

1 CITY OF SANTA FE, NEW MEXICO

2 RESOLUTION NO. 2011 - 18

3 INTRODUCED BY:

4
5 Councilor Romero
6 Councilor Wurzbarger
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10 A RESOLUTION

11 DIRECTING STAFF TO PROCEED WITH A COMMUNITY PLANNING PROCESS
12 FOR THE ST. MICHAEL'S DRIVE AREA THAT WILL RESULT IN FORM-BASED
13 OVERLAY STANDARDS AND OTHER IMPLEMENTATION STEPS THAT FOCUS ON
14 DEVELOPING CREATIVE AND CULTURAL INDUSTRIES ALONG THE CORRIDOR,
15 AND ESTABLISHING A VIBRANT AND INNOVATIVE COMMUNITY,
16 STREETScape ENHANCEMENTS AND COMPLIMENTARY ADJOINING LAND
17 AND ECONOMIC DEVELOPMENT.

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19 WHEREAS, the General Plan calls for community plans to be developed in Santa Fe;
20 and

21 WHEREAS, Resolution No. 2008-112 calls for a master plan process along St.
22 Michael's Drive; and

23 WHEREAS, the city has invested approximately \$35 million in the purchase and
24 deferred maintenance of the College of Santa Fe property located along St. Michael's Drive; and

25 WHEREAS, this property now includes the Santa Fe University of Art and Design

1 operated by Laureate International and will include in the near future a public higher educational
2 learning center and a state initiated economic development park; and

3 **WHEREAS**, with these amenities, St. Michael's Drive has the potential of becoming a
4 new creative and cultural corridor targeting those creative and cultural industries that meet the
5 objectives of the city's economic development plan; and

6 **WHEREAS**, Santa Fe's creative and cultural industries are the cornerstone of the current
7 local economy and will continue to be the cornerstone of Santa Fe's future economy; and

8 **WHEREAS**, many grant sources require a detailed implementation plan adopted by the
9 jurisdiction applying for grant funds in order to fund specific on-the-ground projects; and

10 **WHEREAS**, according to Census 2000, the residential neighborhoods on both sides of
11 St. Michael's Drive (census tract 10.02 to the north and census tract 11.03 to the south) had
12 median per capita incomes (\$13,778 and \$16,488, respectively) below 80% of the United States
13 median per capita income (\$21,587), thereby qualifying these areas for designation as
14 "economically distressed"; and

15 **WHEREAS**, the City of Santa Fe's Economic Development Strategy for Implementation
16 dated May 21, 2008, supports the development of stronger working partnerships in the region
17 meaning actively engaging key partners in projects and initiatives on a regular basis in order to
18 maximize community input, expertise, support and community action; and

19 **WHEREAS**, major commercial corridors provide a focus and context for the Community
20 Area Plans; and

21 **WHEREAS**, St. Michael's Drive represents a major commercial corridor that extends
22 through the geographic center of the City; and

23 **WHEREAS**, the Governing Body recognizes the need for form-based overlay standards
24 and other implementation steps for the St. Michael's Drive corridor as adopted by Resolution No.
25 2008-112 that directed staff to prepare master plans for St. Michael's Boulevard and Airport

1 Road in the interest of long-term sustainability, efficient land use, and continued focus on the
2 importance these corridors have played in the past and will continue to play in the future; and

3 **WHEREAS**, Resolution No. 2008-112 also demonstrated that the city recognizes the
4 potential for greater economic benefit and community living that can be achieved through a mix
5 of uses, enhanced multi-modal options, pedestrian/bicycle friendly corridors, establishing
6 neighborhood gathering places and by enhancing the beautification of the roadways, themselves.

7 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
8 **CITY OF SANTA FE** that staff is directed to begin a community planning process for St.
9 Michael's Drive such that within one year, form-based overlay standards and other
10 implementation steps be presented to the Governing Body that include, but are not limited to, the
11 following:

12 1. Developing a creative and cultural corridor along St. Michael's Drive based upon
13 an economic development strategy that:

- 14 ○ targets those creative and cultural industries that meet the objectives of the city's
15 economic development plan and that will benefit from the Santa Fe University of
16 Art and Design, the future public higher educational learning center and the state
17 economic development park; and
- 18 ○ incorporates the interests and opportunities of both the existing businesses and
19 populations of the area.

20 2. Public enhancements of the St. Michael's Drive corridor including, but not
21 limited to:

- 22 ○ street and safety improvements for pedestrians, bicycles, buses and
23 automobiles that encourage walk ability and a bike friendly environment;
- 24 ○ streetscape improvements including, but not limited to, enhanced
25 landscaping and lighting to create an attractive and inviting neighborhood;

- 1 ○ development of a neighborhood center that focuses on the growth and
- 2 support of local area artists and entrepreneurs working in a variety of
- 3 mediums; and
- 4 ○ park and open space enhancements designed to revitalize and revision the
- 5 natural environment.

6 3. Proposed development standards focusing on form-based approaches, targeted at
7 attracting new businesses, and local artists and entrepreneurs in creating a more vibrant
8 community;

9 4. A community-based strategy focused on promoting a variety of lifestyles in the
10 area;

11 5. A housing strategy designed to ensure an appropriate mix of housing from entry-
12 homes to higher-income homes, including a range of densities and mixed uses; and

13 6. Identification of potential funding sources to pay for implementation of the plan
14 including, but not limited to, development agreements; local, state and federal grants, loans and
15 tax credit programs; private grants; and the opportunity to develop public/private partnerships.

16 **AND BE IT FURTHER RESOLVED** that a staff team be formed by the City Manager
17 consisting of representatives from a range of city departments, as the City Manager deems
18 appropriate, affected by the form-based overlay standards and other implementation steps to work
19 cooperatively towards a common vision that is grounded in the development of creative and
20 cultural industries and the best urban design practices available to create a vibrant and innovative
21 community with a range of jobs and services.

22 **AND BE IT FURTHER RESOLVED** that in preparation of the form-based overlay
23 standards the schematic designs that were previously produced for the St. Michael's Drive
24 corridor shall be considered.

25 **AND BE IT FURTHER RESOLVED** that nothing prohibits staff from bringing

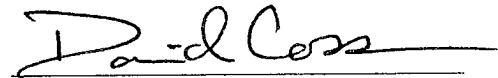
1 forward implementation actions provided staff reports these activities to the Public Works
2 Committee.

3 **AND BE IT FURTHER RESOLVED** that the St. Michael's Drive community planning
4 process, including development of form-based overlay standards and other implementation steps
5 shall be funded by the city's economic development reserve fund in an amount not to exceed
6 \$30,000.

7 PASSED, APPROVED and ADOPTED this 9th day of March, 2011.

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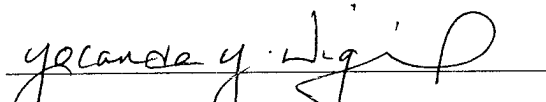
DAVID COSS, MAYOR

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12 ATTEST:

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YOLANDA VIGN, CITY CLERK

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16 APPROVED AS TO FORM:

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19 GENO ZAMORA, CITY ATTORNEY

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25 Jp/ca/jpmb/2011 res/St. Michael's Drive substitute