



Agenda

Long Range Planning Sub-Committee (LRPC)

Thursday, January 12, 2017

11:00 a.m. to 1:00 p.m.

**Round House Meeting Room
City of Santa Fe Rail District Offices
500 Market St., Suite 200**

- 1. CALL TO ORDER**
- 2. MEMBERS IN ATTENDANCE**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES: December 15, 2016**
- 5. DISCUSSION ITEMS:**
 - A. Land Use and Urban Design Study : Draft Policies**
- 6. MATTERS FROM THE STAFF**
- 7. MATTERS FROM THE COMMITTEE**
- 8. MATTERS FROM THE PUBLIC**
- 9. NEXT MEETING DATE: Thursday, February 9, 2017**
- 10. ADJOURN**

An interpreter for the hearing impaired is available through the City Clerk's Office (955-6521) upon 5 days notice. For questions regarding this agenda, please contact the Long Range Planning Division at 955-6609.

Long Range Planning Commission Meeting of December 15, 2016

Staff in attendance: Reed Liming, Richard Macpherson

LRPC members in attendance: Michael Maremont, Kim Shanahan, Justin Greene

- Kim made a motion to approve the November meeting notes and Justin seconded the motion.
- Reed presented the list of policies and asked if the entire list should be included. Michael said to tie policies into each chapter & have a master list at the end of the booklet. Justin suggested having policies that have a metric attached to them.
- Justin spoke about ground water and how we measure it. Kim said verbs can lead towards a metric. Kim said to watch subjective wording.
- Reed inquired is the document is in the correct format. Kim said to put the policies at the end of every chapter. Richard said the Natural Setting and Environment chapter was meant as an introduction. Reed said the History and Preservation chapter was meant to be an introduction, too.
- Reed inquired what the group thinks the best approach is. Justin likes using the access wording. Michael wants to concentrate on the unifying policies.
- Trends discussed and Reed gave a brief history of how it started.
- Discussion about the Strategic Plan the Council is taking about. Kim said development community likes the future land use map and its detail. Reed mentioned the 1999 General Plan has perhaps too many policies.
- Michael spoke about how the 1999 General Plan is used by the staff. Discussion about overlay maps used in the General Plan.

Notes: _____ Date: _____

Chairman: _____ Date: _____

Goals and policies herein reflect action needed to encourage desired development patterns, support economic strength, preserve and protect natural resources, provide fiscal direction and foster a strong, diverse and unified community.

City Plan - Goals & Policies

Unifying Policies

- Policy #1:** **Response to Environmental Changes** – This plan recognizes that significant changes in the region’s environment have occurred, and are likely to continue to occur. The city will study, plan and prepare for likely changes, and take responsible actions to lessen or prevent changes that adversely affect the health, safety, welfare and economic strength of the community.
- Policy #2:** **Response to Demographic and Economic Shifts** – Ensure that the city’s land use, transportation, housing and other policies anticipate and respond to ongoing major changes in the community’s age profile, social and economic characteristics.
- Policy #3:** **Evaluation of Alternative Scenarios** – This plan recognizes that there have been significant changes to economic, environmental and demographic factors affecting the community in recent years, and that it will continue to be difficult to accurately forecast future trends. These circumstances mean that the policies in this plan will take into account the likely range of possible future conditions, and that progress in implementing the plan will need to be evaluated periodically.
- Policy #4:** **Measure & Evaluate** – Where feasible and cost-effective, develop measurements to evaluate the policies, implementation and impacts of this plan.
- Policy #5:** **Regional Partnerships** – Work and collaborate with Santa Fe County, the State of New Mexico, and federal agencies as well as non-governmental entities on regional land use, transportation, environmental, health and social issues.

Natural Setting & Environment

Goal: Santa Fe intends to maintain a healthy, balanced natural environment.

- Policy #1: The Santa Fe River & the Living River Initiative** – Support efforts to ensure that the Santa Fe River functions as a natural living system and also continues to serve as an appealing urban habitat.
- Policy #2: Ground Water & Surface Water** – Support comprehensive efforts to conserve and protect both ground water and surface water within the Santa Fe water shed and aquifer basin.
- Policy #3: Air Quality** – Monitor Santa Fe's air quality and trends that help to ensure that healthful air quality can be maintained.
- Policy #4: Escarpments, Ridge Tops and Steep Slopes** – Protect visual open space, hillsides and ridge tops through the escarpment ordinance, thereby helping to preserve the city's beautiful, but more sensitive terrain.
- Policy #5: Wildlife** – Support protection of all animal species, especially those that are native to Santa Fe and New Mexico.
- Policy #6: Collaboration on Environment Issues** – Work with other governmental agencies and non-governmental partners to ensure that environmentally sensitive areas are protected within the city limits and in areas surrounding the city.
- Policy #7: Urban Forest** – Support the urban forest as an important element of the City's environmental resources and civic space. Increase the tree canopy to reduce the heat island effect and continue to assess and promote appropriate tree species. Require new development to protect and enhance the urban forest.
- Policy #8: Vegetation** – Minimize the direct loss and/or modification of riparian and wildlife habitat, corridors and wetlands within the Santa Fe area.
- Policy #9: Environmentally Sensitive Areas** – Protect, enhance and restore environmental and biological resources, including the Santa Fe River and habitats that are sensitive or declining within the Santa Fe urban area.
- Policy #10: Cultural Landscapes** – Protect, preserve and restore natural and cultural landscapes and open space landmarks.
- Policy #11: Sensitive Landscapes** – Land Development should include vegetative buffers to sensitive landscapes such as riparian areas.
- Policy #12: Access to Natural Environment** – Encourage development patterns and capital improvement projects that enhance public access to the natural environment and recreational activities.

History & Preservation

Goal: Santa Fe will remain an internationally recognized center of history and culture.

- Policy #1: Preservation of Historic Structures** – Preserve structures and that exhibit individual architectural merit and that collectively exhibit the sense of place that Santa Fe possesses through the review and consideration of amendments to existing land use laws.
- Policy #2: Maintain Physical Character, Landscapes and Views** – Maintain Santa Fe’s unique low-profile physical character, its characteristic landscape features, and preserve views and vistas within and beyond the city for the benefit of the community through a continual examination and revision to land use and development codes.
- Policy #3: The Preservation Movement** – Continue to educate the community about the existing historical, archaeological and cultural resources in the city.
- Policy #4: Historic Regulations** – Assess how existing regulations succeed in supporting Santa Fe’s historic, archaeological and cultural resources, and in balancing those goals with the goal of accommodating reasonable improvements on historic properties and new development within historic districts.
- Policy #5: Historic Buildings and Places** – Continue to identify, preserve and protect historically significant buildings and places in the city, including landmarks located outside of historic districts.
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- Policy #8: Archaeological Sites** – Continue to require archaeological exploration in the review districts and require that findings be reported to the city for future reference and knowledge.
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Policy #13: State and National Registers – Encourage and participate in the preparation of State Register of Cultural Properties and National Register of Historic Places nominations for resources which qualify for such listing.

Policy #14: Resource Surveys – Continue existing efforts to survey and resurvey resources.

Land Use & Growth Management

Goal: Santa Fe will be a livable city through innovative and efficient land use planning and prudent growth management resulting in a compact urban center.

Guiding Principles

- **Urban Form:** Promote a compact urban form with compatible infill and respect for neighborhoods.
- **Density:** Encourage smaller lots and smaller housing units in growth areas.
- **Development:** Promote future growth in centers, along corridors and other areas of infill opportunity.
- **Conserve:** Conserve historic areas, parks and designated open space.

- Policy #1: Balance Neighborhood and Community Goals** – New development within and adjacent to existing neighborhoods should be done in ways that enhance or minimize disruption of the neighborhood's character, while recognizing that some degree of change will be needed in many neighborhoods to accomplish community-wide goals.
- Policy #2: Protection of Residential Neighborhoods** – Protect established residential neighborhoods from the intrusion or encroachment of incompatible non-residential uses. Wherever possible, allow non-residential uses that are compatible with residential uses, such as low-impact home businesses and small-scale residential care facilities. Where warranted by increased traffic volumes or evolving changes in the types or intensity of land use patterns, support the systematic creation of transition districts that provide a protective buffer for residential neighborhoods.
- Policy #3: Coordination of Development with Provision of Infrastructure** – In most cases, development projects will be required to install and/or fund the infrastructure to meet the service needs they generate. City financing and construction of infrastructure will be reserved for meeting the needs of the community as a whole, or where specifically targeted to support major civic projects, affordable housing or economic development projects.
- Policy #4: Land Use Patterns in Rural and Semi-Rural Areas** – Study how best to integrate incremental development in rural and semi-rural areas, including areas that have recently been annexed. Develop area plans and/or development regulations that address desirable land use patterns, the appropriate level of infrastructure needed to support new development, and how to fund that infrastructure. Identify any existing infrastructure deficiencies, and plan for how those needs can be met and how they can be funded.
- Policy #5: Land Use Regulations** – Modify existing land use regulations to better implement the policies in this plan, including consistency between land use categories on the Future Land Use Map and the zoning districts shown on the zoning map.
- Policy #6: Land Use Regulations** – Study and amend land use regulations to provide more flexibility in the types of uses permitted, with appropriate safeguards to ensure compatibility with other nearby existing and permitted uses. Modernize the land use categories and modify parking requirements to reflect current usage rates and to encourage parking demand management.
- Policy #7: Metro Area Growth** – Work with Santa Fe County to ensure necessary provision of services, administration and infrastructure throughout the larger Santa Fe Metro Area.
- Policy #8: Annexation** – Complete the annexation of the urban area to provide greater clarity and certainty for the city, county and affected citizens.

- Policy #9:** **Centers & Corridors** – Encourage mixed use and residential uses in the redevelopment of existing commercial centers and along major corridors to better utilize existing infrastructure.
- Policy #10:** **Planned Community** – Require future communities to be built with: greater densities; a mix of uses among and within buildings; interconnected networks of complete streets; tree-lined, pedestrian-oriented streetscapes; and range of housing types.
- Policy #11:** **Infill** – Promote infill residential development with the same or similar density and character as the surrounding neighborhood, or at slightly higher densities if transitioning to adjacent non-residential development.
- Policy #12:** **Planned Urbanization** – Support significant increases in residential density where it is part of a plan for a neighborhood or significant part of a neighborhood, including in a semi-rural area when roads and sewer and water become available.
- Policy #13:** **Mixed Use** – Promote, encourage and allow residential, office and retail uses within the same development, and within the same building, along Mixed Use Corridors, in Planned Communities and in other non-residentially zoned areas.
- Policy #14:** **Connectivity** – All land development and roadway projects should enhance system connectivity.
- Policy #15:** **Annexation Areas** – Conduct studies to identify desirable land use patterns and plan for infrastructure and growth in the annexation areas and, if necessary, amend the Future Land Use Map and/or Land Development Code.
- Policy #16:** **Protect Visual Open Space** – Protect visual open space, hillsides, and ridge tops through adoption of an Escarpments ordinance.
- Policy #17:** **City Plan Implementation** – Work to implement City Plan’s policies through the City’s Land Development Law (Chapter 14).
- Policy #18:** **Residential Density Ranges** – Where city water and wastewater systems are to be used in new development, an overall minimum gross residential density range of 5-7 units per acre should be encouraged.

Housing

Goal: Santa Fe will have decent, safe and affordable housing for all residents.

Guiding Principles

- **Healthy Market Mix:** Help create a housing market in which ownership and rental options meet market demand through a range of housing types for all income levels.
- **Focused Incentives:** Support higher housing densities with green technologies on major corridors, in appropriate infill areas and in designated growth areas through reduced development fees and expedited approval processing.
- **Inclusionary Zoning:** Continue to implement the Santa Fe Homes Program which helps support affordability and this plan's goals of greater density, redevelopment, pedestrian access and water and energy efficiency.

Policy #1: Santa Fe's Neighborhoods – Preserve the scale and character of the city's existing neighborhoods.

Policy #2: Future Housing – Encourage a greater mix of housing types and lots in new developments.

Policy #3: Affordable Housing – Support the creation of more affordable housing.

Policy #4: Inclusionary Zoning – Continue to require that all new housing developments provide affordable homes or housing units to help better integrate more expensive and less expensive homes throughout the city.

Policy #5: Affordable Housing Resources – Continue to support financial and management structures that will promote availability of affordable housing in new affordable housing developments for those who could not otherwise afford it, including the homeless population.

Policy #6: Homelessness – Prevent homelessness from becoming permanent by connecting families, individuals, veterans and youth to appropriate services and facilities.

Policy #7: Aging Population – Accommodate aging in place, residential care facilities, senior daycare in neighborhoods.

Policy #8: Apartments/Multi-Family Housing – Encourage multi-family development in appropriate locations in order to meet the needs of seniors and younger more mobile populations.

Transportation

Goal: Santa Fe will have a complete, well-connected transportation network.

Guiding Principles

- **Reduce Automobile Dependence:** Promote alternative modes and enhance safety.
- **Complete Streets:** Include wide sidewalks, street trees, bike lanes, narrower driving lanes and adequate pedestrian crossings.
- **Multi-Use Trails:** Encourage pedestrian, bike & recreational use on a complete trail system.
- **Local & Regional Transit:** Promote and enhance public transit (Santa Fe Trails, RTD Buses).
- **Connectivity:** Ensure connectivity between and among streets, multi-use trails, pedestrian/bicycle facilities and public transit throughout the city.

- Policy #1: Road Network** – Provide a well-maintained road system of complete streets that is easily shared by different modes, especially bikes and pedestrians.
- Policy #2: Transit** – Continue to promote and fully fund transit and Santa Fe Trails as a viable and preferred alternative to private automobiles.
- Policy #3: Commuter Rail** – Promote commuter service between Santa Fe and Albuquerque and study/consider future local train service within Santa Fe.
- Policy #4: Bicycles & Pedestrians** – Create “complete streets” to improve bike and pedestrian facilities on all major roadways, while building an interconnected network of paved urban trails throughout the city.
- Policy #5: Downtown Parking** – Enhance Downtown accessibility for residents and visitors by providing transit and other transportation options in addition to parking opportunities.
- Policy #6: Airport & Aviation** – Support continued use of the airport for general aviation and limited commercial use.
- Policy #7: Safety** – Increase the safety of the transportation system for all users.
- Policy #8: Maintenance** – Adequately maintain the existing transportation system.
- Policy #9: Complete and Upgrade the Road Network** – Identify and prioritize projects to correct existing safety problems and “bottlenecks,” and to complete “missing links” in the road network.
- Policy #10: Connectivity** – All land development and roadway projects should provide for connections within and between neighborhoods and commercial centers. Cul-de-Sac road patterns are discouraged.
- Policy #11: Metropolitan Transportation Plan (MTP)** – Implement those portions of the Santa Fe MPO Metropolitan Transportation Plan that are recommended within the City and urban area.
- Policy #12: MPO Bicycle Master Plan** – Support and implement the MPO Bicycle Master Plan by prioritizing funding of significant segments and missing linkages.

- Policy #13:** **Americans with Disabilities Act (ADA)** – Ensure that transportation facilities meet ADA requirements.
- Policy #14:** **Complete Streets** – Ensure that all new land development and redevelopment projects and applications implement “complete streets” principles in roadway project design.
- Policy #15:** **Roundabouts** – Consider roundabouts as an option for all reconstructed intersections and as a priority for all new road intersections.
- Policy #16:** **Multi-Modal Access** – Provide for bicycle and pedestrian access and facilities at transit hubs and centers.
- Policy #17:** **Park & Trail Linkages** – Provide pedestrian, trail and bikeway linkages, including sidewalks, between parks, open space and recreational facilities.
- Policy #18:** **Major Arterial Design Standards** – Recognize major arterials as commercial corridors and important civic spaces and support their redevelopment with enhanced design standards that include landscaping, public furnishings and public art.
- Policy #19:** **Sheridan Street Transit Center** – Redevelop the Sheridan Street Transit Center downtown with enhanced pedestrian and bicycle facilities.
- Policy #20:** **Land Use / Transportation Connection** – Encourage land use and transportation patterns that promote use of alternatives to the automobile including pedestrian, bicycling, bus transit and carpooling.
- Policy #21:** **Public Art & Transit** – Continue to incorporate public art into public transit facilities and on buses.

Sustainability & Energy

Goal: Santa Fe intends to create a sustainable, energy-efficient city for future generations.

Guiding Principles

- **Natural Resources:** Continue comprehensive efforts to conserve natural resources including water and energy.
- **Land Use:** Practice sound development management through efficient land use patterns.
- **Climate Change:** Reduce greenhouse gas emissions and increase Santa Fe' resiliency to adapt to the effects of climate change.

- Policy #1: Sustainable Planning** – Make the principals of sustainability a central aspect of every city policy initiative, every major city project, and of the city government's day to day operations. Update and implement the Sustainable Santa Fe Plan.
- Policy #2: Adapt to Climate Change** – Address the complex challenges caused by a changing climate that includes drought, wildfires, wind, extreme precipitation events and heat in order to create a community that is environmentally and socially resilient.
- Policy #3: Reduce Emissions** – Develop policies and programs to make construction methods, transportation modes and waste disposal more effective and energy-efficient.
- Policy #4: City Facilities** – Pursue funding for, and continue to install, cost-effective energy and water efficiency retrofits such as photovoltaic systems and other renewable energy systems and technologies to all city-owned facilities.
- Policy #5: Renewable Energy** – Pursue and encourage city use of renewable energy sources such as wind, solar, hydro-electric, geothermal and ground-source heat pumps, to promote greater local, regional and national self-reliance as well as greater energy stability and a cleaner environment for future generations.
- Policy #6: Energy & Water Efficient Buildings** – Adopt cost-effective building codes that reduce energy and water use, employ renewable energy, and ensure healthy indoor environments.
- Policy #7: Storm Water** – Capture, infiltrate and utilize storm water on-site and integrate into the design of all projects, including roadways. Coordinate storm water management with good grading practices, bio-remediation and landscape development and support.
- Policy #8: Solid Waste & Recycling** – Decrease greenhouse gas emissions by reducing solid waste generation and reusing materials that would otherwise be disposed.
- Policy #9: Waste Water** – Promote use of graywater and optimize reclaimed wastewater for maximum use and make it a significant part of integrated water resources planning.
- Policy #10: Healthy Communities** – Support healthy communities by strengthening pedestrian and bicycle connections through design and development incentives.

Parks, Open Space, Recreation & Trails

Goal: Santa Fe will create an extensive parks, open space, trails and recreation system.

- Policy #1: Park & Open Space Standards** – Use the city’s Parks & Open Space standards (total of 15 acres per 1,000 residents) as a goal to achieve through land acquisition, park & trail development.
- Policy #2: Public Parks** – Focus new park development along major roadways in the growing southwest part of the city, an area that has experienced population growth without the requisite amount of park development.
- Policy #3: Turf Alternatives for Parks** – Where possible use turf alternatives for heavy-use ball fields, but continue to use natural grass in other portions of city parks to balance the emphasis on xeriscaping, and grass removal, in other developed areas of the city.
- Policy #4: Open Space & Trails** – Develop an open space system that extends along the city’s trail network, highlighting the city’s “wilderness trail system” that includes the Dale Ball Network and the La Tierra Trail system.
- Policy #5: Open Space & Trails** – Establish a continuous system of open space along the rivers, acequias, arroyos and utility easements.
- Policy #6: Urban Trail System** – Continue to construct and connect the city’s major urban trail network including Rail Trail, Arroyo del los Chamisos Trail and the Santa Fe River Trail.
- Policy #7: Recreation Facilities** – Encourage joint use of school recreational facilities where neighborhood recreational facilities are not adequate or available.
- Policy #8: Urban Trees** – Support and encourage the planting of trees and enhancing Santa Fe’s urban forest as vital to the city’s health.

Economic Development

Goal: Santa Fe will have a diverse economy that promotes the arts and small businesses.

Guiding Principles

- **Job Opportunities:** Develop land use policies to recruit, attract and grow business with high-paying jobs.
- **Diversify Economy:** Promote a healthy mix of targeted industries including the arts and small businesses.

- Policy #1: Economic Development Plan** – Promote diversification of the Santa Fe economy beyond government, the arts and tourism.
- Policy #2: Santa Fe’s Economic Strengths** – Promote Santa Fe’s low property taxes, relatively low utility rates, number of institutions of higher education, high percentage of college graduates among adults, multi-lingual workforce and history of embracing creativity and the arts.
- Policy #3: Santa Fe’s Economic Challenges** – Continue to improve and cultivate a pro-business climate, simplify City Hall’s approval/permit process and focus on local workforce training and education.
- Policy #4: Wage Levels vs. Cost of Living** – Continue to focus city efforts on affordable housing, nearly double the median price as compared to national prices, as it remains the largest negative input in the city’s cost of living.
- Policy #5: Living Wage** – Continue to require a Living Wage, well above the federal minimum wage, for all those working in Santa Fe.
- Policy #6: Economic Development Strategy** – Focus economic development efforts on sustaining, encouraging and attracting employment in the city’s “5” industry clusters: Media, Green Industries, Technology, Knowledge Based Enterprise, Arts & Culture.
- Policy #7: Santa Fe Workforce** – Create and attract a greater number of high paying jobs through developing a skilled and competitive workforce.
- Policy #8: Business Infrastructure** – Ensure that city roads, water and wastewater infrastructure are adequate to serve existing and future needs of city businesses. Work with public and private utility providers to ensure that infrastructure needs for telecommunication (including fiber optic), electricity and natural gas are met.
- Policy #9: Economic Development / Land Use** – Link desired and targeted industries and businesses through land use incentives such as streamlined permitting, and city fee reductions or waivers.
- Policy #10: Economic Development / Sustainability** – Encourage businesses to operate in a sustainable manner consistent with the Sustainable Plan.

Urban Design

Goal: Santa Fe intends to continue and enhance a livable, walkable urban environment.

Guiding Principles

- **Design:** Encourage innovative design through an enhanced, simplified land use code.
- **Great Streets/Public Spaces:** Design pedestrian-scaled, landscaped streets and community spaces.
- **Mix of Uses:** Encourage multiple uses that provide pedestrian connectivity.

- Policy #1: Residential Design** – Encourage traditional Santa Fe design and smaller lots, connecting streets, and neighborhood vitality.
- Policy #2: Downtown Design** – Reinforce and encourage the historic ambiance of downtown and its unique setting as the heart of the City.
- Policy #3: Employment Centers** – Allow and encourage residential uses in and around identified employment centers within the city to provide a mix of uses and reduce home-to-work travel times.
- Policy #4: Neighborhood Centers** – Actively support the re-use of former public school sites as neighborhood centers with a mix of community uses. Encourage the use of these neighborhood centers as gathering spots for surrounding residents.
- Policy #5: Railyard Redevelopment** – Continue to encourage and support vibrant activities and uses in the Railyard District to allow for a broad range of uses and services to serve the entire Santa Fe community.
- Policy #6: Corridor Redevelopment** – Encourage vibrant, street-oriented settings that have well-designed public spaces with shade trees and allow a greater range of uses in existing developed areas and newly developing areas. Provide government funding for improvements in the right of way for selected corridors.
- Policy #7: Mixed Use Corridor Design Standards** – Create design standards for mixed use corridors that address items such as: access management, parking, building placement, signage and landscaping.
- Policy #8: Parking Lot Redevelopment** – Envision, encourage and allow new development near the street on underused parking lots to more efficiently use urban land.
- Policy #9: Public Art** – Encourage and incorporate public art along major corridors and as part of new land development and redevelopment projects.
- Policy #10: Mixed Use Zoning** – Continue to encourage mixed use development and, where necessary, amend the “Mixed Use” zoning district to provide flexibility and meet changing conditions.

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- **Urban Form:** Promote a compact urban form with compatible infill and respect for neighborhoods.
- **Density:** Encourage smaller lots and smaller housing units in growth areas.
- **Development:** Promote future growth in centers, along corridors and other areas of infill opportunity.
- **Conserve:** Conserve historic areas, parks and designated open space.

Policy #1: Balance Neighborhood and Community Goals – New development within and adjacent to existing neighborhoods should be done in ways that enhance or minimize disruption of the neighborhood’s character, while recognizing that some degree of change will be needed in many neighborhoods to accomplish community-wide goals.

Policy #2: Protection of Residential Neighborhoods – Protect established residential neighborhoods from the intrusion or encroachment of incompatible non-residential uses. Wherever possible, allow non-residential uses that are compatible with residential uses, such as low-impact home businesses and small-scale residential care facilities. Where warranted by increased traffic volumes or evolving changes in the types or intensity of land use patterns, support the systematic creation of transition districts that provide a protective buffer for residential neighborhoods.

* The word protection implies that there are “attacks” or “danger” which I would personally love to see removed from the dialog around land use and neighborhoods. Why are we assuming that neighborhoods don’t want appropriate commercial areas and **Neighborhood Centers** outside of home based businesses or residential facilities? This feels very limiting to me as it is worded here. I personally hear regularly how people would love more walkability and amenities closer to where they live. Restaurants, grocery, banking, child care, pet food stores, pack and ships... local businesses... Is there a way we could reframe this to allow for growth and compatible mixed use neighborhoods as an **ENHANCEMENT** to the quality of life?

* Could we include supporting neighborhoods to cultivate and celebrate identities and centers and values that are consistent with the objectives of the plan?

Policy #3: Coordination of Development with Provision of Infrastructure – In most cases, development projects will be required to install and/or fund the infrastructure to meet the service needs they generate. City financing and construction of infrastructure will be reserved for meeting the needs of the community as a whole, or where specifically targeted to support major civic projects, affordable housing or economic development projects.

Policy #4: Land Use Patterns in Rural and Semi-Rural Areas – Study how best to integrate incremental development in rural and semi-rural areas, including areas that have recently been annexed. Develop area plans and/or development regulations that address desirable land use patterns, the appropriate level of infrastructure needed to support new development, and how to fund that infrastructure. Identify any existing infrastructure deficiencies, and plan for how those needs can be met and how they can be funded.

Policy #5: Land Use Regulations – Modify existing land use regulations to better implement the policies in this plan, including consistency between land use categories on the Future Land Use Map and the zoning districts shown on the zoning map.

Policy #6: Land Use Regulations – Study and amend land use regulations to provide more flexibility in the types of uses permitted, with appropriate safeguards to ensure compatibility with other nearby existing and permitted uses. Modernize the land use categories and modify parking requirements to reflect current usage rates and to encourage parking demand management.

- Policy #8:** **Metro Area Growth** – Work with Santa Fe County to ensure necessary provision of services, administration and infrastructure throughout the larger Santa Fe Metro Area.
- Policy #9:** **Annexation** – Complete the annexation of the urban area to provide greater clarity and certainty for the city, county and affected citizens.
- Policy #10:** **Centers & Corridors** – Encourage mixed use and residential uses in the redevelopment of existing commercial centers and along major corridors to better utilize existing infrastructure.
- Policy #11:** **Planned Community** – Require future communities to be built with: greater densities; a mix of uses among and within buildings; interconnected networks of complete streets; tree-lined, pedestrian-oriented streetscapes; and range of housing types.

*"Require" feels a bit harsh and limiting in this capacity. As we all know mixed uses aren't viable or appropriate for certain developments and requiring seems like it would pose some legal issues and scare away certain projects. We discussed at one point perhaps setting preference or incentives for developers that include mix of uses? Most important is that we end up with development that is sustainable and not going to end up back in the banks hands or underutilized because it became unviable due to a requirement like this. I'm all for mixed uses, and for "encouraging it where appropriate and viable". Also, if we are limiting what kind commercial can happen in neighborhoods where would mixed use planned communities fit?

- Policy #12:** **Infill** – Promote infill residential development with the same or similar density and character as the surrounding neighborhood, or at slightly higher densities if transitioning to adjacent non-residential development.
- Policy #13:** **Planned Urbanization** – Support significant increases in residential density where it is part of a plan for a neighborhood or significant part of a neighborhood, including in a semi-rural area when roads and sewer and water become available.

*what type of plan are you referring to as "part of a plan"? Is that already zoned areas?

- Policy #14:** **Mixed Use** – Promote, encourage and allow residential, office and retail uses within the same development, and within the same building, along Mixed Use Corridors, in Planned Communities and in other non-residentially zoned areas.

*why is this not including residential area where zoning is available or could be appropriate?

- Policy #15:** **Connectivity** – All land development and roadway projects should enhance system connectivity.
- Policy #16:** **Annexation Areas** – Conduct studies to identify desirable land use patterns and plan for infrastructure and growth in the annexation areas and, if necessary, amend the Future Land Use Map and/or Land Development Code.
- Policy #17:** **Protect Visual Open Space** – Protect visual open space, hillsides, and ridge tops through adoption of an Escarpments ordinance.
- Policy #18:** **City Plan Implementation** – Work to implement City Plan's policies through the City's Land Development Law (Chapter 14).
- Policy #19:** **Residential Density Ranges** – Where city water and wastewater systems are to be used in new development, an overall minimum gross residential density range of 5-7 units per acre should be encouraged.

Housing

Goal: *Santa Fe contains safe and affordable housing for all residents.*

Guiding Principles

- **Healthy Market Mix:** Help create a housing market in which ownership and rental options meet market demand through a range of housing types for all income levels.
- **Focused Incentives:** Support higher housing densities with green technologies on major corridors, in appropriate infill areas and in designated growth areas through reduced development fees and expedited approval processing.
- **Inclusionary Zoning:** Continue to implement the Santa Fe Homes Program which helps support affordability and this plan's goals of greater density, redevelopment, pedestrian access and water and energy efficiency.

Policy #1: **Santa Fe's Neighborhoods** – Preserve the scale and character of the city's existing neighborhoods.

- * Any chance to broaden this by adding encouragement to look for areas within existing neighborhoods for the Future housing and modern ideas of land use? The idea of Neighborhood Centers found in the Urban design section below?
- * Preserving seems limiting and more appropriate for historical neighborhoods as we discussed at a previous meeting, especially since there are many neighborhoods that are currently looking to update and evolve. Is there a more forward and open way to word the idea of being aware of impact and neighborhood identities with working to provide for the needs of Santa Fe?

Policy #2: **Future Housing** – Encourage a greater mix of housing types and lots in new developments.

*Policy 1 & 2 seem to contradict each other in the case of possible development in existing neighborhoods. Is there a way we can clarify the encouragement of greater housing mixes and ideas and encouraging compatibility with existing neighborhoods?

Policy #3: **Affordable Housing** – Support the creation of more affordable housing.

- Policy #4:** **Inclusionary Zoning** – Continue to require that all new housing developments provide affordable homes or housing units to help better integrate more expensive and less expensive homes throughout the city.
- Policy #5:** **Affordable Housing Resources** – Continue to support financial and management structures that will promote availability of affordable housing in new affordable housing developments for those who could not otherwise afford it, including the homeless population.
- Policy #6:** **Homelessness** – Prevent homelessness from becoming permanent by connecting families, individuals, veterans and youth to appropriate services and facilities.
- Policy #7:** **Aging Population** – Accommodate aging in place, residential care facilities, senior daycare in neighborhoods.
- Policy #8:** **Apartments/Multi-Family Housing** – Encourage multi-family development in appropriate locations in order to meet the needs of seniors and younger more mobile populations.

Transportation

Goal: Santa Fe has a complete, well-connected transportation network.

Guiding Principles

- **Reduce Automobile Dependence:** Promote alternative modes and enhance safety.

**How about adding support of mixed uses neighborhood Centers as a way to support this principle?*

Complete Streets: Include wide sidewalks, street trees, bike lanes, narrower driving lanes and adequate

pedestrian crossings.

- **Multi-Use Trails:** Encourage pedestrian, bike & recreational use on a complete trail system.
- **Local & Regional Transit:** Promote and enhance public transit (Santa Fe Trails, RTD Buses).
- **Connectivity:** Ensure connectivity between and among streets, multi-use trails, pedestrian/bicycle facilities and

public transit throughout the city.

- Policy #1:** **Road Network** – Provide a well-maintained road system of complete streets that is easily shared by different modes, especially bikes and pedestrians.
- Policy #2:** **Transit** – Continue to promote and fully fund transit and Santa Fe Trails as a viable and preferred alternative to private automobiles.
- Policy #3:** **Commuter Rail** – Promote commuter service between Santa Fe and Albuquerque and study/consider future local train service within Santa Fe.
- Policy #4:** **Bicycles & Pedestrians** – Create “complete streets” to improve bike and pedestrian facilities on all major roadways, while building an interconnected network of paved urban trails throughout the city.
- Policy #5:** **Downtown Parking** – Enhance Downtown accessibility for residents and visitors by providing transit and other transportation options in addition to parking opportunities.
- Policy #6:** **Airport & Aviation** – Support continued use of the airport for general aviation and limited commercial use.
- Policy #7:** **Safety** – Increase the safety of the transportation system for all users.
- Policy #8:** **Maintenance** – Adequately maintain the existing transportation system.
- Policy #9:** **Complete and Upgrade the Road Network** – Identify and prioritize projects to correct existing safety problems and “bottlenecks,” and to complete “missing links” in the road network.
- Policy #10:** **Connectivity** – All land development and roadway projects should provide for connections within and between neighborhoods and commercial centers. Cul-de-Sac road patterns are discouraged.
- Policy #11:** **Metropolitan Transportation Plan (MTP)** – Implement those portions of the Santa Fe MPO Metropolitan Transportation Plan that are recommended within the City and urban area.
- Policy #12:** **MPO Bicycle Master Plan** – Support and implement the MPO Bicycle Master Plan by prioritizing funding of significant segments and missing linkages.
- Policy #13:** **Americans with Disabilities Act (ADA)** – Ensure that transportation facilities meet ADA requirements.
- Policy #14:** **Complete Streets** – Ensure that all new land development and redevelopment projects and applications implement “complete streets” principles in roadway project design.
- Policy #15:** **Roundabouts** – Consider roundabouts as an option for all reconstructed intersections and as a priority for all new road intersections.
- Policy #16:** **Multi-Modal Access** – Provide for bicycle and pedestrian access and facilities at transit hubs and centers.
- Policy #17:** **Park & Trail Linkages** – Provide pedestrian, trail and bikeway linkages, including sidewalks, between parks, open space and recreational facilities.
- Policy #18:** **Major Arterial Design Standards** – Recognize major arterials as commercial corridors and important civic spaces and support their redevelopment with enhanced design standards that include landscaping, public furnishings and public art.

- Policy #19:** **Sheridan Street Transit Center** – Redevelop the Sheridan Street Transit Center downtown with enhanced pedestrian and bicycle facilities.
- Policy #20:** **Land Use / Transportation Connection** – Encourage land use and transportation patterns that promote use of alternatives to the automobile including pedestrian, bicycling, bus transit and carpooling.
- Policy #21:** **Public Art & Transit** – Continue to incorporate public art into public transit facilities and on buses.

Sustainability & Energy

Goal: Santa Fe is a sustainable, energy-efficient city for future generations.

Guiding Principles

- **Natural Resources:** Continue comprehensive efforts to conserve natural resources including water and energy.
- **Land Use:** Practice sound development management through efficient land use patterns.

Policy #1: **Sustainable Planning** – Make the principals of sustainability a central aspect of every city policy initiative, every major city project, and of the city government’s day to day operations. Update and implement the Sustainable Santa Fe Plan.

Policy #2: **Adapt to Climate Change** – Working with research institutions at the local and other levels, analyze the impacts of climate change on the local ecology and develop strategies to reduce and adapt to the expected impacts.

- Policy #3:** **Reduce Emissions** – Develop policies and programs to make construction methods, transportation modes and waste disposal more effective and energy-efficient.
- Policy #4:** **Renewable Energy / City Facilities** – Pursue funding for and continue to install cost-effective alternatives such as photovoltaic systems and other renewable energy systems and technologies to all city-owned facilities.
- Policy #5:** **Wind and Solar Energy** – Pursue and encourage city use of renewable energy sources such as wind and solar, to promote greater national, regional and national self-reliance as well as greater energy stability and a cleaner environment for all future generations.
- Policy #6:** **Alternate Building Technologies** – Adopt codes for appropriate alternative building technologies.
- Policy #7:** **Storm Water** – Capture, infiltrate and utilize storm Water on site and integrate into the design of all projects, including roadways. Coordinate storm water management with good grading practices, bio-remediation and landscape development and support.
- Policy #8:** **Solid Waste & Recycling** – Decrease solid waste generation and collection, including through providing incentives for increased recycling.
- Policy #9:** **Waste Water** – Investigate optimal means to expand wastewater collection and use. Consider infrastructure expansion zones and charges. Optimize reclaimed wastewater for maximum use and make it a significant part of integrated water resources planning.
- Policy #10:** **Healthy Communities** – Support healthy communities by strengthening pedestrian connections through design and development incentives, including for desirable uses.

Parks, Open Space, Recreation & Trails

Goal: Santa Fe provides an extensive parks, open space, trails and recreation system.

- Policy #1:** **Park & Open Space Standards** – Use the city’s Parks & Open Space standards (total of 15 acres per 1,000 residents) as a goal to achieve through land acquisition, park & trail development.
- Policy #2:** **Public Parks** – Focus new park development along major roadways in the growing southwest part of the city, an area that has experienced population growth without the requisite amount of park development.
- Policy #3:** **Turf Alternatives for Parks** – Where possible use turf alternatives for heavy-use ball fields, but continue to use natural grass in other portions of city parks to balance the emphasis on xeriscaping, and grass removal, in other developed areas of the city.
- Policy #4:** **Open Space & Trails** – Develop an open space system that extends along the city’s trail network, highlighting the city’s “wilderness trail system” that includes the Dale Ball Network and the La Tierra Trail system.
- Policy #5:** **Open Space & Trails** – Establish a continuous system of open space along the rivers, acequias, arroyos and utility easements.

- Policy #6:** **Urban Trail System** – Continue to construct and connect the city’s major urban trail network including Rail Trail, Arroyo del los Chamisos Trail and the Santa Fe River Trail.
- Policy #7:** **Recreation Facilities** – Encourage joint use of school recreational facilities where neighborhood recreational facilities are not adequate or available.
- Policy #8:** **Urban Trees** – Support and encourage the planting of trees and enhancing Santa Fe’s urban forest as vital to the city’s health.

Economic Development

Goal: Santa Fe is a diverse economy that promotes the arts and small businesses.

Guiding Principles

- **Job Opportunities:** Develop land use policies to recruit, attract and grow business with high-paying jobs.
- **Diversify Economy:** Promote a healthy mix of targeted industries including the arts and small businesses.

- Policy#1:** **Economic Development Plan** – Promote diversification of the Santa Fe economy beyond government, the arts and tourism.
- Policy #2:** **Santa Fe’s Economic Strengths** – Promote Santa Fe’s low property taxes, relatively low utility rates, number of institutions of higher education, high percentage of college graduates among adults, multi-lingual workforce and history of embracing creativity and the arts.
- Policy #3:** **Santa Fe’s Economic Challenges** – Continue to improve and cultivate a pro-business climate, simplify City Hall’s approval/permit process and focus on local workforce training and education. [How about housing as economic challenge? Having enough housing options to keep it affordable, accessible and attractive.](#)

- Policy #4:** **Wage Levels vs. Cost of Living** – Continue to focus city efforts on affordable housing, nearly double the median price as compared to national prices, as it remains the largest negative input in the city’s cost of living.
- Policy #5:** **Living Wage** – Continue to require a Living Wage, well above the federal minimum wage, for all those working in Santa Fe.
- Policy #6:** **Economic Development Strategy** – Focus economic development efforts on sustaining, encouraging and attracting employment in the city’s “5” industry clusters: Media, Green Industries, Technology, Knowledge Based Enterprise, Arts & Culture.
- Policy #7:** **Santa Fe Workforce** – Create and attract a greater number of high paying jobs through developing a skilled and competitive workforce.
- Policy #8:** **Business Infrastructure** – Ensure that city roads, water and wastewater infrastructure are adequate to serve existing and future needs of city businesses. Work with public and private utility providers to ensure that infrastructure needs for telecommunication (including fiber optic), electricity and natural gas are met.
- Policy #9:** **Economic Development / Land Use** – Link desired and targeted industries and businesses through land use incentives such as streamlined permitting, and city fee reductions or waivers.
- Policy #10:** **Economic Development / Sustainability** – Encourage businesses to operate in a sustainable manner consistent with the Sustainable Plan.

Urban Design

Goal: Santa Fe reflects a livable, walkable urban environment.

Guiding Principles

- **Design:** Encourage innovative design through an enhanced, simplified land use code.
- **Great Streets/Public Spaces:** Design pedestrian-scaled, landscaped streets and community spaces.
- **Mix of Uses:** Encourage multiple uses that provide pedestrian connectivity.

- Policy #1:** **Residential Design** – Encourage traditional Santa Fe design and smaller lots, connecting streets, and neighborhood vitality.
- Policy #2:** **Downtown Design** – Reinforce and encourage the historic ambiance of downtown and its unique setting as the heart of the City.
- Policy #3:** **Employment Centers** – Allow and encourage residential uses in and around identified employment centers within the city to provide a mix of uses and reduce home-to-work travel times.

- Policy #4:** **Neighborhood Centers** – Actively support the re-use of former public schoolsites as neighborhood centers with a mix of community uses. Encourage the use of these neighborhood centers as gathering spots for surrounding residents. *What about areas that don't have former public schools? Is that just more of an example? The focus is on the idea of creating these neighborhood centers with whatever options are available in each neighborhood??*
- Policy #5:** **Railyard Redevelopment** – Continue to encourage and support vibrant activities and uses in the Railyard District to allow for a broad range of uses and services to serve the entire Santa Fe community. *What about encouraging the city to analyze ways to make the Railyard more vibrant and usable??*
- Policy #6:** **Corridor Redevelopment** – Encourage vibrant, street-oriented settings that have well-designed public spaces with shade trees and allow a greater range of uses in existing developed areas and newly developing areas. Provide government funding for improvements in the right of way for selected corridors.
- Policy #7:** **Mixed Use Corridor Design Standards** – Create design standards for mixed use corridors that address items such as: access management, parking, building placement, signage and landscaping.
- Policy #8:** **Parking Lot Redevelopment** – Envision, encourage and allow new development near the street on underused parking lots to more efficiently use urban land.
- Policy #9:** **Public Art** – Encourage and incorporate public art along major corridors and as part of new land development and redevelopment projects.
- Policy #10:** **Mixed Use Zoning** – Continue to encourage mixed use development and, where necessary, amend the “Mixed Use” zoning district to provide flexibility and meet changing conditions.