

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2012-22**

3 **INTRODUCED BY:**

4  
5 Councilor Romero  
6 Councilor Wurzburger  
7 Councilor Bushee  
8

9  
10 **A RESOLUTION**

11 **DIRECTING STAFF TO INVESTIGATE DEVELOPING AN OVERLAY DISTRICT AS**  
12 **PART OF CONTINUING WORK ON A COMMUNITY DEVELOPMENT PROCESS FOR**  
13 **THE ST. MICHAEL'S DRIVE AREA THAT WILL RESULT IN A VIBRANT**  
14 **COMMUNITY-CENTERED STREETScape AND AFFILIATED ENHANCEMENTS FOR**  
15 **THE SURROUNDING AREA.**  
16

17 **WHEREAS,** the General Plan calls for community plans to be developed in Santa Fe; and  
18 major commercial corridors provide a focus and context for the Community Area Plans; and

19 **WHEREAS,** City Council Resolution 2011-18 calls for a community planning process that  
20 will result in form-based overlay standards; and

21 **WHEREAS,** City Council Resolution 2008-112 calls for a master plan process along St.  
22 Michael's Drive; and

23 **WHEREAS,** many grant opportunities look for a detailed implementation plan, with  
24 significant community partnerships, that has been adopted by the jurisdiction; and

25 **WHEREAS,** according to Census 2000, the residential neighborhoods on both sides of St.

1 Michael's Drive (census tract 10.02 to the north and census tract 11.03 to the south) had median per  
2 capita incomes (\$13,778 and \$16,488, respectively) below 80% of the United States median per  
3 capita income (\$21,587), thereby qualifying these areas for designation as "economically distressed";  
4 and

5 **WHEREAS**, according to the 2010 Census the population center of the City of Santa Fe is on  
6 the campus of Santa Fe University of Art and Design; and

7 **WHEREAS**, the City has invested in the property that houses the Santa Fe University of Art  
8 and Design and recognizes the economic development potential of the University; and

9 **WHEREAS**, the City also recognizes the potential around Christus St. Vincent as a major  
10 regional health center and local employer; and

11 **WHEREAS**, the City of Santa Fe's Economic Development Strategy for Implementation  
12 dated May 21, 2008, calls for diversifying the economy and supports the development of stronger  
13 working partnerships in the region and active engagement of key partners in projects and initiatives  
14 on a regular basis; and

15 **WHEREAS**, business development is a primary tool for diversifying the economy and  
16 includes support for businesses through the Economic Development Division by encouraging  
17 innovation and using education and licensure information for existing and new business development;  
18 and

19 **WHEREAS** the St. Michael's Corridor Housing report funded through a National  
20 Association of REALTORS® Smart Growth grant supported the addition of over 1000 housing units  
21 along the corridor including a sample project visually demonstrating the benefits of housing redesign  
22 and development to stimulate urban growth; and

23 **WHEREAS**, the City of Santa Fe supports experiential events to help foster community and  
24 creative activities to further the goals of re-development of the St. Michael's Drive area; and

25 **WHEREAS**, Santa Fe is uniquely positioned to be on the cutting edge of 21<sup>st</sup> century

1 creative industry development as result of its artistic and scientific expertise; and

2           **WHEREAS**, Resolution 2008-112 also demonstrated that the city recognizes the potential  
3 for greater economic benefit and community living that can be achieved through a mix of uses,  
4 enhanced multi-modal options, pedestrian/bicycle friendly corridors, establishing neighborhood  
5 gathering places and by enhancing the beautification of the roadways, themselves.

6           **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**  
7 **CITY OF SANTA FE** that an inter-departmental staff team shall investigate development of an  
8 overlay district as part of continuing work on a community-based planning process for St. Michael's  
9 Drive with the objective of fostering a district to facilitate and promote innovation and creative  
10 industry. This should be informed by and based on the unique opportunities and potential represented  
11 in the corridor including Santa Fe's significant cultural and innovative assets. Staff is directed to:

- 12           1. Initiate discussions with the New Mexico Department of Transportation Secretary to  
13           discuss a road exchange agreement for transfer of ownership of St. Michael's Drive from  
14           NMDOT to the City of Santa Fe in order to fully implement design standards and long  
15           range planning efforts.
- 16           2. Investigate ways to provide public enhancements of the St. Michael's Drive corridor  
17           including, but not limited to:
  - 18                   • street and safety improvements for pedestrians, bicycles, buses and automobiles  
19                   that encourage walkability and a bike friendly environment;
  - 20                   • streetscape improvements including, but not limited to, enhanced landscaping  
21                   and lighting to create an attractive and inviting neighborhood;
  - 22                   • development of a neighborhood center that focuses on the growth and support of  
23                   local area artists and entrepreneurs working in a variety of mediums and  
24                   industries; and
  - 25                   • park and open space enhancements designed to revitalize and revision the natural

1 environment.

- 2 3. Develop recommendations for an overlay district that would provide incentives,  
3 mechanisms and opportunities for investment all geared towards spurring redevelopment of  
4 the area consistent with a community-based strategy focused on promoting a variety of  
5 lifestyles in the area. This should include an economic development action plan  
6 incorporating the interests and opportunities of the existing businesses, New Mexico  
7 educational institutions and populations of the area;
- 8 4. Proposed development standards focusing on form-based approaches, targeted at attracting  
9 new businesses, local artists and entrepreneurs in creating a more vibrant community;
- 10 5. A housing strategy designed to ensure an appropriate mix of housing from entry-homes to  
11 higher-income homes, including a range of densities and mixed uses; and
- 12 6. Identification of potential funding sources to pay for implementation of the plan and  
13 overlay district including, but not limited to, development agreements; local, state and  
14 federal grants, loans and tax credit programs; private grants; and the opportunity to  
15 develop public/private partnerships.

16 **AND BE IT FURTHER RESOLVED** that the 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 plan to work cooperatively towards a common vision that is grounded in  
19 the best urban design practices available to create a vibrant community with a range of jobs and  
20 services.

21 **AND BE IT FURTHER RESOLVED** that nothing prohibits staff from bringing forward  
22 implementation actions within the scope of this plan prior to adoption of the final plan provided staff  
23 reports these activities to the Public Works Committee and Business and Quality of Life Committee.

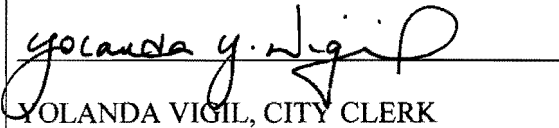
24 PASSED, APPROVED and ADOPTED this 29<sup>th</sup> day of February, 2012.  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

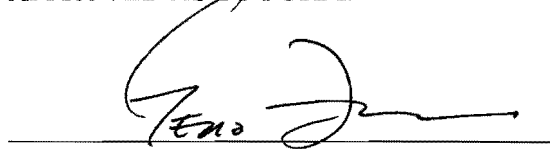


DAVID COSS, MAYOR

ATTEST:

  
YOLANDA VIGIL, CITY CLERK

APPROVED AS TO FORM:



GENO ZAMORA, CITY ATTORNEY