Variance.

_____ _____
Vince Kadlubek Date:
Chair

FILED:

_____ _____
Yolanda Y. Vigil Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Zachary Shandler Date:
Assistant City Attorney

Planning Commission
July 21, 2016

EXHIBIT 3

Somie A. Ahmed
Planner Technician Sr.
Technical Review Division
July 21st, 2016

1988 (1988-28) – The Escarpment Ordinance was established to promote the economic, cultural, and general welfare of the people of the City. It was created to ensure the harmonious, orderly and efficient growth and development of the city and to preserve community aesthetics for tourists and residents alike. The **purpose** of this overlay district is to preserve the distinctive and historic foothills environment and the distinctive and historic sense of a compact city, as seen by residents and visitors from salient viewing areas. Regulations put in place with this ordinance:

- The Escarpment Overlay district is established to include the ridgetop and foothills sub districts.
- Architectural standards regulating colors to predominately be browns and tans of local earth tones.
- Heights of structures to be no more than 14' above the highest point of the natural grade on the perimeter of the building. Highest point to include parapets and clerestories.
- Roof styles were determined for both ridgetop and foothills. In the ridgetop, only clerestories, shed and flat roofs are allowed. In the foothills shed, flat, and pitched gabled or hipped roofs were allowed.
- Landscaping was required but not specified for screening.
- Cantilevers greater than 3' are prohibited.
- All new development to comply with terrain management requirements.

1991 (1991-11) – This ordinance amended the Escarpment Ordinance to limit the height of structures in the Ridgetop Subdistrict.

- All structures outside the ridgetop Subdistrict shall be sited so that the highest point on the structure shall be less than or equal to 14' above the highest point of the natural grade on the perimeter of the building. All structures in the ridgetop Subdistrict shall be sited so that the highest point of the structure shall not exceed 14' above any and every point of measurement along the building perimeter – measurement shall be from natural or finished grade, whichever is more restrictive in height.
- Decks are made allowable.

1992 (1992-9) – Amending and adding articles relating to protection of the Escarpment district, quality of Santa Fe's natural environment and the scenic vistas:

- District boundaries are established and shown on the City's official escarpment overlay district maps showing the ridgetop and foothills Subdistrict and the location of the viewline.

- **VIEWLINE** - As used in Section 14-5.6 (Escarpment Overlay District), means either the boundary between the ridge top subdistrict and foothill subdistrict or the delineated portion of the boundary of the ridge top subdistrict if there is no contiguous foothill subdistrict, as shown on the *city*'s official escarpment overlay district maps.
- Prohibits development in the ridgetop Subdistrict unless no other buildable site is legally permitted
- If the only buildable site within the lot is located entirely or partially within the ridgetop Subdistrict, then structures shall be sited with all applicable requirements of this section and as far from the viewline as possible.
- If the only buildable site within the lot is located entirely or partially within the foothills Subdistrict, then structures shall be sited in conformity as far from the viewline as possible.
- Alternate siting was established for structures to approve a deviation from strict compliance if it can be proven that it would reduce the visual impact of such structure. In determining the visual impact, staff shall consider the following:
    - Is the public interest protected?
    - Existing topography
    - Existing vegetation
    - Existing infrastructure
    - Proposed site improvements – and any other change that would protect the public interest, reduce the visual impact and further the objectives of this section.
- Only clerestories and flat roofs shall be permitted in the Escarpment Overlay except that shed roofs are allowed for portals.
- Architectural standards amended to include colors of all structures shall be browns and tans of local earth tones within 50 feet of the area immediately adjacent to the proposed structure or darker.

2002 (2002-37) – Amendments to submittal requirements:

- Landscape plans are to be stamped by a Landscape Architect or Architect and must meet the standards set forth in section 14-8.4 "Landscape & Site Design."
- Landscape screening requirement for fill slopes to be with indigenous evergreens.

2004 (2004-45) – Amending sections of the Escarpment Overlay Ordinance regarding architectural and landscaping requirements:

- Purpose and intent was rewritten to include reduction of wildfire risk by providing a city approved list of appropriate trees and shrub species. Minimum planting requirements for evergreen and deciduous trees was identified as required for screening. 50% of screening trees were required to be evergreen. Screening requirements are established which calls for 1 tree

for every 15 linear feet of horizontal wall of each structure which shall be tall enough to screen up to 50% of the structure from its highest point at time of planting and located not more than 15 feet from such wall.

2006 (2006-55) – Amending the Escarpment Overlay Ordinance to clarify buildable site locations, adopting the geographic information systems map as the official Escarpment Overlay District Map, revising screening requirements:

- To further the purposes of the Esc. Overlay District, this section prohibits development in the ridgetop Subdistrict of the Esc. Overlay other than driveway access and utilities for lots created after February 26th, 1992.
- The boundaries of the escarpment overlay district as well as the boundaries of the ridgetop and foothills subdistricts and the location of the viewline are established and shown on the City's official Escarpment Overlay district map.

2008 (2008-13) – Amending the Landscape screening in order to better coordinate with fire protection purposes in the Escarpment Overlay District:

- Minimum planting requirements established for evergreen trees and deciduous trees.
- To regulate tree spacing and reduce wildfire risk, a maximum basal area is established to reduce density.
- Location of screening trees required to be at least 5' away from structure and within 30'.

Planning Commission
July 21, 2016

EXHIBIT 4

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 RM.

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):

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:

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:

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:

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:

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:** 4/8/16.

Approved by: Kim Shanahan, Chair **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

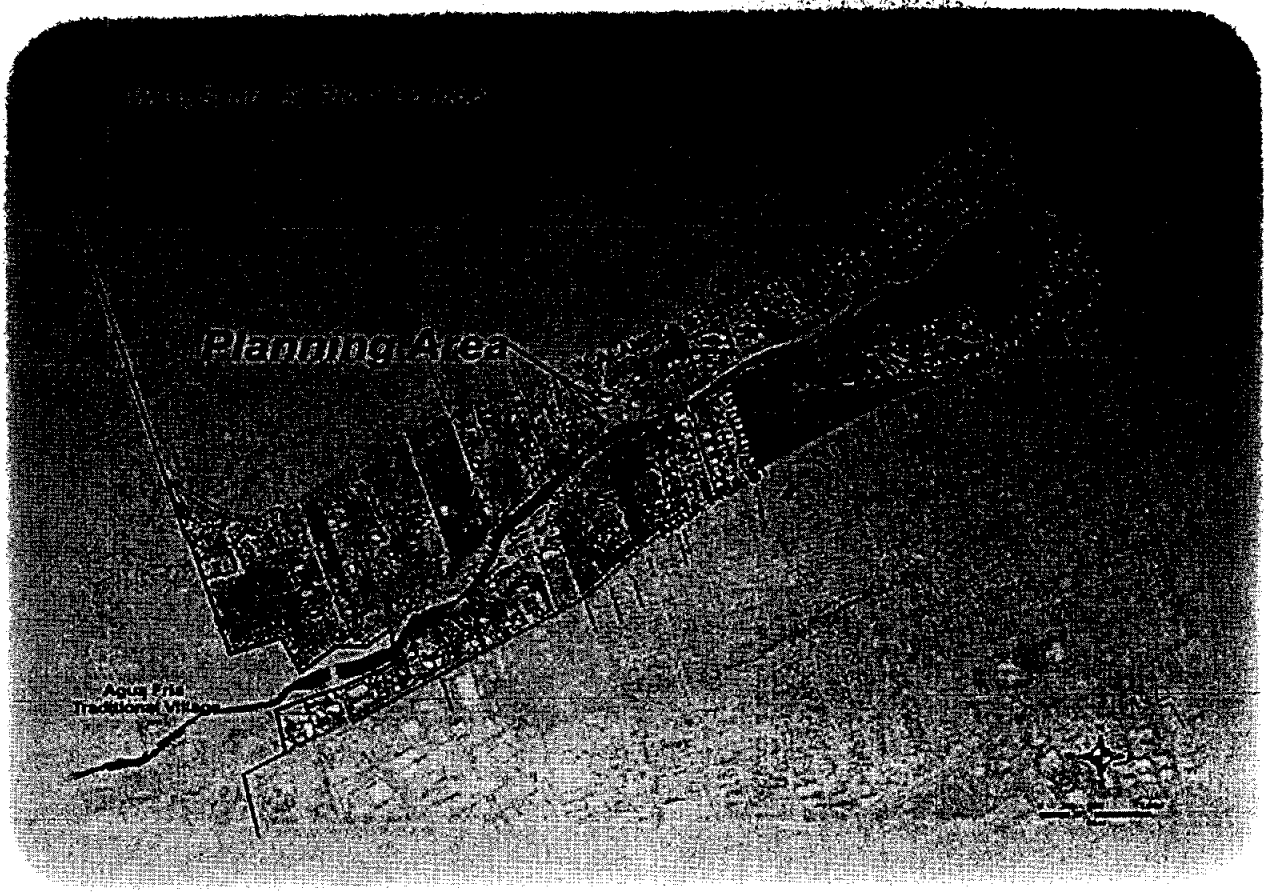
Working Group Members and City Staff Invite You to Discuss Future Land Use and Zoning Recommendations for your area.

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



Sa...ta Fe River Corridor Plan Meeting – ...il 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@cmcast.
Fleming	David		127 Calle Don Jose	505-982-0272	brahma6211@comcastnet net
Shapiro	Kathy		389 Alejandro St	505-988-3938	mindhead9@earthlink.net
Shapiro	Richard		" "	"	shapirorichard24@gmail.com
VALLES	Montserrat		1561 La Cienequita	(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	vzprosserforge@GMAIL.com
LACY	ANN		81 OLD AGUA FRIO RD W	505-577 1397	annlacy1@gmail.com
Hughes	Ken		2310 W. Alameda #81		
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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Santa Fe River Corridor Plan Meeting – April 12, 2016 PLEASE PRINT

Last Name	First Name	Affiliation	Mailing Address	Phone Number	Email Address
Houser	Melissa	Santa Fe Conservation Trust	PO Box 23195 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 Sony 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	[illegible]		1095 Nix Lane	471-8650	
Seymour	MARION	Green Party	2300 W Alameda 87507		seymour.marion@gmail

Sa ..ta Fe River Corridor Plan Meeting – . . .il 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	Nurry		"	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	wmanfarmm@yahoo.com
SOBIEN	HELEN	" SPY	☺		
A. Van	[illegible]	Owner	—	—	—
Esquivel	Eli	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 Cienega	670-5142	mellisschmidt@gmail.com
ROMANN	Alison	Arrowhead Ranch Home	1373 Arrowhead Ranch Rd. 87507 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	Orin		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	Montoya	Wife Owner Ricky	Montoya	
PATORNI	F.M.	SF River Commission	28 Arroyo Calabacillas SF NM 87506	505 984 9125	FMPATORNI@centtelnet.net
COAN	MARC	Neighbor	2294 Via Manzana 87507	—	marc@marccoan.com
Nix	Robert		1095 Nix Lane	471-8430	
Geyer	Pamela		128 Calle Don Jose	984-0377	pamelageyer@centtelnet.net
Rostro	Terry	Neighbor	2441 Calle Linda		trostro@gmail.com
FAUST	ERIC		1512 PALTEGOST D206	7801159	ERIC@tierraConceptsSantaFe.com
TORRES	LUIS	NO	3117A Jemez Rd	2056-18	
ARNOLD	TABITHA	NEIGHBOR	1416 CALLE DON JOSE	505-690-5327	unitedchurch.tabitha@gmail.com

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

Last Name	First Name	Affiliation	Mailing Address	Phone Number	Email Address
TENG	VICTOR	Property Owner	132 Calle Dr Jos.	505-216-9204	vickunste@AOL.com
Gilbert	Jane	property owner	2255 Via Manzana 87507	780-5575	jgilbert2255@gmail.com
WILLIAMS	MICHELE	PROPERTY OWNER	1533 BOERGER PASS	913-0667	Michelewilliams50@gmail.com
Hansen	Anna	West Side Alliance	2008 KIVA Rd	920-0955	—
PARDUE	TAYLOR		905 MIDDLE PLACE	505 660-7468	btpardue@gmail.com

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

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 Rey	640 1940	
Romero	Rosemary				romero.rosemary@gmail.com
Sena	Marc		2191 W. Alameda		MJSena@lanl.gov.
Romero	LeRoy	None	2749-B Agua Fria 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
Werneth	Daniel	Neighbor	1611 Camino Pequeño	4678340	dwerneth@gmail.com
Mulholland	Mark	citizen			

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

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.	407 NIX CANE		SRNIX02@GMAIL.COM
RON DEUTSCH		NEIGHBOR	2200 W ALAMEDA	505982-5611	
DANO ESPEY WOODWARD		NEIBOR	14 Calle Don José		espeydano@toast.net
GOMEZ	HERNAN			505 204-9827	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:

_____

KELLEY A. BRENNAN, CITY ATTORNEY

rcliming/long range planning

City of Santa Fe, New Mexico

Exhibit E

West Santa Fe River Corridor Plan (Draft 4-22-16)

West Santa Fe River Corridor Plan

Acknowledgments

Working Group Members

Gayla Bechtol
Jim Gray
Justin Greene
Jeff Harbour
Rick Martinez
William Mee
Hilario Romero
Pancho Sobien
Carol Thomas

Project Staff

Reed Liming, Long Range Planning
Richard Macpherson, Long Range Planning
Gil Martinez, Graphics, Document Preparation
Leonard Padilla, Geographic Information System

Staff Contributors/Other Participants

Dee Beingessner, Water Division
Noah Berke, Land Use Department
Stan Holland, Wastewater Division
Scott Kaseman, County River Coordinator
Alexandra Ladd, Affordable Housing Division
Ladd Lucero, Traffic Engineering
Melissa McDonald, City River Coordinator
Greg Smith, Land Use Department
Daniel Werwath, Arts & Creativity Center

Photo Credits: Reed Liming, Colleen Baker

The wave across the border is a Native American symbol that represents running water & constant life.

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Introduction

This planning effort is a response and direct result of City Council Resolution #2015-93, adopted October 14, 2015:

> "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."

Among other things, the resolution called for:

- Enhance the quality of life by ensuring that development is in character with the surrounding neighborhoods…
- Maintain and allow a mix of uses in the neighborhood,
- Assess needed infrastructure in the area, especially around roads and sewer,
- Create a citizen working group comprised of interested area residents and community members to advise staff during the process.
- Allow for input, in a spirit of partnership, with representatives of the Agua Fria Traditional Historic Community.

Planning Area – The Planning Area was defined in the above-referenced resolution and is reflected in the plan. This area has a long history of multi-cultural settlement as described on the following page and today clearly reflects a transition between city-scale development and more rural-scale development. The western portion of the Planning Area was part of a larger annexation completed by the city in 2013, becoming effective January 1, 2014. Much of this newly annexed area was given a default zoning of "R-1" (one housing unit per acre), but existing uses have demonstrated that this type of zoning may not be practicable, nor even advisable, in certain areas.

Working Group – The planning effort was carried out over a period of six months by a working group that included area residents and business owners. The group met weekly with city staff at Frenchy's Barn. The group worked to create a plan that reflects common community goals while acknowledging the importance of private land ownership. To that end, this plan attempts to achieve a balance that blends the city and the traditional village. The underlying assumptions of the Working Group and their attempt to represent the larger West Santa Fe community that helped form the goals (page 18) included:

- **History as a Guide** – The area's Native American and Hispanic settlement patterns, including acequias fed by the Santa Fe River to support small agricultural plots with crops and orchards, is fundamental to how the area is viewed.
- **Semi-Rural** – Working Group members like the area as it is and are not interested in seeing large increases in growth,
- **Road Limitations** - Limited road capacity was viewed as a key constraint to future growth; neither Agua Fria nor West Alameda is viewed as having the ability to comfortably handle much larger volumes of traffic than they currently carry.
- **Low Scale/Low Density** - The low scale of buildings and more semi-rural feel should be preserved; Building height and development densities were a major concern for the group and is reflected in the proposed Zoning Overlay District,

History

The West Santa Fe River Corridor has great significance in the 400-year history of Santa Fe. Agua Fria Street is the modern version of the original Camino Real or Royal Road from Mexico City established by Spanish conquistadores in the late 1500s and early 1600s. Prior to the Spanish, archaeological evidence has proven that ancestors of the pueblo culture had settled in and around Agua Fria and the Planning Area (Pindi Pueblo and Pueblo Quemado, respectively). Native Americans may have abandoned Pindi Pueblo around 1250 while Pueblo Quemado, northeast of Pindi Pueblo, and located near present-day West Alameda Street may have been burned during a raid around 800.

Underneath Pindi Pueblo in a 2009 archaeological dig, excavators found two earlier civilizations. Early reports of this site stated that the oldest civilizations dated to 3000 B.C. and may be the "oldest largest settlement in North America." Native Americans chose this place because of the cold water springs and the alluvial plain, which made irrigation easy. The early settlers moved into the area where Native American irrigation systems were still in place.

The nearby Village of Agua Fria became a place of modern recorded settlement when three officers in the "re-conquest" of New Mexico were given land grants in 1693, by General Don Diego de Vargas for their service to the Spanish Crown. Land in the planning area was farmed for various crops and orchards and only in recent decades has some of the land been subdivided and developed for home sites. Before about 1950, most of the wood that Santa Feans used in their fire places, and many of the food crops and dairy products that fed Santa Feans, came from this area.

> *"As a young boy, I used to ride my bike from Sierra Vista Street to Frenchy's Dairy Farm when Frenchy forgot to drop off our milk. As soon as I entered his land, he was yelling at me thinking I was a traspasser about to harass his cows."*
>
> *- Hilario Romero, Working Group Member and Lifelong Resident*

As a historic gateway to the provincial capital of Santa Fe, the Camino Real gave rise to small, rural farming settlements such as Agua Fria, which were located near the river. The planning area is part of the original settlement of Agua Fria. Descendants of those who settled this portion of the Santa Fe River community continue to live here on or near large parcels of land. With continued growth of the city and recent expansion through annexation, the area has been experiencing growth pressures and more dense development proposals. This plan attempts to blend the expanding city with a more rural, traditional community and create an appropriate transition between the two.

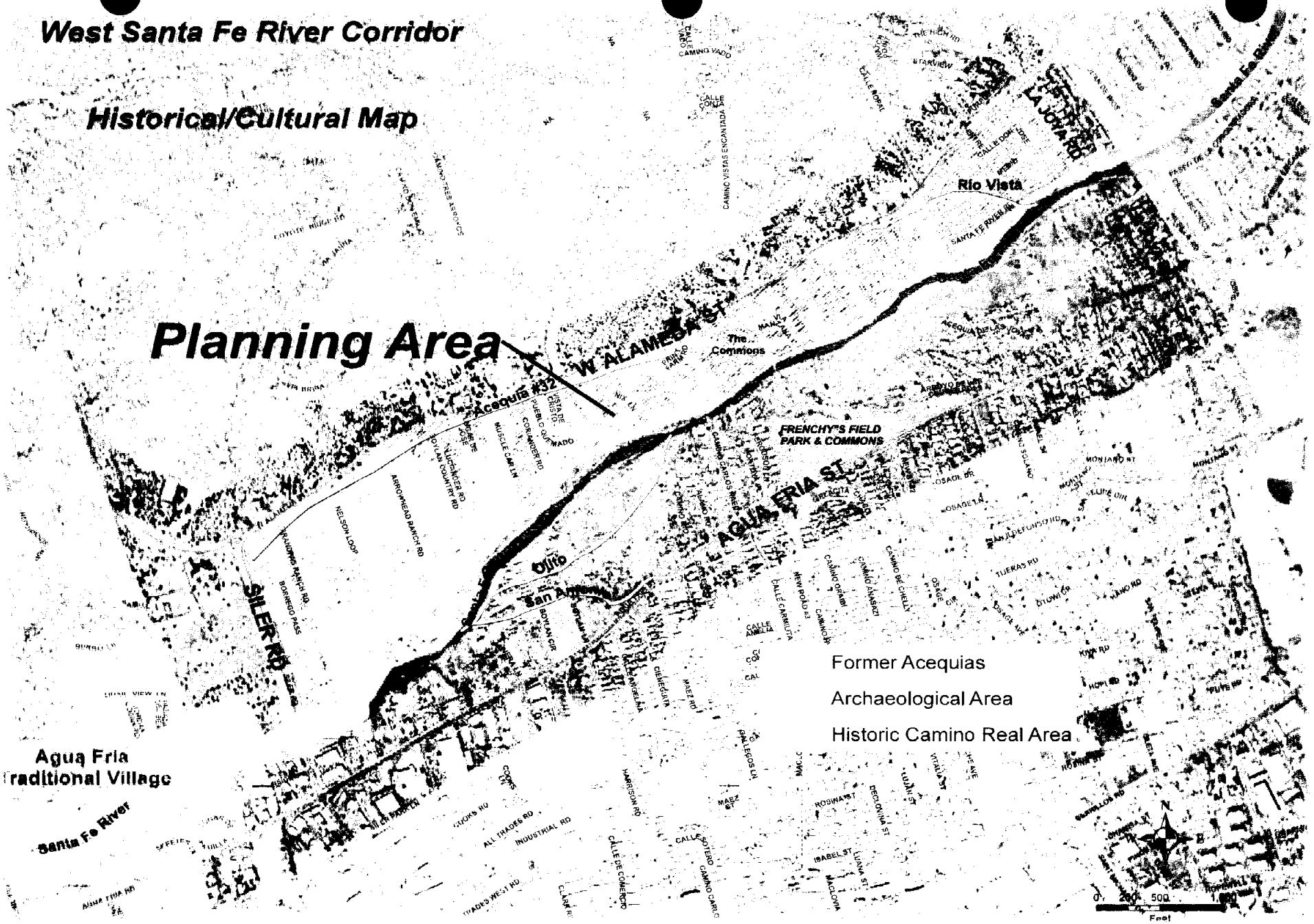
> *"My wife, Lois, remembers as a little girl, Bernadino Sandoval driving his goats from his house by Lopez Lane up along the Santa Fe River to the store on Guadalupe Street."*
>
> *- William Mee, Working Group Member and Lifelong Resident*

Traditional Land Ownership and Modern Financing Factors

Much of this area was traditionally used as an agricultural area which was passed down to the eldest son of the next generation or was subdivided into tracts each having equal access to the acequias in the area. This resulted in land use patterns of long thin lots that basically are still visible on a map today. When water was unavailable to these farm areas a number of "family land transfers" occurred that resulted in sometimes awkward lot configuration. In some areas, this created a number of private family driveways that are below city standards and impede access and emergency response alternatives. Further, a lack of abstracts, quiet titles and title insurance in the area restricted private development. Today new banking regulations after the 2008 Financial Crisis restrict the ability of owners and potential buyers from receiving loans and improving the property. The people in the area often find themselves "land rich and cash poor" and unable to raise enough capital to build the infrastructure necessary to develop. Through a public banking system this situation might be reversed.

West Santa Fe River Corridor

Historical/Cultural Map



Recent Changes

While the West Santa Fe River Corridor area has experienced modest growth over the decades, recent changes have created a community desire for a specific plan for this area. Some of these recent changes include:

- City-Initiated Annexation (2014) – The City of Santa Fe annexed the area west of Frenchy's Park between West Alameda and Agua Fria Street up to the boundary of the Agua Fria Traditional Historic Community. As part of the annexation, much of the land in the Planning Area was given a default zoning of "R-1" allowing just one single-family home per acre. A major thrust of the West Santa Fe River Corridor Plan is to review and recommend the most appropriate zoning for that part of the West Santa Fe River Corridor that was annexed.

- Agua Fria Street Re-Zonings / Development Proposals – Though parts of Agua Fria Street reflect a mix of land uses, including commercial and warehouse uses near the intersection with Siler Road, recent re-zonings and a large proposed apartment complex in conjunction with the city's annexation of this area have given rise to concerns among surrounding residents regarding future types and scale of development. Agua Fria Street currently carries just over 12,000 vehicles per day in the Planning Area. (Agua Fria's traffic volumes in this area exceeded 17,000 vehicles per day prior to the construction of the Siler Road Bridge and connection to West Alameda.)

- West Alameda Street – Originally a more rural entrance into Santa Fe, West Alameda Street has experienced slow, but continued pressure for utility extensions moving outward from the city in a southwest direction, particularly on the south side of the street. It currently carries nearly 8,700 vehicles per day in the Planning Area. (West Alameda's traffic volumes in this area were 4,000-5,000 vehicles per day prior to construction of the Siler Road Bridge.)

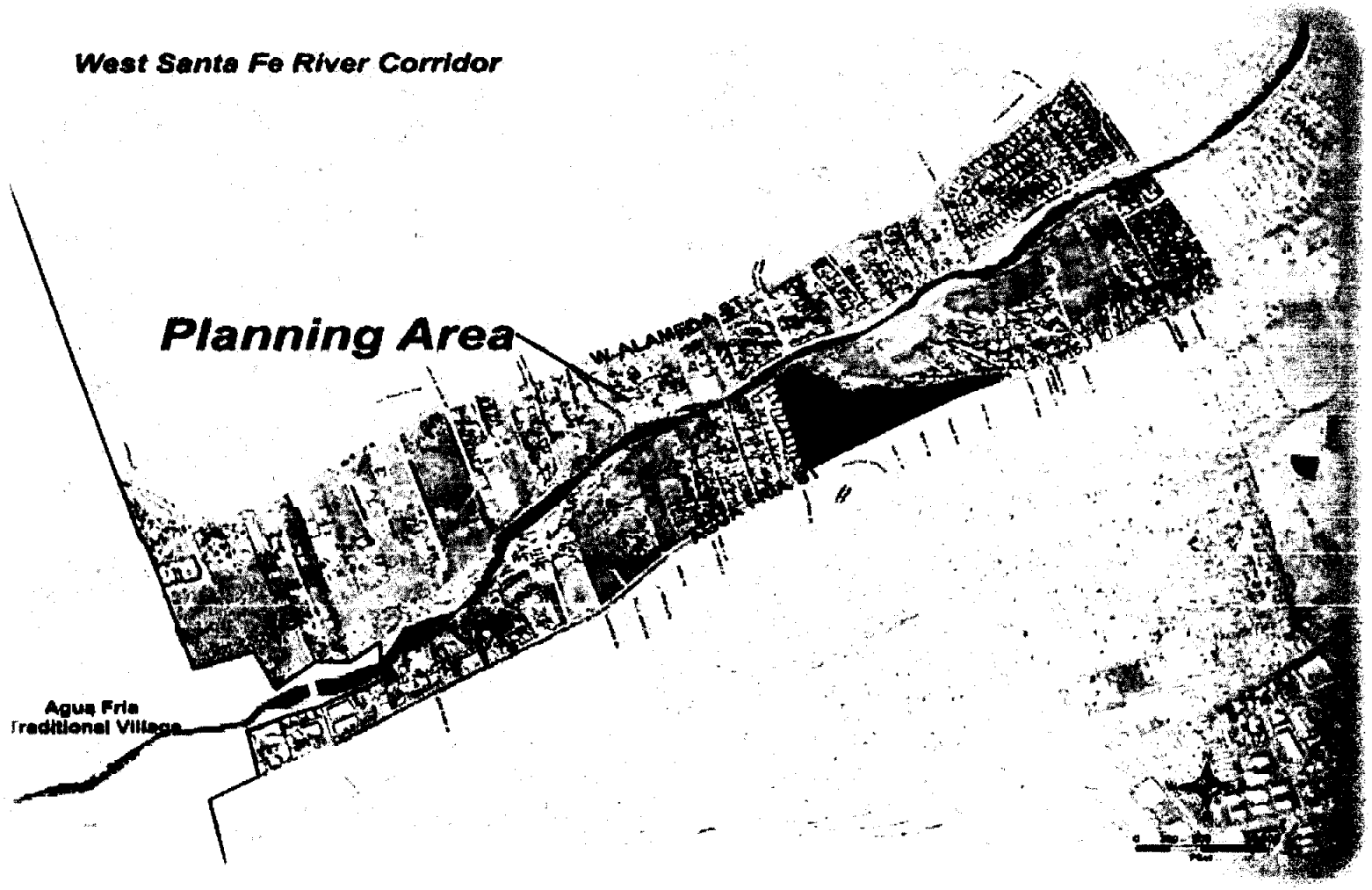
- Siler Road Bridge (2009) – The first city-constructed bridge across the Santa Fe River in 50 years, this bridge provided a much-needed access point across the river but also created concerns about what type of development patterns might be created as result. It currently carries 10,300 vehicles per day.

- River Trail and Restoration – The city and county have combined efforts to help restore the Santa Fe River with programs that provide bank stabilization through re-vegetation as well as the extension of a multi-use, paved trail along the north side of the river. This program also includes creating more natural infiltration methods for run-off and drainage from land along both sides of the river.

Planning Area

The West Santa Fe River Corridor Planning Area is shown on the aerial map below and includes the following boundaries:

- **West Alameda Street** to the north,
- **La Joya Road** to the east (both sides of the river),
- **Agua Fria Street** to the south,
- **City Corporate Limits** to the west (shared boundary with the Agua Fria Traditional Village)



Planning Area – Surrounding Context

The West Santa Fe River Corridor Planning Area reflects a transition between standard city residential subdivision densities (to the east and south) and lower residential densities in the Agua Fria Village and lands to the north across West Alameda Street. Frenchy's Field Park & Commons is 2.5 miles from the Plaza (See Context Map).

North of the planning area are rural residential areas along Coyote Ridge Road (Cielo Lumbre subdivision), Camino Don Emilio and Camino Tres Arroyos as well as the Cerro del Sol and Las Lomas subdivisions. Most of the homes sit on larger lots of 1-5 acres, using domestic wells and septic systems. And while there are larger tracts of vacant land to the north between West Alameda and Highway NM 599, lack of utilities creates constraints to urban scale development. Even with utility extensions into some of these lands, it is understood that the prevailing land use is low density residential development and the potential connection of new development to West Alameda Street brings even greater focus to the improvements that would be necessary to West Alameda to continue to absorb more traffic from adjoining lands. This area is also slated for annexation as part of the city's phase 3 annexation by 2019.

East of the planning area, city residential subdivisions (Barrio La Cañada) typically five units per acre, extend along the river as it reaches upstream toward downtown. Very little vacant land exists to the immediate east of the planning area.

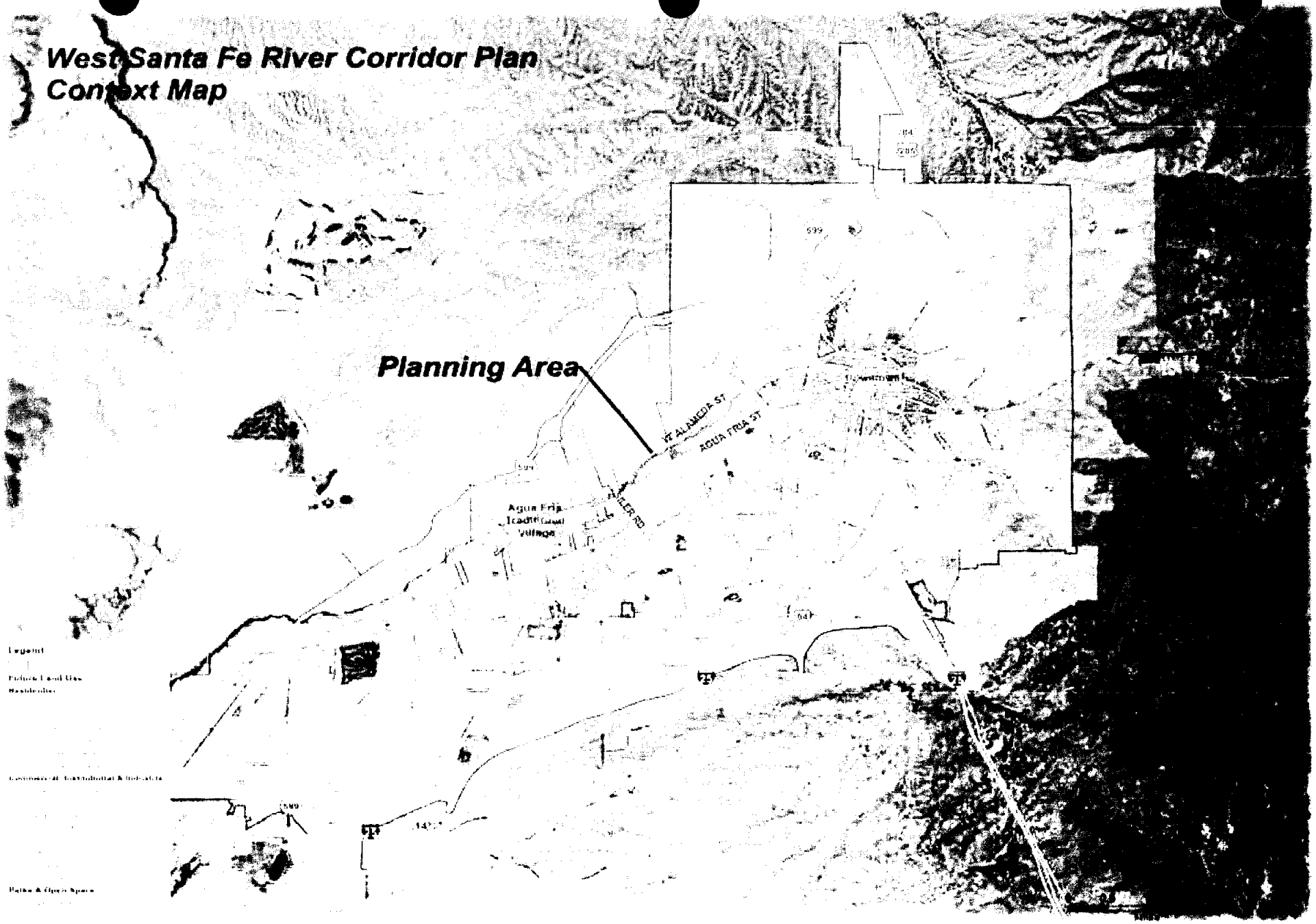
South of the planning area, beyond the few small businesses along Agua Fria Street are more city-scale subdivisions (Casa Alegre, Pueblo Alegre, Cielo Vista and La Cieneguita). These city residential areas also have densities averaging five units per acre with little growth potential as most of these areas are built out. Osage Avenue connects the Planning Area at Agua Fria Street (at the entrance to Frenchy's Field) to the St. Michael's Drive commercial area and businesses along Cerrillos Road. Osage Avenue bisects the Casa Alegre neighborhood.

While traffic issues have been a concern along Osage Avenue, most of the land in the immediate vicintiy of Casa Alegre is already developed.

West, and downstream, is the Agua Fria Traditional Village, which remains under county jurisdiction, and the Siler Road Industrial area, located in the city. The Village has its own lower density zoning as part of the county's zoning code. The city's Siler Road Industrial Area has the potential for re-developemnt in the future, including the possible addition of city administrative offices and increased live-work artist space as the area experiences increased interest from this sector of the economy.

Agua Fria Street connects the Planning Area through Agua Fria Village and further southwest to the South Meadows connection to Highway NM 599 and the Airport Road commercial areas. West Alameda connects the Planning Area more directly to Highway NM 599 to the west and Solana Shopping Center and Downtown to the east. Meanwhile, the relatively recent addition of the Siler Road Bridge (2009) connects Agua Fria and West Alameda at the western edge of the Planning Area.

West Santa Fe River Corridor Plan
Context Map



Existing Conditions

Overview

The West Santa Fe River Corridor Planning Area has a very diverse land use pattern including many large residential lots on dirt roads, city subdivisions with smaller lots on paved roads and a commercial/warehouse area along Agua Fria Street near the Siler Road intersection. Residential densities in the planning area reflect the location and availability of city utilities. Subdivisions with city utilities are more prevalent in the northeastern part of the planning area on both sides of the river. However, even the commercial areas near the southwestern part of the planning area are not built to city standards and are served by septic systems, rather than the city's wastewater system, which creates environmental issues and concerns for the adjoining Santa Fe River.

Population / Housing

According to the 2010 Census, the planning area contained 1,115 residents and 556 housing units, or an average of 2.0 persons per housing unit. The percentage of Hispanic residents (56.7%), percentage of children under age 18 (22.2%) and percentage of Senior residents aged 65-plus (12.0%) in the planning area generally reflects the overall percentages for the entire Santa Fe Urban Area in 2010 (54.7% Hispanic; 20.9% Children; and, 14.7% Seniors).

The area has a higher housing occupancy rate (92.8%) and an owner-occupied rate (61%), compared to the Urban Area rates of 86.5% and 53.2%, respectively. (The lower housing occupancy rate and lower owner-occupied rate for the Urban Area may reflect a substantial number of homes that represent unoccupied second-homes at the time of year when the census was taken in late March 2010.)

	Planning Area	*Urban Area*
Population	***1,115***	***84,877***
Hispanic	632 (56.7%)	(54.7%)
Children (under 18)	247 (22.2%)	(20.9%)
Seniors (age 65+)	134 (12.0%)	(14.7%)
Housing Units	***556***	***43,405***
Persons Per Unit	2.0	2.0
Housing Units Occupied	516 (92.8%)	(86.5%)
Owner-Occupied Units	339 (61.0%)	(53.2%)

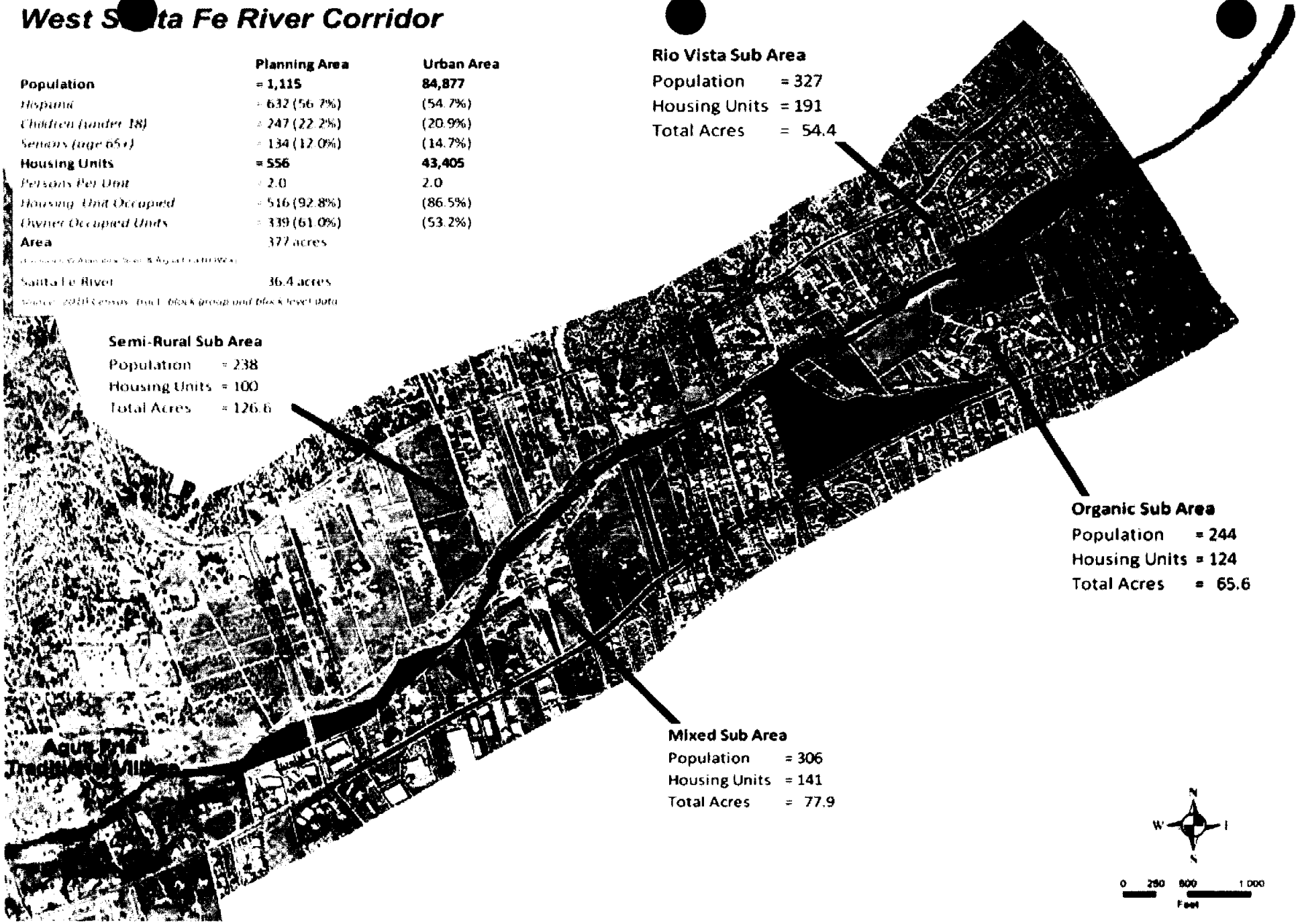
Source: 2010 Census; tract, block group and block level data.

Housing: La Arboleda

West Santa Fe River Corridor

	Planning Area	Urban Area
Population	**= 1,115**	**84,877**
Hispanic	= 632 (56.7%)	(54.7%)
Children (under 18)	= 247 (22.2%)	(20.9%)
Seniors (age 65+)	= 134 (12.0%)	(14.7%)
Housing Units	**= 556**	**43,405**
Persons Per Unit	= 2.0	2.0
Housing Unit Occupied	= 516 (92.8%)	(86.5%)
Owner Occupied Units	= 339 (61.0%)	(53.2%)
Area	377 acres	
Santa Fe River	36.4 acres	

Source: 2010 Census, Block, block group and block level data



Land Use

The West Santa Fe River Corridor Planning Area is a mix of rural residential lands transitioning east into more compact, but low-density city residential neighborhoods on the north side of the Santa Fe River. Meanwhile, on the south side of the river compact, organic residential areas at the east end of Agua Fria Street transition into a commercial/warehouse area in the southwest corner near the intersection of Agua Fria Street and Siler Road.

Residential

The Planning Area includes single-family homes throughout all four quadrants; some on larger lots and some on smaller city lots in city subdivisions. A 1951 aerial photograph shows that only 50-75 of today's 556 homes existed in the planning area. Individual homes fronted and were fairly evenly spaced along Agua Fria, while scattered homes were set back from West Alameda Street. But the vast majority of growth in this area occurred after the 1951 aerial photo. Much of the land near the river was used for agricultural purposes and some gravel mining occurred in river channel and along its banks.

Commercial / Warehousing

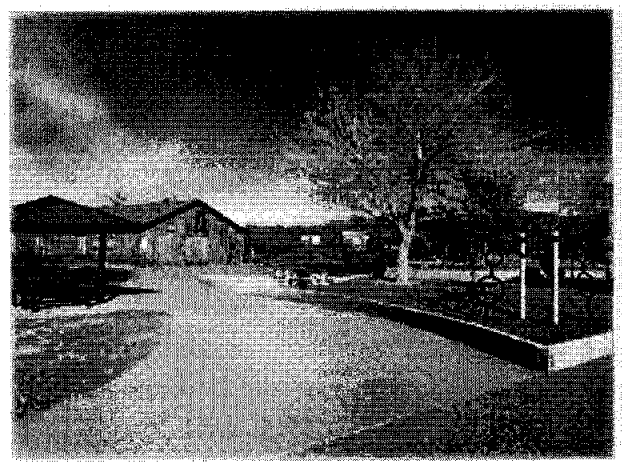
The Planning Area has a concentration of small businesses and warehouses near its southwestern corner, close to the Siler Road/Agua Fria Street intersection. Approximately 84,200 square feet of commercial floor area exists in this portion of the planning area. About 75% (64,200 sq. ft.) of this commercial square footage exists at the northeast and northwest corners of Agua Fria Street and Siler Road (28,000 and 36,200 square feet, respectively). These two corners have small commercial centers that contain multiple tenants and a variety of businesses.

Parks / Open Space

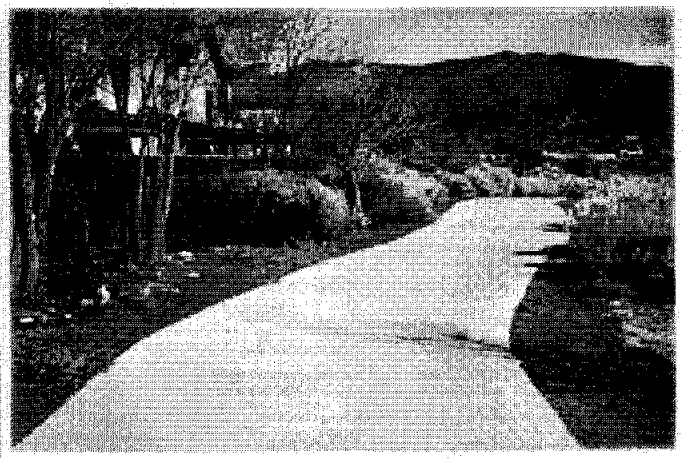
Frenchy's Park & Commons was a private dairy from 1933-1983. The City acquired the 16-acre dairy in 1986 and since that time has kept Frenchy's as an open space park with a small play area, a paved walking path and a small parking lot. The city upgraded Frenchy's Barn with restrooms, radiant floor heat and ceiling fans. The barn is a popular meeting place that can hold as many as 50 people. The city's Parks & Recreation Department operates and maintains the facility and makes it available to community groups.

Santa Fe River

The city and county are working together to acquire open space along the river, re-vegetating the river bank and building a paved multi-use trail.

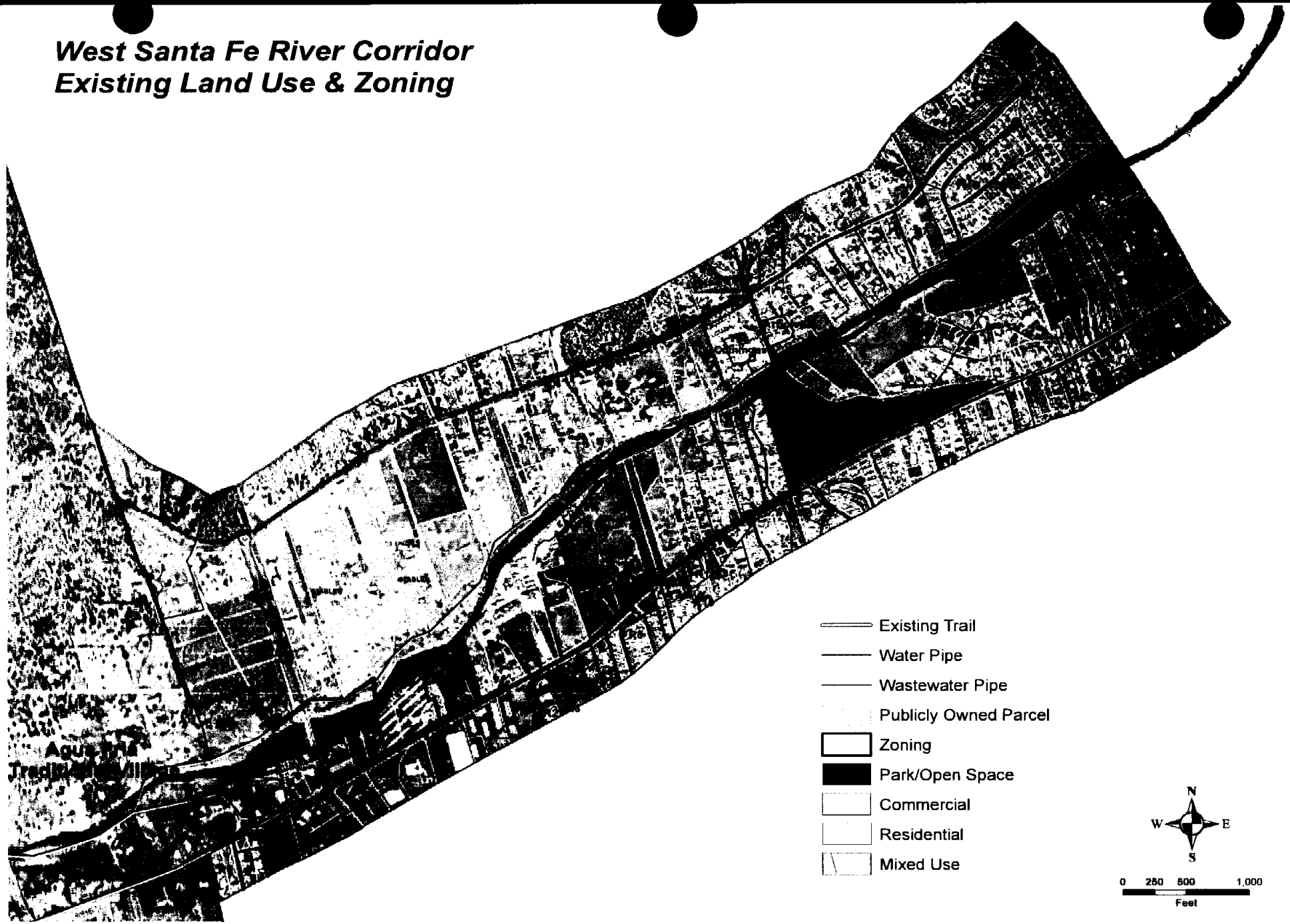


Frenchy's Park and Barn



Santa Fe River Trail near La Arboleda

West Santa Fe River Corridor
Existing Land Use & Zoning



Water

The City's water distribution system within the Planning Area study area includes two pressure zones (Zone 5 and 6, see map). Zone 5 includes the areas in the northeastern portion of the planning area (i.e. "Rio Vista" Area and the "Organic" Area on either side of the Santa Fe River and generally east of Frenchy's Field & Commons). However, most of the planning area is within Zone 6, which includes the Semi-Rural Sub-Area and the Mixed Sub-Area. Zone 6 provides service between ground elevations 6620' and 6740'.

The water distribution system on the south side of the Santa Fe River is fed off of a 12-inch trunk water main which runs along Agua Fria Street. The 12-inch Agua Fria main is gridded into water mains on the south side of Agua Fria. Water distribution system extensions on the south side of the Santa Fe River can be made by looped connections to the 12-inch main in Agua Fria. The 12-inch main in Agua Fria is capable of providing fire flows in excess of 1500 gallons per minute (GPM).

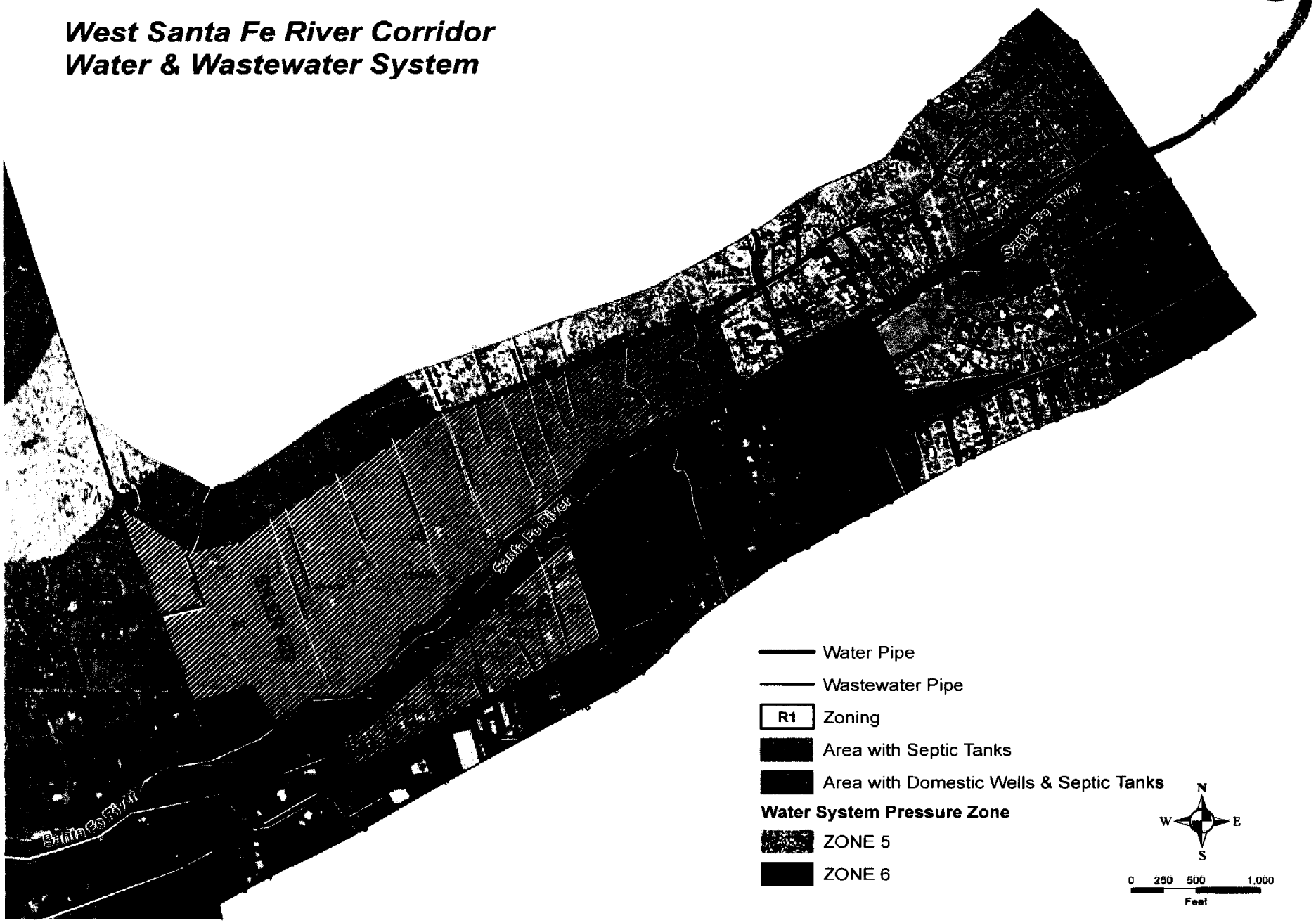
The City's water distribution system on the north side of the Santa Fe River is limited to a single 8-inch main in West Alameda which ends approximately 450 feet west of Camino Carlos Rael. Water distribution system extensions on the north side of the Santa Fe River will require the extension of looped water lines across the Santa Fe River between Agua Fria and West Alameda and along West Alameda (see map). New development planned for property within 300 feet of a city water line is required to connect to that water line.

Wastewater

Two 18-inch trunk lines, one along the Santa Fe River and the other generally following Agua Fria Street, extend the length of the planning area. The river trunk line (high-density polyethylene pipe) extends along the north side of the river to serve residential developments like Rio Vista, crosses to the south side of the river west of Frenchy's Field Park, extending approximately a quarter mile, before crossing back to the north side of the river all the way to Siler Road and beyond. The Agua Fria Street trunk line, older and made of concrete but recently rehabilitated via a cured-in-place pipe liner, is within the right-of-way of the street until Calle Carmelita, where it veers approximately 250-300 feet southwest of the road right-of-way, before extending well south of Agua Fria Street.

The location of wastewater trunk lines on the north side of the river and south of Agua Fria Street makes connection to the city's wastewater system difficult in the southwestern commercial portion of the planning area. The city discourages frequent cross-river extensions of wastewater lines. Commercial expansion in this part of the planning area may require extension of a public sewer line from either of the existing trunk lines near Siler Road. New development that is proposed on property that is within 200 feet of a public wastewater system is required by city code to connect to the public sewer system. The New Mexico Environment Department (NMED) regulates on-site septic systems for all development that is not connected to the city's wastewater system.

West Santa Fe River Corridor
Water & Wastewater System



Streets

Agua Fria Street

Average Weekday Traffic Volume: 12,252 (NMDOT, 2014)

Posted Speed Limit: 35 mph

Right-of-Way/Pavement Width:

- **La Joya to Camino Solano**, 40'-45' feet of right-of-way with two 10' driving lanes, 25' of pavement width;
- **Camino Solano** (approach to Frenchy's Field/Osage Avenue), 60'-75' feet of right-of-way and 40'-45' of paved roadway width containing two 10' driving lanes and an 11'-12' continuously striped median/turn lane;

Sidewalks: 4' on-curb sidewalks exist on both sides of the street for nearly the entire length of the planning area;

Bike Lanes: 6' Bike Lane/Shoulder from Osage Avenue to Siler Road; Shared roadway from Osage Avenue to La Joya Road.

Santa Fe Trails: Route #1 operates buses on a 30-minute headway (interval) that extends from Airport Road to the Downtown Transit Center (DTC) on Sheridan Avenue. This route carries approximately 400 riders per weekday and 130,000 per year.

Street Lighting: Street lighting exists on the south side of Agua Fria from Siler Road to Camino Carlos Real, then switches to the north side of Agua Fria from Camino Carlos Rael to La Joya Road.

Agua Fria Street: Looking east at Arroyo de las Cruces; Narrow section 2-lane

Agua Fria Street: Looking east at La Cieneguita; 3-lanes with Bike Lane / Shoulder

West Alameda Street

Average Weekday Traffic Volume: 8,727 (City Traffic Study, 2015)
Posted Speed Limit: 30 mph between Siler Road and Camino Vistas Encantada; 35 mph east of Camino Vistas Encantada.
Right-of-Way / Pavement Width:

- Siler Road to Calle Nopal, approximately 20'-22' of pavement width (two 10' driving lanes);
- Calle Nopal to La Joya/High Road Intersection – 20' of pavement width from Calle Nopal east until the right-of-way and pavement width widen to near 70' of right-of-way and 50' of road pavement with a left turn lane at the intersection of West Alameda and La Joya/High Road. (urban road profile on south side of West Alameda; rural profile on north side of street).

Sidewalks: None between Siler Road and Calle Nopal; Continuous sidewalks along south side of street only from Rio Vista subdivision (across from Calle Nopal) to La Joya Road.

Bike Lanes: Shared roadway from Siler Road to Calle Nopal; Beginning at Calle Nopal, paved shoulder width provides space for bike lanes on both sides of street.

Drainage: Lack of storm drains except for south side of street from Rio Vista subdivision to La Joya. Storm-wash crosses the street from the higher terrain on the north side.

Santa Fe Trails: Santa Fe Trails does not currently have a bus route on West Alameda.

Street lighting: No street lighting between Siler Road and Camino Carlos Rael;
Periodic street lights between Camino Carlos Rael and Calle Nopal;
Regular-interval cobra street lights exist between Calle Nopal and La Joya (south side of street only).

West Alameda Street: Rural Section, looking east at Nelson Loop 2 lanes, no shoulder.

West Alameda Street: Semi-Rural Section, looking east at Calle Nopal; Striped Median w/ Shoulder, Sidewalk and Streetlights only on south side of roadway.

Siler Road

- **Average Weekday Traffic Volume:** 10,358 (City Traffic Count, 2015)
- **Posted Speed Limit:** 30 mph
- **Right-of-Way / Pavement Width:** 100' of right-of-way width and 35' of pavement width, including two 11' driving lanes with 6' paved shoulders on each side.
- **Multi-Use Trail:** 10' wide multi-use trail on each side of Siler Road. The trail is setback from the edge of roadway pavement by approximately 12'.
- **Bike Lanes:** 6' Bike Lane/Shoulder on each side in addition to off-street multi-use trail.
- **Buses:** Santa Fe Trails does not currently operate a route that uses the segment of Siler Road connecting Agua Fria and West Alameda.
- **Street Lighting:** streetlights only at intersection with Agua Fria and at West Alameda.

Local Streets – Local streets and roads within the planning area vary greatly from dirt roads with no paving, sidewalks, curb-&-gutter nor drainage (i.e. Arroyo De Las Cruces Road and Acequia De Las Joyas Road) to those that fully meet city standards (i.e. Calle Don Jose and the other streets in the Rio Vista Subdivision.)

Siler Road: , Looking north toward West Alameda; 2-lanes, paved shoulders, multi-use trails.

Santa Fe River

Historically, the Santa Fe River played a vital role in the community. However, over time, that role was increasingly diminished. The dry, arroyo-like conditions of the river today reflect the demand for water from a growing city that built its first dam in the upper reaches of the river in 1881. Since then, two much larger dams now constrain the river's flow, and the middle and lower reaches of the Santa Fe River are often little more that a dry riverbed. The lack of water dried up much of the plant material that once held soil in place, slowed the floods, and provided habitat for wildlife. The barren river then became scoured by recurrent floodwaters that cut a narrow canyon down the riverbed and eroded channel banks. The river still runs occasionally during storms or when the city releases water from the upstream mountain reservoirs.

Currently, the multi-use trail along the river extends as far as the Bridge to Frenchy's Field Park & Commons. As part of the river improvement project, bank stabilization has occurred with significant re-vegetation and engineering projects along the river. Plans for continued restoration of the river, including the extension of the River Trail, from Frenchy's to the Siler Road Bridge, are discussed in this plan.

The Plan

GOALS

- ***INTEGRITY & CHARACTER*** ... Maintain and Enhance the area's Integrity, Historic Character and Quality of Life.
- ***NEIGHBORHOOD SCALE*** ... Protect Existing Neighborhoods and their Scale; Ensure Compatibility.
- ***NEW DEVELOPMENT*** ... Encourage Vitality and Affordability in New Development while Moderating Height and Massing; Require Development Plans with all Re-Zoning Applications.
- ***COMMERCIAL USES*** ... Recognize Existing Commercial Uses with Appropriate and Flexible Land Use/Zoning Designations.
- ***SAFE & COMPLETE CONNECTIVITY*** ... Improve the Safety and Connectivity of Streets, Bikeways, Multi-Use Trails and Pathways.
- ***PRESERVE & ENHANCE THE RIVER*** ... Preserve and Enhance the River, and Connectivity to the River, through Continued Implementation of City and County River Restoration and Trail Planning Efforts.
- ***OPEN SPACE*** ... Preserve Open Space through Acquisition and/or Conservation Easements.

Sub-Areas

The land uses and corresponding intensities can be described as four distinct quadrants of the planning area when using the Santa Fe River as a boundary dividing lands into a northern half (along West Alameda Street) and southern half (along Agua Fria Street):

1. West Alameda Street / Rural Densities **("Semi-Rural")** – The area between Siler Road and the Camino Carlos Rael neighborhood contains rural residential densities on both sides of West Alameda Street. This area generally reflects development patterns that rely on domestic wells and septic systems and contain horse stables and other rural uses.

2. West Alameda Street / City Densities **("Rio Vista")** – Starting around Camino Carlos Rael and extending northeast, more compact city residential areas using water and sewer utilities are found between West Alameda Street and the river. This area is continuing to experience a transition to new city residential subdivisions due to the proximity of city utilities.

3. Agua Fria Street / Compact Irregular Land patterns **("Organic")** – Northeast of Frenchy's Park, compact, organic residential areas between Agua Fria Street and the river. Residential areas built on irregularly-shaped lots along an old arroyo (Arroyo De Las Cruces Road) and an acequia (Acequia De Las Joyas) are buffered from the River by tracts of largely vacant land with a few structures, some of which are abandoned. The vacant tracts near the river were once farmed as orchards.

4. Agua Fria Street / Transition **("Mixed")** – Southwest of Frenchy's Park, moving toward Siler Road, compact residential streets such as Ferguson Lane and Camino Carlos Rael, transition into more rural, sparsely developed properties across Agua Fria Street from La Cieneguita, Harrison and Maez Roads before transitioning to more urban land patterns that include commercial and warehouse uses near the Agua Fria/Siler Road intersection.

When considering the future of the planning area, considerable acreage is vacant and/or developable, but some of this land is along the river where public easements will be purchased, some of the land is not served by city utilities and may not be served for decades and still other vacant/ developable acres will be difficult to develop because of inadequate road access. A major thrust of this plan is to determine how best these areas should develop in the future given utility and road constraints, as well as surrounding land use.

Semi-Rural Area

Land Use Issues/Approach – The Semi-Rural Area is open and sparsely developed land that drops away from West Alameda Street toward the river. West Alameda Street is a rural section of roadway in this area that is experiencing increased traffic and is designated an "Urban Minor Arterial" as a direct link from NM 599 to downtown Santa Fe. West Alameda Street should not absorb additional subdivision development along this segment without a specific engineered design for major improvements that would specify necessary additional right-of-way for adequate drainage, potential center turn lanes/left turn bays and multi-use pedestrian/bicycle paths.

While the current development pattern has existed for decades, the city's wastewater trunk line along the north side of the river and potential extension of the city water main line along West Alameda could accommodate higher densities. However, lower rural densities exist to the west in the Agua Fria Traditional Village and to the north across West Alameda Street. While the city water system may be extended by landowners/ developers in the future, this area should remain a lower density transition area in the future. (NOTE: Residential densities higher than those recommended should be required to provide public parks and an internal street network and considered only after major city/county improvements to the drainage and capacity of West Alameda Street have been completed.)

1. **Recommended Future Land Use:** ***Residential, 1-3 Dwellings per Acre*** *(Currently: Residential, 1 Dwelling per Acre)*

2. **Recommended Zoning:** ***RR (Rural Residential)*** *(Currently zoned: R-1, Single-Family, 1 Dwelling per acre) Rural Residential zone allows up to 3 units per acre, but only if using city water and wastewater systems for density greater than 1 unit per acre, and only with 40% undeveloped open space for density of 3 units per acre. RR zoning matches the residential density allowed within the Agua Fria Traditional Historic Village Overlay Zoning. (NOTE: there are homes on subdivided lots that already exceed 1-unit-per-acre density in the Semi-Rural area.) RR zoning best accommodates the Future Land Use densities recommended, while also making provision for commercial stables as a "Special Use." Other businesses existing in the Semi-Rural area should be allowed to continue.*

3. **West Alameda Street Design and Improvement Plan:**
   The City should prepare a Design and Improvement Plan for West Alameda Street that includes, at a minimum, the segment between the city's corporate limits west of Siler Road and Calle Nopal, prior to any new development/subdivision plans being considered in this area, so that all parties know how much right-of-way is needed from properties in the Planning Area to create a complete street (i.e. one that has sufficient drainage, allows for safer turning movements and contains adequate pedestrian and bicycle facilities.)

4. **Development Plan Requirements** *(also see "Overlay" standards section)*

A. West Alameda Frontage/Street Requirements:

1. ***Development Plans*** *– should contain a minimum of 250 feet of frontage along West Alameda Street to be considered for subdivision in order to adequately space access points on to West Alameda.*
2. ***West Alameda Street Improvements*** *– Landowner/Developer must work with the city's Public Works Department to determine probable future right-of-way needs in relation to the specific property and show necessary development setbacks from West Alameda Street.*
3. ***Pedestrian/Bicycle Accommodations*** – A multi-use trail is required along the entire width of the development's street frontage along West Alameda Street.
4. ***Proposed/Improved Streets*** – Newly proposed streets, or those that were previously private access lanes must meet city road standards, including possible transfer of streets to the city as public rights-of-way; all proposed streets within the development boundary must be approved by the city traffic engineer.

B. City Utilities – *Development/Subdivision Plans requesting a greater density than one-acre lots must be served by city water and wastewater systems and all domestic wells on the property(s) that are part of the development application must be transferred to the city for abandonment.*

C. Underground Electric Utilities – *Future development in this area should place electric utilities underground.*

D. Historical Surveys/Archaeology Reconnaissance – *The Semi-Rural Area is within the city's "River and Trails Archaeological Review District" and clearance permits are required of all developments over two (2) acres in size where previous archaeological reconnaissance, excavation or other treatment has not already been completed. The existence of archaeology in the vicinity requires reconnaissance/ investigation for all proposed developments/subdivisions. A survey of the age/history of existing structures is required of all development applications.*

E. Trail/Public Access Easements Required – *All proposed developments should make provision for a 10' wide access easement from the proposed development to the River Trail.*

5. **Other Semi-Rural Area Recommendations:**

A. Siler Road Access – *Vehicle access to Siler Road from adjacent properties north of the bridge is prohibited. However, a street connection to Siler Road from the east may be required should higher residential densities (i.e. greater than 3 units per acre) be approved throughout the Semi-Rural Area.*

B. Existing Businesses – *Existing businesses pre-date the city's annexation and zoning (i.e. "grandfathered") and should be allowed to remain without rezoning in the semi-rural area. Re-zoning of existing non-residential uses to a commercial zoning category is not recommended by this plan.*

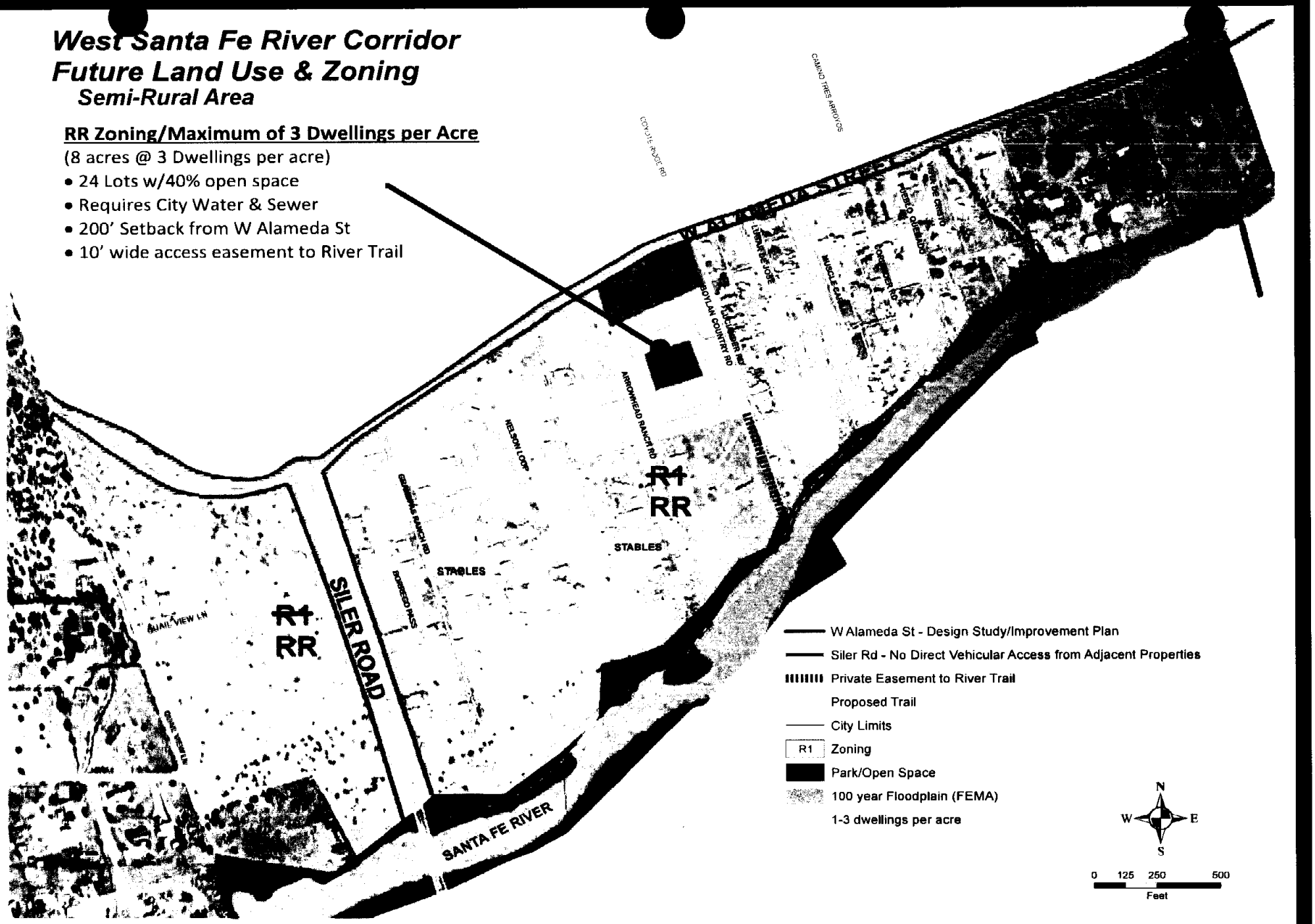
C. River Setback – *Parking lots and other impervious surfaces should not be created within the river setback requirements of this plan or overlay district. Buildings, residences and other impervious construction should be setback from the river as far as possible. Developers and builders should demonstrate through development plans that an effort has been made to minimize the impact of impervious surface and its related run-off into the river.*

West Santa Fe River Corridor
Future Land Use & Zoning
Semi-Rural Area

RR Zoning/Maximum of 3 Dwellings per Acre

(8 acres @ 3 Dwellings per acre)

- 24 Lots w/40% open space
- Requires City Water & Sewer
- 200' Setback from W Alameda St
- 10' wide access easement to River Trail



Rio Vista Area

Land Use Issues/Approach – The Rio Vista Area is primarily developed with city subdivisions of 5 to 7 units per acre using city water and wastewater systems. East of Calle Nopal, West Alameda Street is a semi-urban section of roadway containing sidewalk, curb & gutter, drainage and street lighting on the south side only, while remaining a generally rural section on the north side of the roadway. West Alameda Street, in the Rio Vista Area, should be part of an overall design study and improvement plan, though fewer improvements may be needed east of Calle Nopal. While the current development pattern has transitioned to city subdivisions, such as the Rio Vista subdivision, some residential infill continues (i.e. 5-7 units per acre) with the recent approval of the River Lofts development.

1. **Recommended Future Land Use:** ***Residential, 3-7 Dwellings per Acre*** *(No change recommended)*
2. **Recommended Zoning:** ***Residential, R5 and R7*** *(No change recommended)*
3. **West Alameda Street Design and Improvement Plan:**
   The City should prepare a Design and Improvement Plan for West Alameda Street along the Rio Vista Area to La Joya Road. Most of the improvements in this area may be needed along the north side of West Alameda Street, where topography allows improvements.
4. **Development Plan Requirements:** (Also see "Overlay" standards section)
   A. **West Alameda Street Frontage Requirements:**
      1. **Development Plans** – *Minimum of 250 feet of frontage width along West Alameda Street to be considered for subdivision approval using city water and wastewater systems.*
      2. **West Alameda Street Improvements** – *Landowner/Developer must work with the city's Public Works Department to determine probable future right-of-way needs in relation to the specific property and show necessary development setbacks from West Alameda Street.*
      3. **Pedestrian/Bicycle Accommodations** – *A multi-use trail should be required along the entire width of the development's street frontage along West Alameda Street.*
      4. **Proposed/Improved Streets** – *Proposed streets, or those that were previously private access lanes, must meet city road standards, including possible transfer of streets to the city as public rights-of-way; all proposed streets within the development boundary must be approved by the city traffic engineer.*

   B. **Water & Wastewater** – *Subdivision development/redevelopment plans requesting densities greater than one-acre lots must be served by city water and wastewater systems and all domestic wells on the property(s) that are part of the development application must be transferred to the city for abandonment.*

   C. **Underground Electric Utilities** – *Future development in this area should place electric utilities underground.*

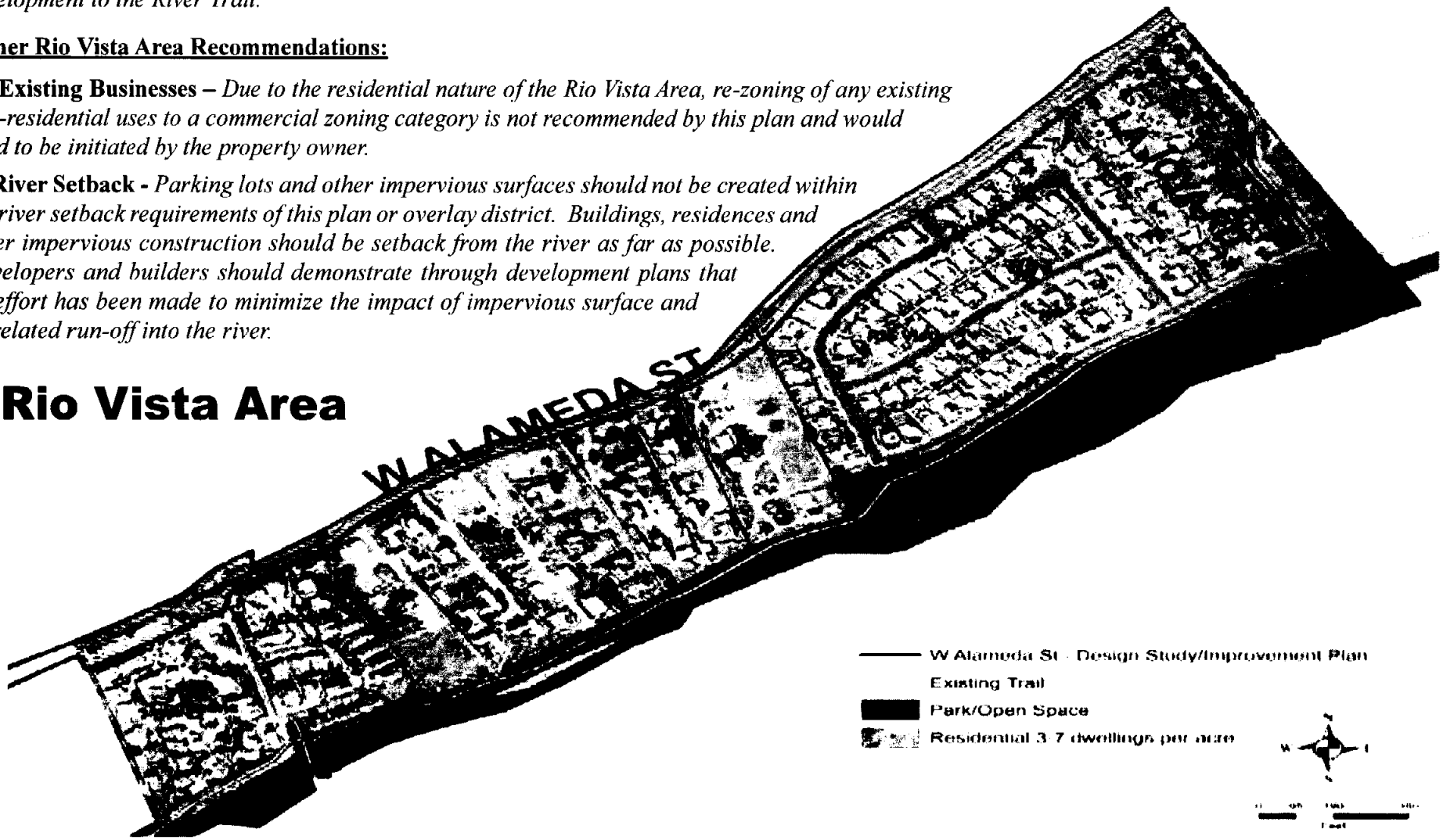
D. Historical Surveys/Archaeology Reconnaissance – *The Rio Vista Area is within the city's "River and Trails Archaeological Review District" and clearance permits are required of all developments over two (2) acres in size where previous archaeological reconnaissance, excavation or other treatment has not already been completed. The existence of archaeology in the vicinity requires investigation for all proposed developments and subdivisions. A survey of the history of existing structures is required of all development applications.*

E. Trail/Public Access Easements Required – *All proposed developments should make provision for an access easement from the proposed development to the River Trail.*

5. <u>Other Rio Vista Area Recommendations:</u>

A. Existing Businesses – *Due to the residential nature of the Rio Vista Area, re-zoning of any existing non-residential uses to a commercial zoning category is not recommended by this plan and would need to be initiated by the property owner.*

B. River Setback - *Parking lots and other impervious surfaces should not be created within the river setback requirements of this plan or overlay district. Buildings, residences and other impervious construction should be setback from the river as far as possible. Developers and builders should demonstrate through development plans that an effort has been made to minimize the impact of impervious surface and its related run-off into the river.*



Organic Area

Land Use Issues/Approach – The Organic Area reflects an irregular lot and subdivision pattern that began in the 1950s and 1960s with residential development on private dirt easements extending off of Agua Fria Street. While the current development pattern has existed for decades, and city utilities are available in this area, there is a lack of adequate street access for public safety vehicles in this area. Development/Subdivision plans for the vacant acreage (approximately 23 acres) near the river must show adequate public roadway access to Agua Fria Street as part of any approvals. Providing street access only through a connection to Paseo de la Conquistadora may not be sufficient.

This plan recognizes the difficulty for development of the larger vacant tracts of land in the Organic Area, due to location and lack of adequate road access. The vacant tracts were used for agriculture in earlier times, like much of the land on either side of the river in the Planning Area. Alternative scenarios are presented below.

1. **Recommended Future Land Use:** ***Residential, 3-7 Dwellings per Acre.*** *(No change recommended)*
   The vacant tracts near the river should be considered for community gardens or agriculture in absence of adequate road access accessed for any additional subdivision development.

2. **Recommended Zoning:** ***Residential, R5*** *(No change recommended)*
   The lack of sufficient road access for public safety vehicles makes additional development problematic on the vacant tracts along the river. Encouraging community gardens and agriculture on these tracts could be the most appropriate use.

3. **Alternative Scenarios**
   The following scenarios are possible options for use of the vacant, privately-owned parcels along the river:

   A. Open Space *(Extension of Frenchy's Park) – City acquisition as an open space expansion of Frenchy's Park, maintaining the open, unobstructed views of the Sangre de Cristo Mountains for future generations.*

   B. Community Gardens (urban agriculture) – *Allow the owners of the land to rent or lease their land to individuals or groups who would like to plant and maintain a community garden, in keeping with the historical use of this area for crops and orchards.*

   C. Residential Development – *Using the current R5 zoning, and reserving at least 30% of the development(s) as common area open space, through a clustered approach, this area could be developed with 80-100 new housing units. Possible road access, at developer's expense, could be a bridge across the river connecting to West Alameda Street, or a new road through the parking lot at Frenchy's Park to align with Osage Avenue, thereby using a signalized intersection to access Agua Fria Street.*

4. **Development Plan Requirements: (also see "Overlay" standards section)**

   A. **Agua Fria Street Access Requirements:**

      1. **Development Plans** – *should contain at least one public roadway access to Agua Fria Street meeting city road standards to be considered for subdivision approval at a density greater than one unit per acre.*

      2. **Proposed/Improved Streets** – *Newly proposed streets, or those that were previously private access lanes must meet city road standards, including possible transfer of streets to the city as public rights-of-way; all proposed streets within the development boundary must be approved by the city traffic engineer.*

   B. **Water and Wastewater** – *Development/Subdivision Plans requesting a greater density than one-acre lots must be served by city water and wastewater systems and all domestic wells on the property(s) that are part of the development application must be transferred to the city for abandonment.*

   C. **Underground Electric Utilities** – *Future development in this area should place electric utilities underground.*

   D. **Historical Surveys/Archaeology Reconnaissance** – *The Organic Area is within the city's "River and Trails Archaeological Review District" and clearance permits are required of all developments over two (2) acres in size where previous archaeological reconnaissance, excavation or other treatment has not already been completed. Historic surveys should be required of any structures on the property proposed for subdivision or development.*

5. **<u>Other Organic Area Recommendations:</u>**

   A. **Pedestrian/Bicycle Access Required** – *All proposed developments must make provision for pedestrian and bicycle access from the proposed development to Agua Fria Street.*

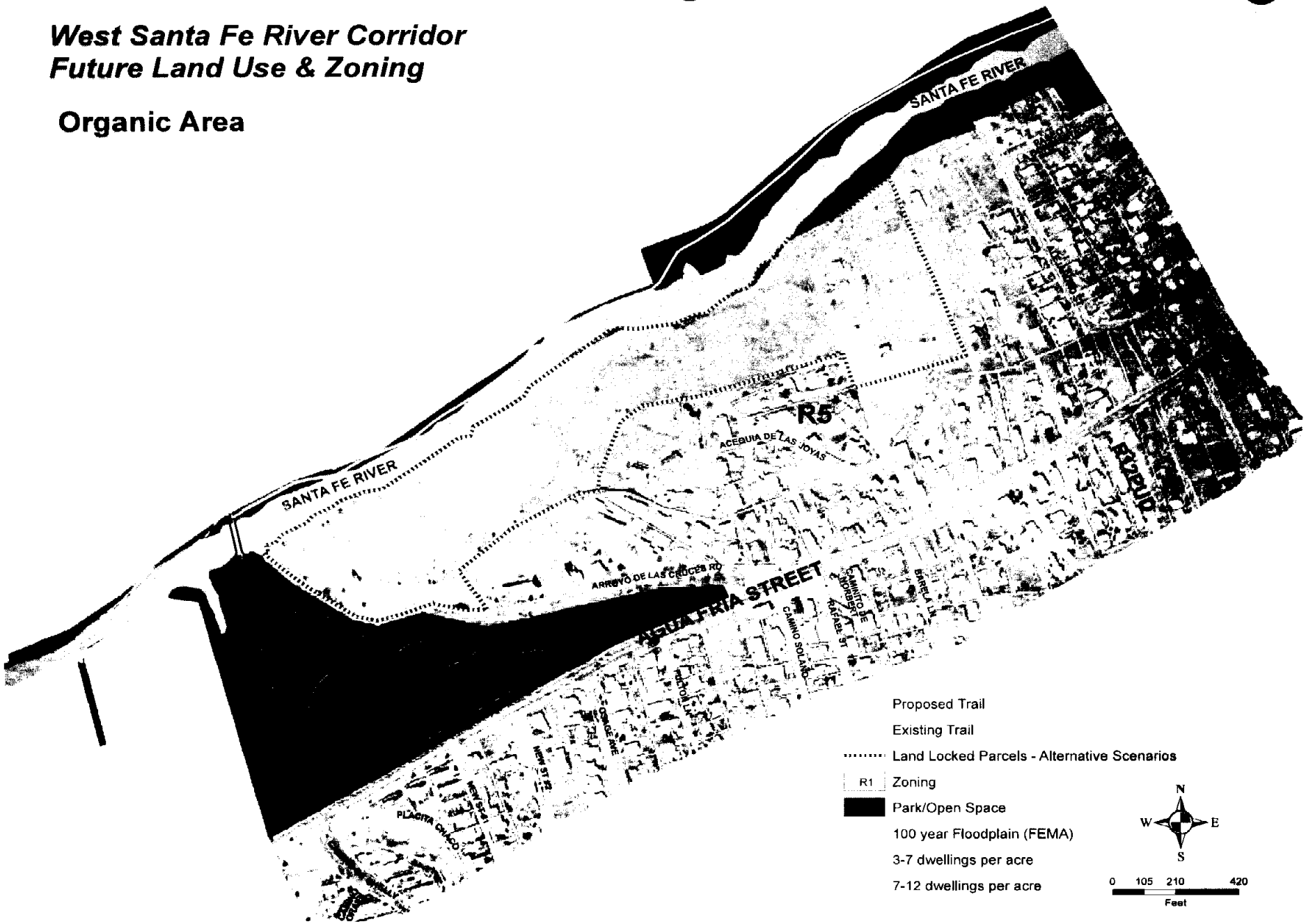
   B. **Existing Businesses** – *Due to the residential nature of the Organic Area, re-zoning of any existing non-residential uses to a commercial zoning category is not recommended by this plan and would need to be initiated by the property owner.*

   C. **Road Connectivity** – *Internal east-west vehicular access to connect adjoining properties and roads/easements that intersect with Agua Fria Street can provide better circulation and should be required where possible and necessary.*

   B. **River Setback** - *Parking lots and other impervious surfaces should not be created within the river setback requirements of this plan or overlay district. Buildings, residences and other impervious construction should be setback from the river as far as possible. Developers and builders should demonstrate through development plans that an effort has been made to minimize the impact of impervious surface and its related run-off into the river.*

West Santa Fe River Corridor
Future Land Use & Zoning

Organic Area



Mixed Area

Land Use Issues/Approach – The Mixed Area contains single-family residences near Frenchy's Park (i.e. Ferguson Lane, Camino Carlos Rael, etc.), transitions along Agua Fria Street to an under-developed area near the center (i.e. former Eco-versity site), then transitions again into an area of mixed uses that includes older homes containing businesses within them or on the same parcel, and commercial buildings with business uses near the Siler Road intersection. A series of re-zonings from **R1, Single-Family Residential to C2, General Commercial** occurred in recent years since the area was annexed and prior to this plan. The city's default zoning of **R1** is not considered to be appropriate for the Mixed Area as many of the parcels already contain business uses and because warehouses with industrial zoning are located directly across Agua Fria Street. In addition, most of the land nearer Frenchy's Park is developed with single-family homes at densities closer to **R5** than to **R1**, due to availability of city water and wastewater systems.

This plan recommends that all parcels in the Mixed Area that are currently designated **Residential, 1 dwelling per acre** on the Future Land Use Map and/or currently zoned **R1, Single-Family Residential** be re-designated and re-zoned. The parcels near the center of the Mixed Area are recommended to be changed as well. The intent is to create a reasonable transition from more intense commercial uses near Siler Road to less intense residential uses near Frenchy's Park. Multi-Family, rental and affordable housing is encouraged within the density ranges recommended, but high density residential is not recommended for the area.

1. **Recommended Future Land Use: Various changes to Future Land Use Map (see map).**

   A. *Parcels currently shown as **Residential, 1 Dwelling per acre** are re-designated to **Community Commercial, Transitional Mixed Use** and **Residential, 3-7 Dwellings per acre.***

   B. *Parcels currently shown as **Office** are re-designated to **Residential, 3-7 Dwellings per acre and Mixed Use.***

2. **Recommended Zoning: Various changes to Zoning Map (see map).**

   A. *Parcels zoned R1 with a Future Land Use re-designation to Community Commercial should be re-zoned to C2, General Commercial.*

   B. *Parcels zoned R1 with a Future Land Use re-designation to Transitional Mixed Use should be re-zoned MU, Mixed Use.*

   C. *Parcels zoned R1 with a Future Land Use re-designation to Residential, 3-7 Dwellings per acre should be re-zoned R5, Single-Family (5 units per acre).*

   (NOTE: The West Santa Fe River Corridor Overlay District restricts residential density in all non-residential zoning districts.)

3. **Alternative Scenarios:**

   A. *Park/Open Space – With an Interpretive Center for sustainability and the history of the Camino Real in Santa Fe;*

   B. *Community Center, Assisted Living Facility, Rehabilitation Center (facility size must respect surrounding neighborhood character).*

4. Development Plan Requirements: (also see "Overlay" standards section)

A. ***Agua Fria Street Access Requirements:***

1. ***Development Plans*** *– Should contain at least one public roadway access to Agua Fria Street meeting city road standards to be considered for approval.*
2. ***Development Plans of 10 acres or more*** *– Should have a minimum of two road access points to Agua Fria Street, and all roads must meet city road standards, to comply with 14-9.2(D)(4).*
3. ***Proposed/Improved Streets*** *– Newly proposed streets, or those that were previously private access lanes must meet city road standards, including possible transfer of streets to the city as public rights-of-way; all proposed streets within the development boundary must be approved by the city traffic engineer.*

B. ***Water / Wastewater*** *– Connection to the city's water and wastewater system is a requirement for any re-development or new development adding buildings or housing units in the Mixed Area. Property owners/developers could use a "shared cost" approach with other businesses also needing to be served by the city's wastewater system. The city could pursue federal and state grants to extend the wastewater system to connect existing businesses and housing units in the area near Siler Road.*

C. ***Underground Electric Utilities*** *– Future development in this area should place electric utilities underground.*

D. ***Historical Surveys/Archaeology Reconnaissance*** *– The Mixed Area is within the city's "River and Trails Archaeological Review District" and clearance permits are required of all developments over two (2) acres in size where previous archaeological reconnaissance, excavation or other treatment has not already been completed. The existence of archaeology in the vicinity requires investigation for all proposed developments and subdivisions. A survey of the history of existing structures is required of all development applications.*

5. Other Mixed Area Recommendations:

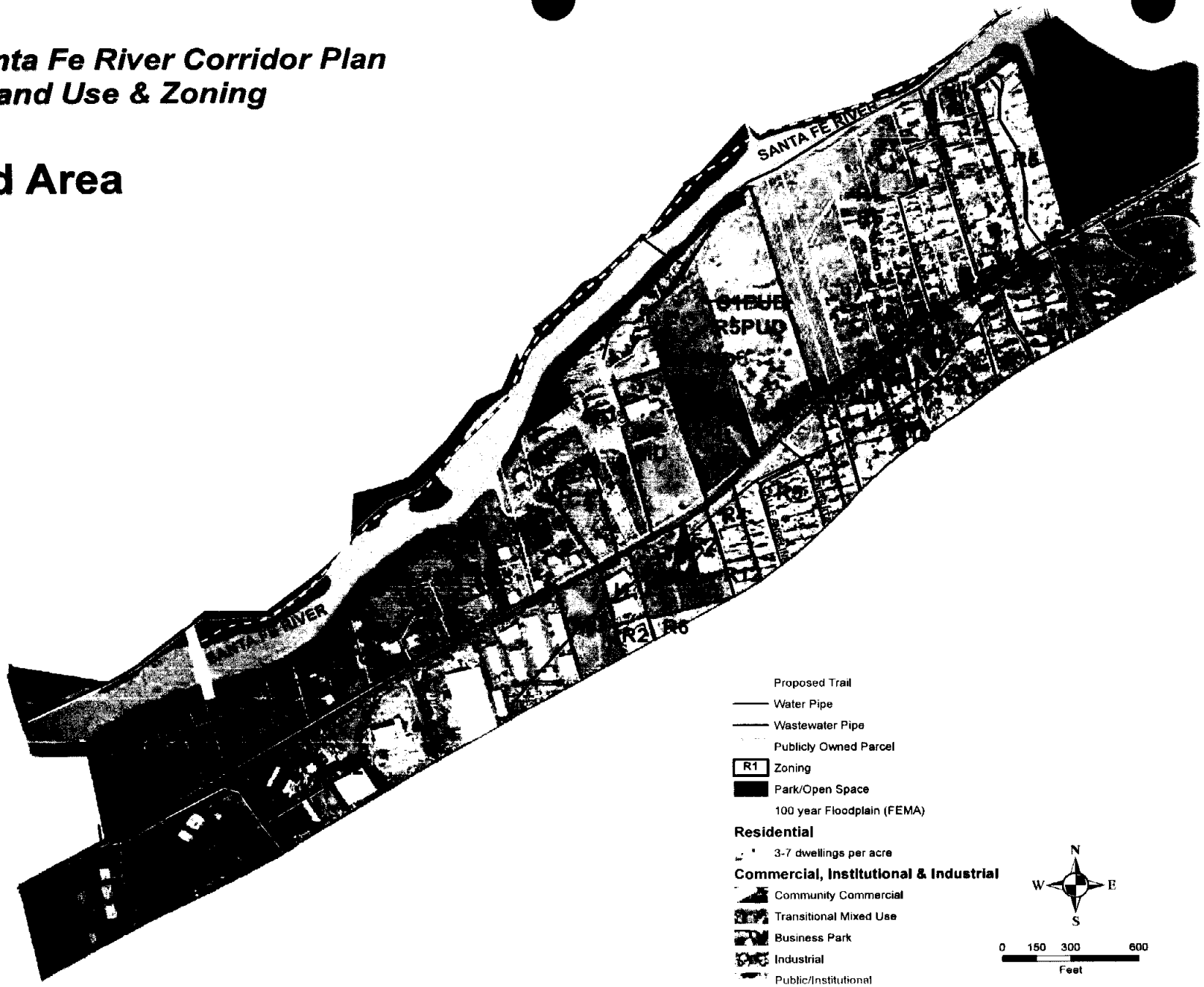
A. ***Street Improvements*** *– The entire width of the frontage along Agua Fria should be improved by the subdivision/development plan applicant by providing additional right-of-way and constructing the necessary improvements as determined by the city traffic engineer, which may include acceleration/deceleration lanes to and from the development entrance(s).*

B. **Road Connectivity** *– Internal east-west vehicular access to connect adjoining properties and roads/easements that intersect with Agua Fria Street can provide better circulation and should be required where possible and necessary.*

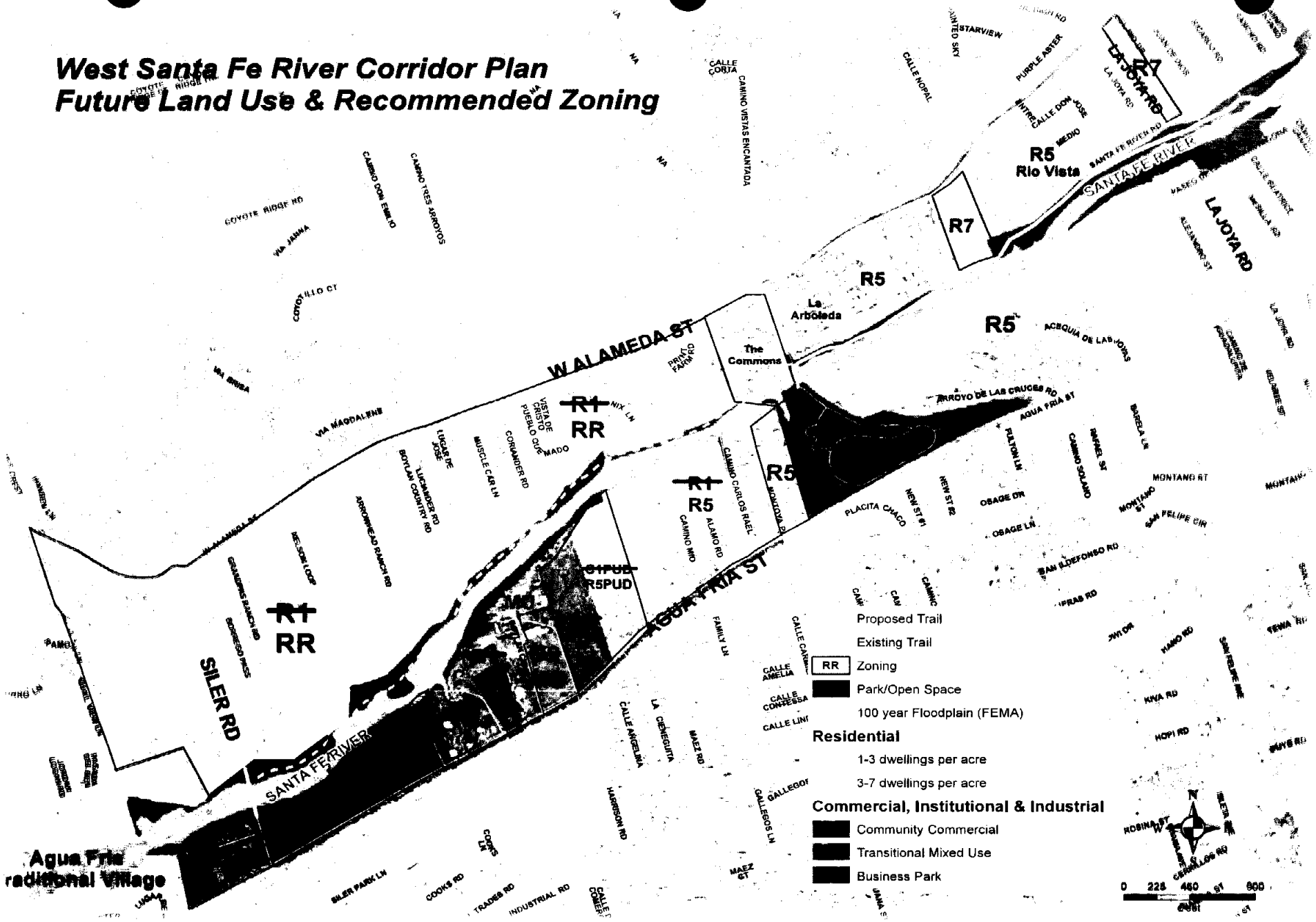
C. ***River Setback*** *– Parking lots and other impervious surfaces should not be created within the river setback requirements of this plan or overlay district. Buildings, residences and other impervious construction should be setback from the river as far as possible. Developers and builders should demonstrate through development plans that an effort has been made to minimize the impact of impervious surface and its related run-off into the river.*

West Santa Fe River Corridor Plan
Future Land Use & Zoning

Mixed Area



West Santa Fe River Corridor Plan
Future Land Use & Recommended Zoning



Santa Fe River

The Santa Fe River between Frenchy's Park and Siler Road is the next step in the Santa Fe River Greenway project, a cooperative effort between Santa Fe County and the City of Santa Fe. The Greenway revives the traditional use of the Santa Fe River corridor as a transportation route while showcasing the river's historically important role in our community. Low-impact development strategies that use natural materials and native plants have already stabilized the riverbed and its banks as they have restored the natural shape of the channel and brought biodiversity to riparian areas.

Greenway Project

The Project Plan includes:

- **Riverbank Acquisitions** – The County has approved a bond (The bond also funds construction) for the purchase of strips of private land and easements along both sides of the river between Frenchy's Park and the Siler Road Bridge (similar to what has been done upstream from Frenchy's Park). This accomplishes a number of objectives including protecting private land from loss to the river channel due to its meandering and scouring.
- **River Renewal** – The acquisitions will allow for the repair of scoured channel edges and re-direct the alignment of the river channel more closely to the center of acquisition boundaries while still allowing some natural curves in the channel itself to help moderate the flow of water during programmed releases from the reservoirs and heavy rain events. Re-vegetation of these re-contoured riverbanks will allow for greater bank stabilization and make it more difficult for the river to cut new channels.
- **Multi-Use Trail** – Within the acquisitions along the riverbank, a 10-foot wide, concrete, multi-use trail will be continued from Frenchy's Park to the Siler Road Bridge along the north side of the river. The Santa Fe River Trail when completed will be a 10-mile long, multi-use trail along the river bank from downtown Santa Fe all the way through the Agua Fria Village to the trail's southwestern terminus where the Santa Fe River crosses under Highway NM 599.

Run-off from Adjoining Land Development

Using the Alameda Rain Gardens as a model, regulations and incentives for development within the corridor should encourage the installation of infiltration ponds, bio swales, rain gardens, Zuni bowls and other green-infrastructure strategies as alternatives to conventional engineering practices that can concentrate pollutants in the river. Enhanced by cottonwoods, willows, shrubs, grasses and healthy soils, an accessible greenway promotes outdoor recreation, alternative transportation, economic revitalization and a focal point for the community that embodies both our cultural and natural heritage.

Parking lots and other impervious surfaces should not be created within the setback requirements of this plan or overlay district. Buildings, residences and other impervious construction should be setback from the river as far as possible. Developers and builders should demonstrate through development plans that an effort has been made to minimize the impact of impervious surface and its related run-off on the river. Connection to the city's wastewater system and removal of septic tanks should be required prior to any new development or redevelopment in the unserved commercial area near Siler Road.

Santa Fe River

The photos show completed portions of the Santa Fe River Greenway Project that includes riverbank acquisition, bank contouring and stabilization, channel re-alignment and re-vegetation.

Plan-Based Growth & Traffic

Agua Fria Street

El Camino Real has been designated as both a "Scenic Byway" (Federal Highway Administration) and a "National Historic Trail" (National Park Service). While the Scenic Byways program no longer exists, the city should continue efforts to enhance and celebrate the roadway's importance through the development of an improvement plan/program beautifying Agua Fria Street through the planning area all the way to its terminus at Guadalupe Street.

Agua Fria's limited right-of-way constrains future expansion of the road, bike lanes and sidewalks. Yet, decorative street lighting, signage, banners hung from streetlights and even contrasting pavement coloring or materials at key intersections and pedestrian crossings can help to elevate the sense of the street's importance. Possible sources of funding for planning and improvements might include the Federal Highway Administration's "Transportation Alternatives Program" (TAP) and the National Park Service's "National Historic Trails" program.

This plan could add an estimated 10,000-15,000 square feet of additional commercial development, all in the Mixed Area (i.e. 270-290 additional vehicle trips per day) and an estimated 150-220 additional housing units (i.e. 1,425-2,090 additional vehicle trips per day). However, the assumption of 50-100 additional units in the Organic Area is less likely than that projected for the Mixed Area.

Plan Based Growth - Traffic Added (ADT)

	Commercial Growth (sq. ft.)	Added Daily Traffic[1]	Residential Growth (units)	Added Daily Traffic[2]	Total Added Daily Traffic		Agua Fria Street Traffic Volumes
Organic Area	-	-	50-100	475-950	475-950	Current ADT (2015)	12,343
Mixed Area	10,000-15,000	270-290	100-120	950-1,140	1,220-1,430	Plan Added (ADT)	1,695-2,380
Total Growth	10,000-15,000	270-290	150-220	1,425-2,090	1,695-2,380	Total Traffic (ADT)	14,038-14,723

[1] Based on 5,000 sq. ft. of Retail @43 trips per 1,000 sq.ft.; 5,000 sq.ft of Office @ 11 trips per 1,000 sq.ft.; 5,000 sq.ft. Warehouse @3.5 trips per 1,000 sq.ft.).

[2] Based on single-family units @ 9.5 trips per unit, per day.

NOTE: Traffic demand trip generation rates from Institute of Transportation Engineers (ITE), Trip Generation, 9th ed., 2012.

Summary

That part of the planning area along Agua Fria Street (Organic Area and Mixed Area) could add enough traffic to increase Agua Fria's current volumes from 12,343 to 14,723 per day, but this would be gradual over a period of years. Additional background traffic increases of 1% per year (125-147 added average daily traffic) that includes added growth in areas that will use Agua Fria Street as a primary route could push traffic volumes to around 15,500 ADT, a 25% increase over current traffic volumes. Because Agua Fria has limited capacity for widening to handle increased traffic volumes, limiting growth in the planning area has been important to area residents.

West Alameda Street

While not having the historic designations of Agua Fria Street, West Alameda does have infrastructure needs that require additional right-of-way in order to make the following necessary improvements:

- **Drainage** – Currently the roadway has no drop-inlet or other engineered drainage; as a result, heavy storms sheet-flow across parts of the roadway (especially in the Semi-Rural Area) that compromises pavement integrity.
- **Paved Shoulders** – The roadway needs paved shoulders to contain engineered drainage such as drop inlets and assist with general vehicular safety.
- **Left Turn Lanes** – Enough added pavement width, especially between Calle Nopal and Siler Road, would allow for intermittent Left Turn Lanes to help traffic flow and reduce the chances for rear-end accidents, especially for west-bound traffic.
- **Sidewalks & Bicycle Facilities** – An expanded roadway could also allow for pedestrian and bicycle facilities, at least on the southern side of West Alameda, if not on both sides of the street.

This plan could add an estimated 100-150 additional housing units with 950-1,425 additional vehicle trips per day along West Alameda. However, the 50 additional housing units in the Rio Vista Area may occur more quickly due to the approval of the River Lofts project containing 32 housing units. The additional 50-100 housing units in the Semi-Rural Area is largely dependent on the city's water system being extended to that area along with connections to the city's wastewater system. Otherwise, housing growth will continue at a very slow, incremental pace in the Semi-Rural Area if there is continued reliance on domestic wells and septic tanks.

Plan Based Growth - Traffic Added (ADT)

	Commercial Growth (sq. ft.)	Added Daily Traffic[1]	Residential Growth (units)	Added Daily Traffic[2]	Total Added Daily Traffic		West Alameda Traffic Volumes
Semi-Rural Area	-	-	50-100	475-950	450-900	Current ADT (2015)	8,727
Rio Vista Area	-	-	50	475	475	Plan Added (ADT)	950-1,425
Total Growth			100-150	950-1,425	950-1,425	Total Traffic (ADT)	9,677-10,152

[1] **No commercial development is proposed for the Planning Area along West Alameda;**

[2] **Based on single-family units (@ 9.5 trips per unit, per day)**

NOTE: Traffic demand trip rates from Institute of Transportation Engineers (ITE), Trip Generation, 9th ed., 2012

Summary

That part of the planning area along West Alameda Street (Semi-Rural Area and Rio Vista Area) could add enough traffic to increase West Alameda's current traffic volumes from 8,727 to 10,152 vehicles per day, but this would be gradual over a period of years. Additional background traffic increases of 1% per year (87-101 added average daily traffic volume) that includes added growth in areas that will use West Alameda Street as a primary route could push traffic volumes to around 11,000 vehicles per day, a 26% increase over current traffic volumes. Because West Alameda lacks adequate drainage, pedestrian/bicycle facilities and left-turn lanes, it will be important for the City and County to carry out that part of the Phase 2 Annexation Agreement that included cost-sharing for the improvements needed on West Alameda in the planning area between Calle Nopal and Siler Road.

Transit

Transit is an important issue for some residents in or near the Planning Area. Santa Fe Trails Route #1 along Agua Fria has 30-minute bus intervals and accounts for approximately 400 passenger trips daily and 130,000 passenger trips annually. Currently, there is no bus route along West Alameda. Traffic projections for the next 10-15 years indicate a potential increase in Average Daily Traffic (ADT) of 25% along Agua Fria, (increasing to 15,500 vehicles daily) and a 26% increase along West Alameda (increasing to 11,000 vehicles daily).

Transit Considerations

While there are no current plans to add a bus route along West Alameda in the Santa Fe Metropolitan Public Transit Master Plan (2015), future growth in and around the Planning Area, as well as growth near the West Alameda/South Meadows/NM 599 interchange may demonstrate a need for some type of bus service along West Alameda that could also connect with the current Agua Fria route, using Siler Road.

A future bus route along West Alameda should be preceded by the road improvements called for in this plan. The West Alameda Design Study/ Improvement Plan should include within its programming the right-of-way needed to accommodate a potential bus route and the requisite need for bus stop locations. Part of the design/planning program along West Alameda should also include a bike/pedestrian facility, continuing the Siler Road paved pedestrian/bicycle facility along the south side of West Alameda.

Open Space

Open space can be achieved in numerous areas within the West Santa Fe River Corridor Plan Area. The Semi-Rural, Organic and Mixed Areas all have opportunities to achieve, or retain, open space. This can be accomplished through public acquisition, conservation easements and the establishment of a transfer of development rights program (TDR). Public acquisition requires a governmental agency purchasing the land, while conservation easements involve the land owner continuing to use the land with an agreement that in a will or trust, the land would be turned over to a conservation trust organization for the purpose of conserving the land.

A Transfer of development rights program involves a land owner selling development rights ("sending" area) to another land owner with land located in an area designated for growth ("receiving" area). The River Corridor Plan Area would be a good candidate as a "sending" area where development rights linked to city zoning densities could be permanently sold to a "receiving" area designated for growth and development.

Common Area Open Space

Open Space can be preserved even as land is being developed in the River Corridor Plan Area by requiring an amount or percentage of the land or parcel being developed to remain undisturbed and in its natural condition. Land designated in a subdivision or development plan as "Common Area Open Space" is required to remain free of buildings, roads and pavement, including parking areas. This plan recommends in its Overlay Zoning District that all residential developments with densities of five dwellings or greater and at least five acres in size, preserve or set aside ten percent of the total land area as Common Area Open Space.

West Santa Fe River Corridor Overlay Zoning District

Summary of Proposed Development/Design Standards

The proposed development/design standards below are generally more restrictive than those specified in standard zoning districts in the Land Development Code (Chapter 14).

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").

2. ***Building Size:*** Non-residential buildings shall not exceed 5,000 square feet of total floor area and shall be physically separated from other buildings to ensure reduced massing.

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.

4. ***Building Setback from Santa Fe River:*** Whichever one of the following is most restrictive,

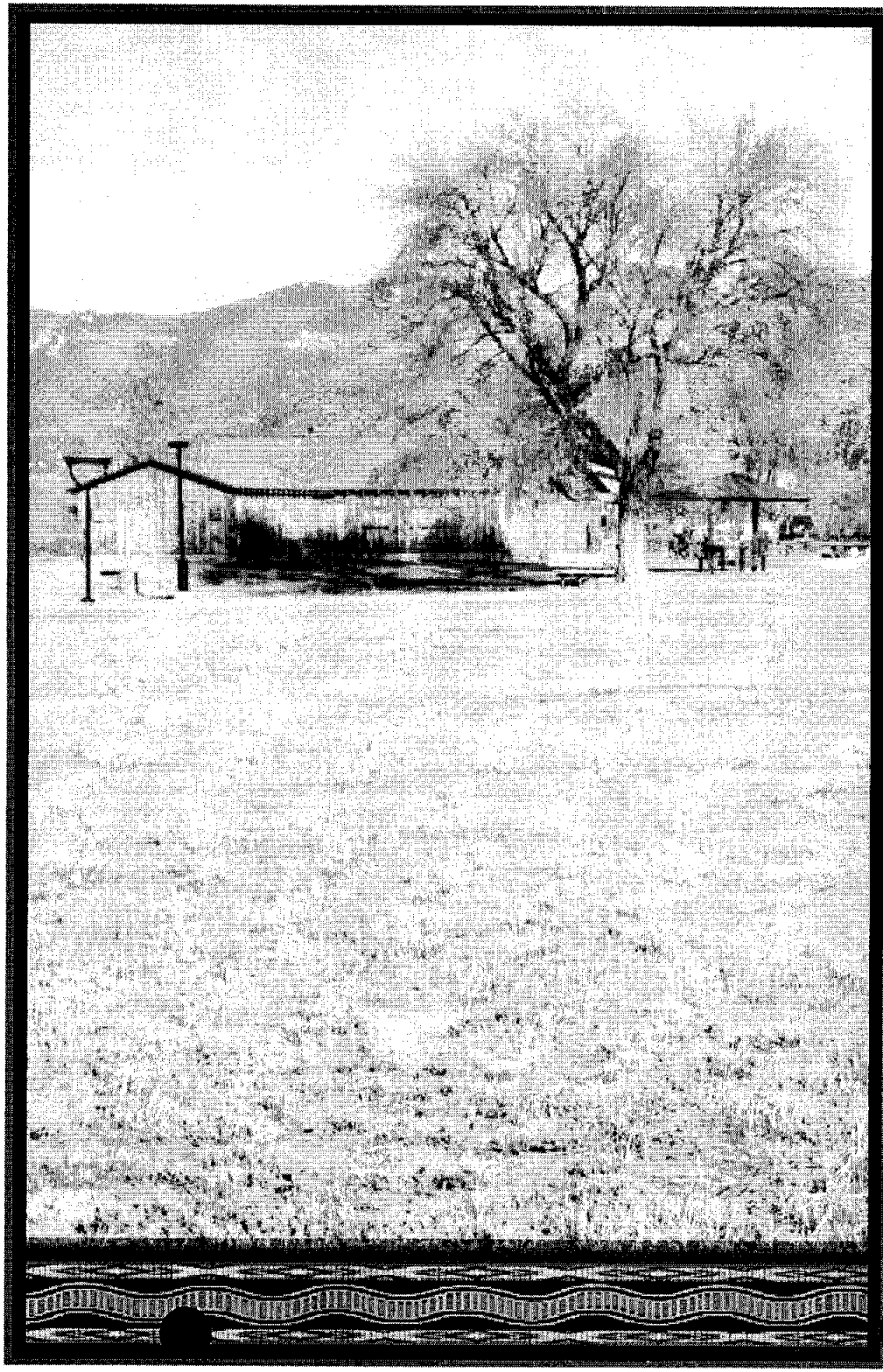
   A. River Greenway Easement boundary, or
   B. 100-year Floodplain boundary (FEMA), or
   C. City code setback measurement for streams and watercourses, [Land Development Code, 14-8.2(D)(4)(e)(i)].

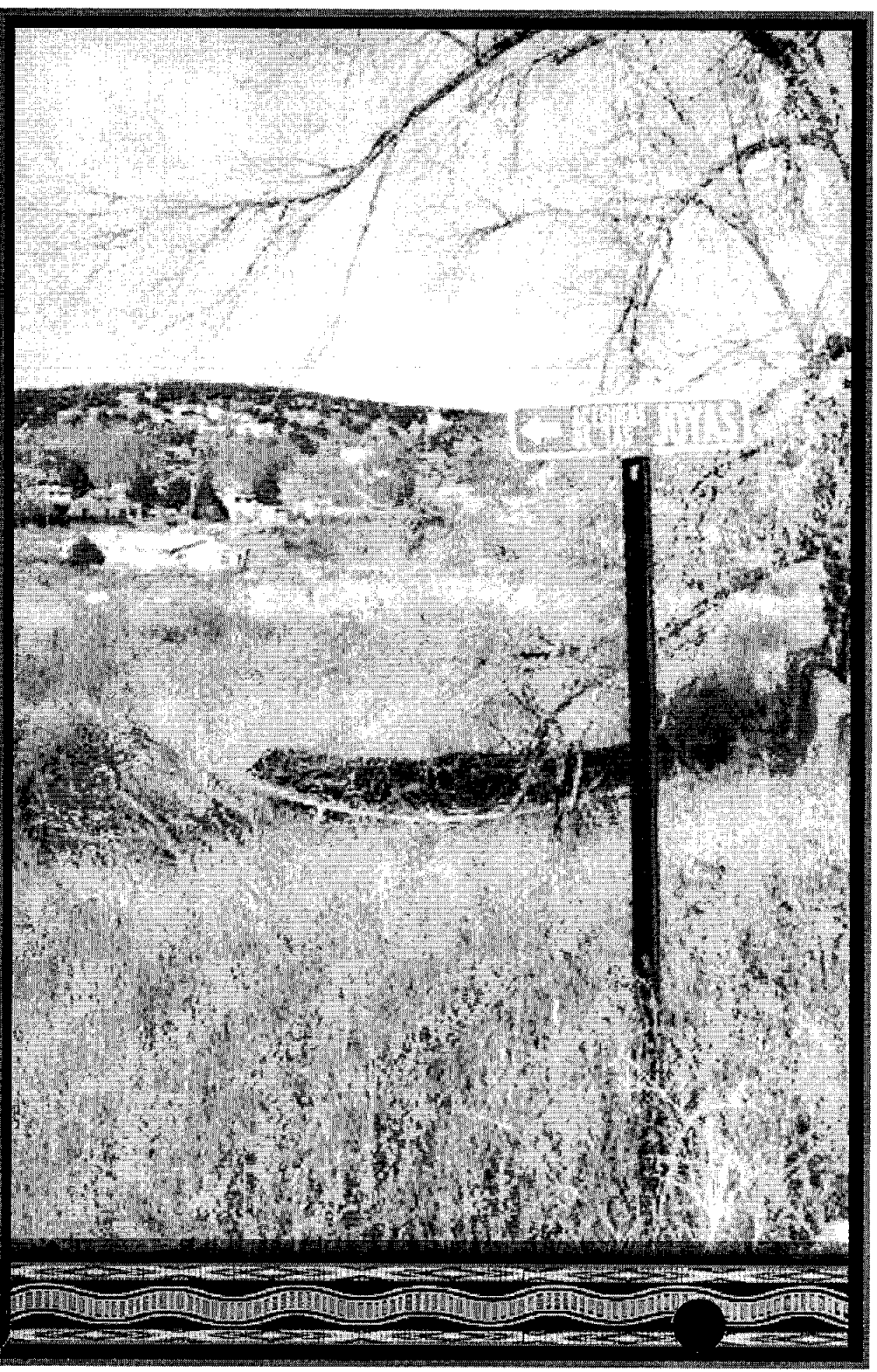
5. ***Frontage Width Required for Development along West Alameda Street:*** Minimum street frontage width of 250 feet is required for any subdivision.

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 uses within a non-residential zoning district (such as MU, C1, C2, etc.) shall not exceed an overall density of 7 dwellings per acre.

8. ***Common Area Open Space:*** In lieu of park dedication to the city, all residential subdivisions or residential 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. [Land Development Code, "Residential Common Open Space Standards" 14-7.5(B)].





Planning Commission
July 21, 2016

EXHIBIT 5

Jeanne DiLoreto
149 Calle Don Jose
Santa Fe, NM 87501

July 21, 2016 City of Santa Fe Planning Commission Study Session
West Santa Fe River Corridor Draft Plan and Overlay District

Members of the Planning Commission:

I am a homeowner and resident in the area of the draft plan for the West Santa Fe River Corridor. I am submitting comments for the record to endorse and support the 7 goals stated and explained on Page 18 of the draft plan.

I want to thank the Working Group Members, Project Staff, Staff Contributors and other participants for their thoughtful and hard work in the development of the comprehensive draft plan for the West Santa Fe River Corridor and Overlay District, including an impressive presentation with the wave across the border of a Native American symbol that represents running water & constant life.

The first 5 goals (Integrity & Character, Neighbor Scale, New Development, Commercial Uses, and Safe & Complete Connectivity) should be strengthened and enhanced by adding public transportation services for all areas of the West Santa River Corridor, including West Alameda from Camino Alire to Siler Road.

As a local resident, I am particularly concerned and interested in:
Sub Area # 1: West Alameda Street / Rural Densities ("Semi-Rural"); and
Sub Area # 2: West Alameda Street / City Densities ("Rio Vista").
With the addition of public transportation services, I especially support the future land use and zoning recommendations for these sub areas.

However, the West Alameda Street Design and Improvement Plan, as noted, remains outstanding, although the Phase 2 Annexation Plan included cost sharing by the City and County for needed improvements.

There are currently serious traffic and safety concerns for West Alameda:

- West Alameda is not safe: 25 accidents per year!
    - **113 accidents** on West Alameda from January 1, 2010 to August 6, 2015 (Santa Fe Police Department, Incident Analysis by Classification, from Miquela Gonzales, Crime Analyst, SFPD Investigations, August 10, 2015).
    - 20 of these were accidents with injuries; 1 was a fatality.
    - Some of these accidents have caused extensive property damage, in the thousands of dollars.
- West Alameda is a narrow, curving, 2-lane road from Camino Alire to Siler Rd (only 2.2 miles!) with numerous traffic warning signs that include:

- Changing speed limits from 35 MPH to 30 MPH
- Blind intersections
- Squiggly arrows for curves ahead
- 3-way STOP at the Calle Nopal intersection
- Repeated rows of arrows for curved road areas
- Horseback riders
- Double row of yellow sand-filled barrels to stop out of control vehicles
- "Your Speed" detectors with flashing yellow lights.

- There are no bus stops west of Camino Alire.

- There is no bike lane west of the Rio Vista Subdivision, with no room to add one.

- Projections for future increases did not include the 2,500 - 6,000 new residences anticipated for the Village Plaza at Tierra Contenta development at the Jaguar Rd Overpass at Highway 599: The New Mexican, "Projects pave way for new businesses on south side," article by Bruce Krasnow, April 19, 2015. Link: http://www.santafenewmexican.com/news/local_news/projects-pave-way-for-new-businesses-on-south-side/article_1154b928-4ca1-53f0-abe7-21623985b6cb.html

The time is now to reduce the problems and make West Alameda safer.

West Alameda is not a thoroughfare and should not be developed or targeted as a primary route to access downtown Santa Fe from commercial and residential developments to the south. Already, the traffic on West Alameda has almost doubled since the opening of the Siler Road Bridge. Already, residents in the cross-streets of these 2 sub areas are experiencing difficulties in getting on to West Alameda during morning and evening rush hours. The projected 26% increase in traffic would make this problem even worse.

It is absolutely critical to change the mentality which puts the level of service for motor vehicles on a pedestal far above all other considerations.

Instead, designs to slow and calm the traffic along West Alameda should be implemented as soon as possible. Strategies such as additional periodic stop signs at regular intervals (like those on Osage Avenue) and/or speed bumps (like those at the Santa Fe Community College) would be helpful.

Thank you for your attention.