City of Santa Fe, New Mexico

Attachment A

Development Review Team

1. Initial Review Letter 2780 S Meadows Rd
2. Southwest Area Santa Fe Master Plan

City of Santa Fe, New Mexico

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September 8, 2025

Karl Sommer
P.O. Box 2476
Santa Fe, NM 87504

Re: Initial Review Letter for Case #2025-10766 & 10767 – Application request to amend the General Plan Amendment future land use designation from "Very Low Density" to "Low Density" and Rezone from R-3 to R-6 at parcel #'s 910008782. 99312180, 99312181.

Dear Mr. Sommer,

Your revised application was received on August 12, 2025, and has been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT). Attached are the initial DRT review comments including conditions of approval and technical corrections. I would like to highlight and summarize the following key items:

A. Initial Planning Division Review Summary

1. Your response to general plan approval criteria §14.3.2(E)(1)(a), references the Southwest Santa Fe Community Area Master Plan ("SWCAMP") instead of referencing the Santa Fe economic development plan and general plan. Analysis of SWCAMP should be mentioned in general plan approval criteria (G). Additionally, provide a deeper analysis pertaining to existing land use conditions such as access and availability of infrastructure. The U.S. census population provided in your letter is for Santa Fe County, what about the City of Santa Fe?

2. Your response to general plan approval criteria §14.3.2(E)(1)(b) includes a reference to SWCAMP. Your response should only demonstrate the proposal's consistency with the other parts of the General Plan.

3. Your response to general plan approval criteria§14.3.2(E)(1)(c)(i) is specific to a future land use district abutting the site to demonstrate how the proposed amendment does not allow uses or change that is significantly different from the prevailing use and character of the area. Please revise your response to elaborate how the proposed amendment is consistent with existing and prevailing land uses in the area.

4. Your response to general plan approval criteria §14.3.2(E)(1)(C)(iii) does not elaborate how expenses will not affect surrounding property owners.

5. Remove general plan approval criteria §14.3.2(E)(1)(e) – "Compliance with extraterritorial zoning ordinances and extraterritorial plans;" from your approval letter. This is no longer an approval criteria staff reviews to determine compliance. Your answer can be transitioned to your response to general plan approval criteria §14.3.2(E)(1)(f).

6. Please revise the formatting of your response to§14.3.2(E)(2), "Additional Criteria for Amendments to Land Use Policies" so answers are divided by sections a, b, and c, rather than one paragraph for a net response. Additionally, your response to criteria (a) should be in reference to growth and economic projections contained within the general plan rather than the SWCAMP.

7. The first paragraph of your letter states "*requests that the existing future land use designation for a portion of the property of Very Low Density Residential be changed to Low Density Residential…"* However, the term "*Medium Density Residential*" is used in general plan amendment criteria responses in the letter to describe a change to "*Low Density."* Please revise the letter to be consistent with what is being amended to the general plan.

8. Please revise the formatting of your response to Rezoning approval criteria number 6, so answers are divided by sections a, b, and c, rather than one paragraph for a net response.

B. Initial DRT Review Summary

Your general plan amendment and rezoning applications has been reviewed by the DRT and the following necessary revisions have been identified:

1. Leroy Pacheo, MPO, has requested a Initial Traffic Analysis "ITA" be submitted at the time of development if the proposed rezoning is approved.

2. Alan Hook, Water Division, has requested a water budget be submitted at the time of development, if the proposed rezoning is approved.

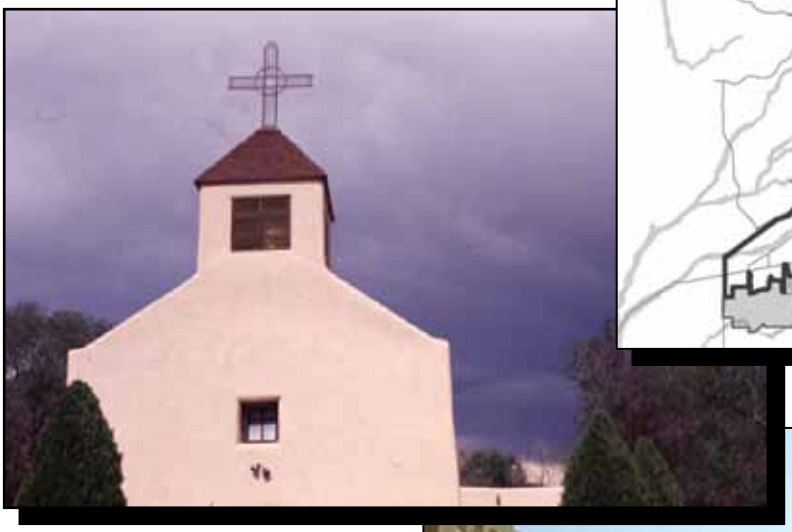
Please review all Staff and DRT secondary comments, revise your submittals as needed and resubmit for review and final approval. Once revised submittals are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns or if you would like to request a Review Coordination Meeting.

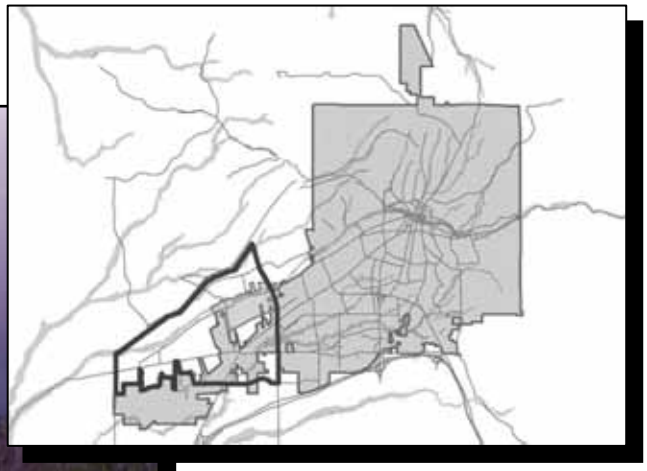
Thank you,

Joel Cruz-Haber
Senior Planner, Planning and Land Use Department

CC: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Director
Dan Esquibel, Planning Manager

SOUTHWEST SANTA FE
COMMUNITY AREA MASTER PLAN





Acknowledgements

City and County planning staff would like to express their deep appreciation for those persons who have contributed their personal time, thoughts and energy to the development of *the Southwest Santa Fe City County Master Planning Initiative Final Report* and the *Southwest Santa Fe Community Area Master Plan*. It has only been through their efforts that these projects have become a reality. Thank you for sharing your thoughts and beliefs.

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Chapter 1
Guiding Principles and Community Vision

Preface

Neighborhood Identity and Local Solutions

"*It's really just about people*," was the response of one workshop participant during an early discussion on neighborhood issues and concerns. It is simply about their views, their concerns, their opinions—it is about their quality of life, as *they* would define it. For the planners who have participated in this process, it has been about listening and trying as best to understand those perspectives…

As the initial public visioning process neared completion, City and County planning staff began grappling with how to proceed with the next phase of the larger planning initiative. There was always one basic question in mind, "How do we begin to translate the principles and future development framework of the *Final Report* into something tangible to the people who live and are vested in the Southwest Area? How do we also encourage future development to create a stronger sense of neighborhood and community identity?" The answer lay in the maps themselves—the map of existing neighborhoods. The Southwest Planning Area is neighborhoods…neighborhoods of many styles, patterns, people, but all with a common vision; a vision of a diverse and unique place that has become the inclusive community that it is.

The planning process that was developed, and its results, is about local solutions. The Southwest Planning Area possesses many unique planning challenges and issues. The neighborhood plans that have been developed by the people who live there, work there, who own land there, have collaborated together to create their own unique solutions to those issues facing their neighborhoods. They worked to form a clear understanding of what exactly is their neighborhood, what makes it special or in some cases, not so special, and what could that neighborhood become in the future utilizing the tools described in the *Southwest Santa Fe City/County Master Planning Initiative Final Report*. The greatest single element of the master plan is not necessarily the outputs; it is the public process itself.

The Southwest Santa Fe Community Area Master Plan is a collection of those neighborhood solutions and an expression of their realized and future identity.

Introduction to the Southwest Santa Fe Community Area Master Plan

The Master Planning Process through Neighborhood Planning

Once City and County planning staff agreed that the approach for developing the master plan would be through neighborhood plans, neighborhood areas needed to be created out of the greater whole. Working with the original members of the Southwest Planning Area Steering Group, City and County staff divided the entire planning area into seven distinct neighborhood-planning areas. These groupings of neighborhoods were derived according to some unifying character, natural feature or relating theme. The areas had to remain geographically small enough to function as a neighborhood unit, but large enough to keep the number of neighborhood areas manageable.

Each neighborhood plan was to be developed within four planning worksessions totaling 28-neighborhood workshops. The process began in June of 2001 and was completed in December of that year.[1] All together, over 50 public participation forums, including meetings, workshops, presentations and public hearings have been conducted since June of 2000, the date the Southwest Area Master Planning Initiative public participation process began. There are also more public forums to follow before the work is complete.

Participation in the neighborhood planning workshops included property owners, neighborhood associations, business interests, and other concerned parties. Over 6,000 notices/agendas were mailed in accordance with County property owner appraisal records in addition to neighborhood associations, steering group members/interested parties and apartment/mobile home park management companies. Participation ranged anywhere from 5 to 40+ people at any given workshop, but the average attendance was usually between 8 and 15 people per meeting. It is estimated that over 140 people participated in the plan development process over the course of seven months.

The workshops[2] were conducted using scenario-building techniques. Workshop #1 focused on defining and understanding what made up their neighborhood; what were the concerns, issues and strengths. Staff also asked the participants what was it that furthered their own quality of life, where did people interact, where were the activity centers or neighborhood cores. The first workshop also served as an opportunity to familiarize the group with the principles and development design elements contained within the *Final Report*.

The second workshop verified the existing land uses. It was important to clearly understand how the land was being used so that a corresponding land use designation was appropriately assigned. Several of the land uses in the Southwest Area were new and unique, so the planning groups worked to define new categories

[1] One final workshop has yet to be completed—the final Agua Fria THC worksession.
[2] The Agua Fria THC did not follow the workshop schedule since their process was unique. See that Chapter 2, Section 7 for more details on their tailored process.

that would accurately describe their properties. The groups also worked to identify development patterns. Areas of differing urban and rural patterns were delineating, including vacant lands.

The third session began the scenario construction process. The focus was to identify areas of potential future development and/or areas that might be considered for rural protection. Participants looked at a variety of choices for neighborhood development pattern areas[3] and selected a series of alternatives that they considered the best future patterns. In several cases, the planning groups actually suggested modified or "interactive" land use control systems that they felt better satisfied the desired goals of the neighborhood.

The last workshop reconstructed the future neighborhood pattern selections from the previous session and then applied future land uses to those areas. In addition, future land uses were either applied to 1) undesignated areas or to 2) reevaluated future designations of the City's General Plan, based on the existing land use patterns and densities derived in Worksession #2. After examining a series of land use scenarios, the group, by consensus, selected the patterns and uses that they felt most accurately expressed their ideals of what their neighborhood should look like in the future.

Once the future land uses were complete, they were then reassembled into a single-composite, future land use plan (see Chapter 3, Section 1). In addition, each neighborhood process has been translated into individual neighborhood plans, making up the most important component of this master plan. Finally, the completed future land use plan allowed the planning and transportation/traffic engineering staff to derive conceptual transportation[4] and pedestrian connections and circulation patterns that would allow future neighborhoods to be connected within and among themselves. Future population, housing units and water demand estimates were also derived based on the future land uses.

To complete the planning process, a draft master plan will be distributed to the neighborhood planning groups at a final workshop (of all the groups together). Suggested modifications will be considered by group consensus and incorporated. The final draft of the master plan will then be circulated for public comment and review. When that process is complete, it is anticipated that formal public consideration will then be conducted[5].

[3] "Future neighborhood pattern models or areas" are the equivalent of "typology areas" as described within the *SW Area Final Report*.
[4] This process does not alter or amend the adopted ARTF Future Roads Plan. Suggested transportation connections are at the collector to local street levels only.
[5] The noted exception to this process is the Cerrillos Road Corridor Plan Area. Because of pending development, the City Council considered and adopted the Cerrillos Road Corridor Plan and corresponding City General Plan amendments in November of 2001. That section has been reincorporated into the larger master plan.

The Community Vision and the Guiding Development Principles

The Southwest Santa Fe City/County Master Planning Initiative Final Report

The Southwest Santa Fe City/County Master Planning Initiative Final Report (May 2001[1]), referred throughout this master plan as the *Final Report*, represents the first of three phases under the Southwest Area Master Planning Initiative[2]. City staff was directed to initiate a public participation process in order to develop a master plan for the Cerrillos and Airport Road area located in the southwest sector of the city. This directive was later expanded to include County participation in developing that process. The original area was also expanded to include a larger section of the extraterritorial zone that would ultimately constitute over 5,100 acres.

The result of the City/County collaboration was development of a public visioning process. The professional services of ACP Visioning, Inc. were employed to design, conduct and communicate a community area vision for Southwest Santa Fe, and then to create a series of corresponding development guidelines that would realize that vision. A detailed public participation process was included as part of that contract, including a series of focus groups, citizen surveys, public workshops and most importantly, creation of an oversight committee referred to as the Southwest Area Steering Group. Under the direction of ACP Visioning, Inc. and the dedication and commitment of the steering group members, the *Final Report* was completed within a seven-month period.

The *Final Report* provides three critical elements on which this master plan is based; the vision, the guiding development principles and building blocks, and the policy framework for future development. Throughout the master planning process, these elements were referenced, emphasized and translated. Their role and importance in development of this plan cannot be understated.

The following sections are highlights (only) taken from key sections of the *Final Report*. Greater detail on each of these sections can be found in Appendix III, the *Final Report*.

The Community Vision

The vision that was developed is a simple one—a vision of “place” that is both beautiful and balanced, that bears strong relation to historic Santa Fe, yet possesses its own distinct style and character. It is a place were streets are safe and comfortable for walking, where public parks become the social nuclei of each neighborhood and where affordability and good quality of life can be offered and enjoyed by all.

There are four basic premises that accompany that vision:

[1] Appendix III. The Final Report was adopted by the Santa Fe City Council on November 28, 2001.
[2] See Appendix II, Resolution 1991-91.

- The neighborhood is and remains the basic building block of the community.

- Complementary to the neighborhoods are mixed-use commercial areas, located within a reasonable walking distance thereof, that provide job opportunities, services and certain amenities to the people who live there.

- Civic spaces are part of each neighborhood and where schools are introduced within these structures whenever possible.

- Great care and consideration are given to the natural features of the area. These features should be integrated and respected in any planning process.

The overall vision reflects a predominance of residential land uses for the area, but where a full accouterment of goods and services compliment the community.

The Development Principles and Building Blocks

Ten development principles were also developed as part of the public participation process. Each represents a basic core value by which the policy framework for future development was constructed. The principles and the building blocks were intended to become the foundation by which future-planning tools would be developed in order to implement the plan. The master planning process has, in fact, been constructed on these basic core values. Because their importance in the process cannot be overstated, they are provided here as a matter of reference. These principles are also cited throughout the document.

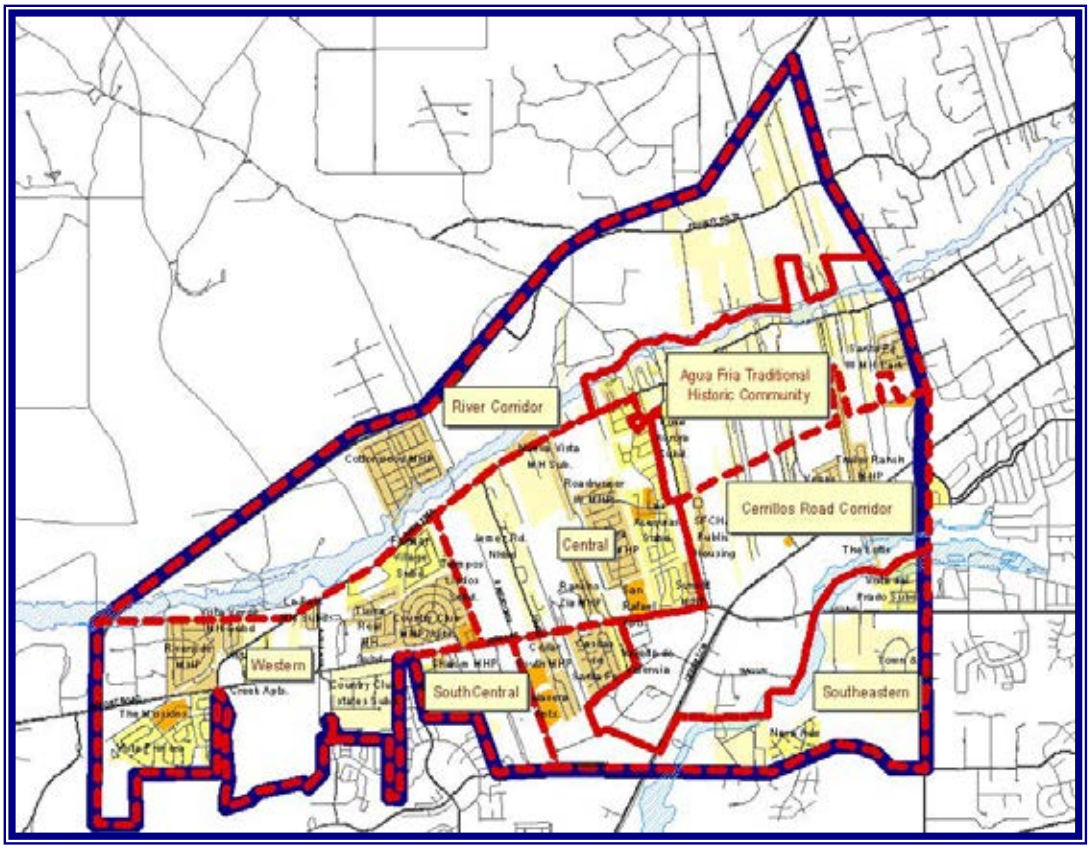
- Principle 1: Neighborhoods in Southwest Santa Fe should be walkable.
- Principle 2: Neighborhoods in Southwest Santa Fe should be connected within and among themselves.
- Principle 3: Neighborhoods in Southwest Santa Fe should include institutional buildings such as schools and churches in their core.
- Principle 4: Neighborhoods in Southwest Santa Fe should have a neighborhood center at their core.
- Principle 5: Neighborhoods in Southwest Santa Fe should have a variety of lot sizes and building styles to allow for economic diversity, affordability and an inclusive community.
- Principle 6: Commercial areas in Southwest Santa Fe should be connected to the surrounding neighborhoods (within an easy walking or driving distance).
- Principle 7: Commercial areas in Southwest Santa Fe should be linked to nearby neighborhoods through intermediate scale buildings such as live/work units.
- Principle 8: Residents of Southwest Santa Fe should be able to safely cross Airport Road at key intersections.
- Principle 9: Areas of Southwest Santa Fe contiguous to the Santa Fe River should be developed with a pattern similar to that of Agua Fria Village.

- Principle 10: The Santa Fe River is an important landmark in Southwest Santa Fe. It should be protected and easements should be created to provide residents with access to the river.

The respective building blocks described under each principle are specific guidelines or action statements necessary to carry out a principle's stated intent. They describe detailed design or planning elements that can be universally applied within the Southwest Area. As with the principles, they have provided the foundation on which many of the land use applications have been built.

The *Final Report* concludes with the policy framework for future development. Three "typology" area frameworks, derived from the principles and building blocks described earlier, are presented as the *future development models* that have been designed specifically for the Southwest Planning Area. Chapter 3 of this master plan has translated and applied those future development models contained within the *Final Report* as future neighborhood pattern areas. These future neighborhood areas are referenced throughout the neighborhood plans. Chapter 4 then provides a detailed description of how each of the these neighborhood pattern models are intended to function.

Chapter 2
Neighborhood Planning Areas



Neighborhood Planning Areas

The seven neighborhood plans contained in Chapter 2 are the “backbone” of the overall master plan. They offer the details and insight into how each neighborhood area views themselves and their potential future identity.

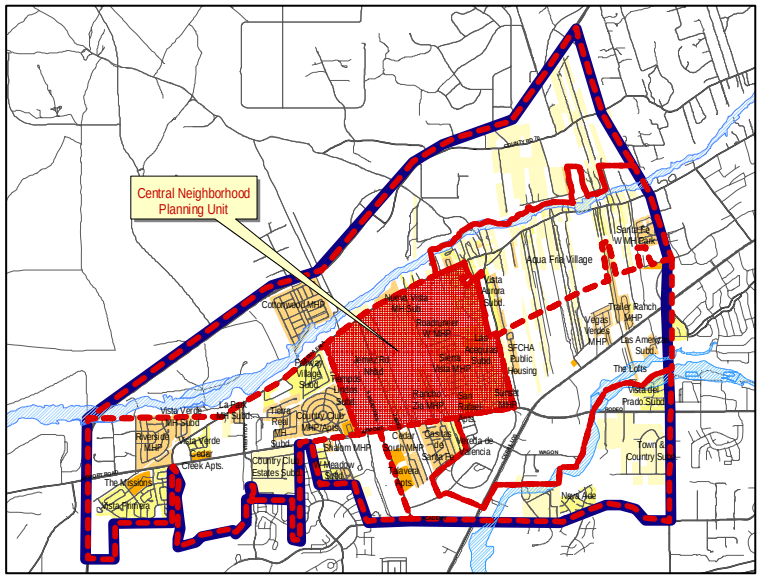
Each plan provides a detailed description of the existing land use conditions and pending development activity. It also describes each planning process and their outcomes, including the application of neighborhood development patterns to vacant lands and the application of future land uses that were intended to create community.

Each planning process was similar, yet each neighborhood plan is unique. All the neighborhood plans complement one another and work within the common thread of the *Final Report*.

Central Neighborhood Plan Area

Unit Area Description

The Central Neighborhood Plan Area is generally bounded to the north and south by Agua Fria and Airport Roads, and east and west by the Agua Fria THC and those residential subdivisions located along Morning Drive (see Map 2.1.1). The neighborhood area falls within both the City (32%) and EZ (68%) jurisdictions. The area is predominately residential in nature but, consists of both the traditional Agua Fria land patterns (long-lot north/south tracts and the Jemez Road east/west orientation) as well as the more standard suburban model (Las Acequias).



Map 2.1.1 Central Neighborhood Plan Area

The plan unit is comprised of approximately 661 acres whereby 281 acres, or 43% (refer to Table 2.1.1), remains as undeveloped land. In addition, nearly 99% of the vacant tracts are located within the EZ. Of those vacant parcels, the average tract size is approximately 3.5 acres with a range of 40 to one-tenth acre lots.

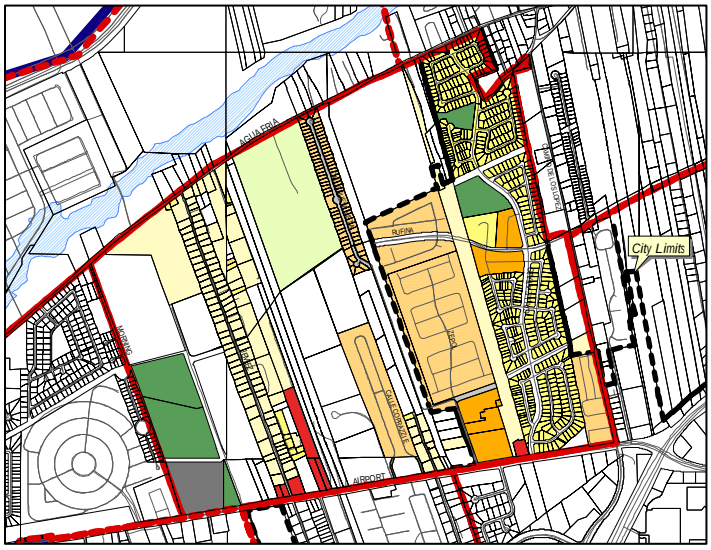
Existing Land Uses and Urban Forms

The existing land uses within the Central Neighborhood Plan Area are illustrated in Table 2.1.1. *Nearly 50% of the plan area is currently being used for residential purposes.* Residential uses vary widely in form and type--from rural and "historic" residential, to suburban subdivisions, to mobile home parks to multi-family residential units.

Land Use Category	Total Acreage	% of Total
Undeveloped/Vacant	281.6	43%
Rural Residential	39.9	6%
Residential Very Low Density	95.7	14%
Residential Low Density	79.4	12%
Residential Medium Density	94.4	14%
Residential High Density	17.4	3%
Park	31.1	5%
Commercial	7.9	1%
Industrial	9.7	1%
Easement/ROW	4.0	1%
Total	***661.1***	***100%***

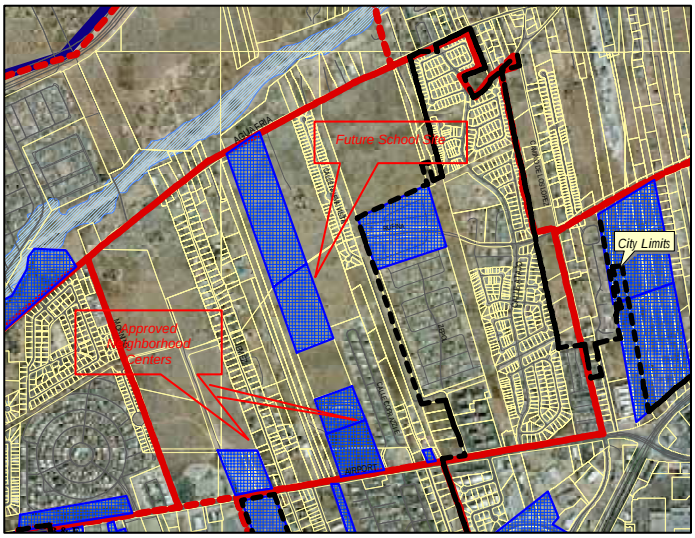
Table 2.1.1. Existing Land Use Acreage and Percentages

In contrast, only 2% of the uses are commercial based. As noted previously, a considerable amount of land remains undeveloped. The Central Area also contains one of the two developed public parks (Las Acequias Park) located within the Southwest Planning Area. In addition, there is also an undeveloped park located in Las Acequias that may be developed at some future date, as well as the recently acquired County open space park referred to as Meadows Field.



Map 2.1.2 Central Area Existing Land Uses

There are several approved development projects (within the EZ) including two neighborhood commercial centers and a future elementary school. These future centers along Airport Road are proposed at the future intersections of the South Meadows extension and for the County Road 62 extension (see Map 2.1.3).



Map 2.1.3. Pending or Approved Development

The area urban forms represent a combination of both the traditional land patterns of Agua Fria and the suburban curvilinear/cul-de-sac style development. Regarding the traditional patterns, both forms of the Agua Fria Model are well represented in the area. The north/south, long-lot patterns make up a portion of the undeveloped lands. Where the long-lot tracts have developed, they have done so in accordance with the traditional linear east/west patterns as typified by the Jemez Road Neighborhood or the Nueva Vista and Tiempos Lindos Mobile Home Subdivisions. The variation between these two patterns are basically density, where the north/south patterns remain at rural density, because the land has not been perpendicularly subdivided. The east/west patterns are typically at a greater urban density due to either repeated lot splits or formal subdivision of land. The east/west patterns, however, are born from the original north/south tracts.

Residential densities also vary with these patterns. For example, the Las Acequias Neighborhood (located within the City) represents a gross residential density of 7.1 du/ac, a typical compact suburban density. In contrast, mobile home parks throughout the Southwest Plan Area, such as the Sunset Mobile Home Park, tend to have a higher

gross density (with a density of 9.3 du/ac). Within the traditional patterns that are commonly located outside the city limits, north/south tracts tend to be less dense--at or less than one du/ac, while the east/west patterns tend to be closer to an urban density of 2.5 du/ac. As an example, the rural residential patterns within the planning area consist of a gross residential density of approximately 0.7 du/ac while the Jemez Road Neighborhood consists of a 2.6 du/ac gross density.

The average density, excluding multi-family, for the Central Plan Area is approximately 5.5 du/ac. Including multi-family uses, the gross density falls closer to 8.4 du/ac.

Activity Centers and Neighborhood Cores

There are no major activity centers located within the neighborhood area, however, the Las Acequias Park has historically functioned as both a local activity center as well as the neighborhood core. As in many of the neighborhood planning units, the area is underserved by local centers. There is potential opportunity, however, to provide future cores through pending institutional uses such as future schools. In addition, the newly-acquired County public open space park (South Meadows Field) has potential as a future community core.

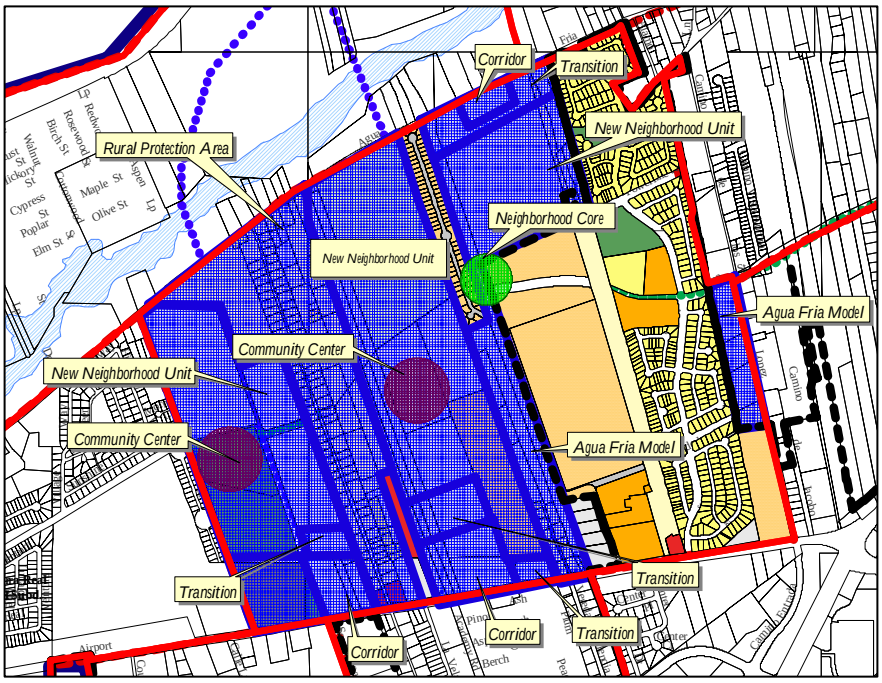
Las Acequias Park

As illustrated in Map 2.1.3, there are current plans to construct a new public elementary school on an 11-acre site at the southern intersection of Rufina Street and the future CR62. *This type of institutional use, centrally located within the community, will provide the kind of community facility that the Final Report references within Principle 3 (page 19) which states that neighborhoods should contain institutional buildings such as schools and churches at their core.* In addition, there is considerable vacant lands surrounding the site, which provide additional opportunities for creating development as envisioned by the *Final Report's* new neighborhood unit concept with the school acting as the neighborhood core.

Proposed Neighborhood Pattern Areas

Because of the substantial amount of vacant lands, the Central Area planning participants have chosen to apply new neighborhood pattern designations to nearly half of the planning area (see Map 2.1.4). *The proximity and tract size of these vacant areas renders this planning unit (out of the seven) with the greatest potential to integrate future neighborhood unit development and new neighborhood cores with existing residential development.*

One of the primary objectives of the Central planning group has been to employ the new neighborhood unit concepts to strengthen neighborhood community identity. *This is to be achieved by fully utilizing the neighborhood pattern models, including neighborhood center or cores, applying a variety of residential densities (to remain in keeping with Principle 5*[1]*) and tying existing and future commercial development along Airport Road to these new neighborhoods.*[2]



Map 2.1.4. Proposed Neighborhood Pattern Designations for the Central Neighborhood Plan Area

Three new neighborhood units have been designated with related neighborhood cores: 1) the Meadows Field open space/park, 2) the future elementary school and 3) a potential future pocket park that could tie together two existing and two future neighborhoods. Where there is an adequate amount of developable land with a new neighborhood unit, the neighborhood center/core development should follow the *Final Report's* model, including institutional uses with public parks or open space development.

The proposed new neighborhood units have also been related to existing and future commercial along Airport Road (and once instance along Agua Fria Road) by applying an appropriate corridor depth[3] along these arterials. In all instances, intermediate uses

[1] Principle 5 of the *Final Report* states that "neighborhoods…should have a variety of lot sizes and building styles to allow for economic diversity, affordability and an inclusive community".

[2] This follows Principles 6 and 7, which state that commercial areas…"should be connected to the surrounding neighborhoods" and "should be linked to nearby neighborhoods through intermediate scaled buildings such as live/work units".

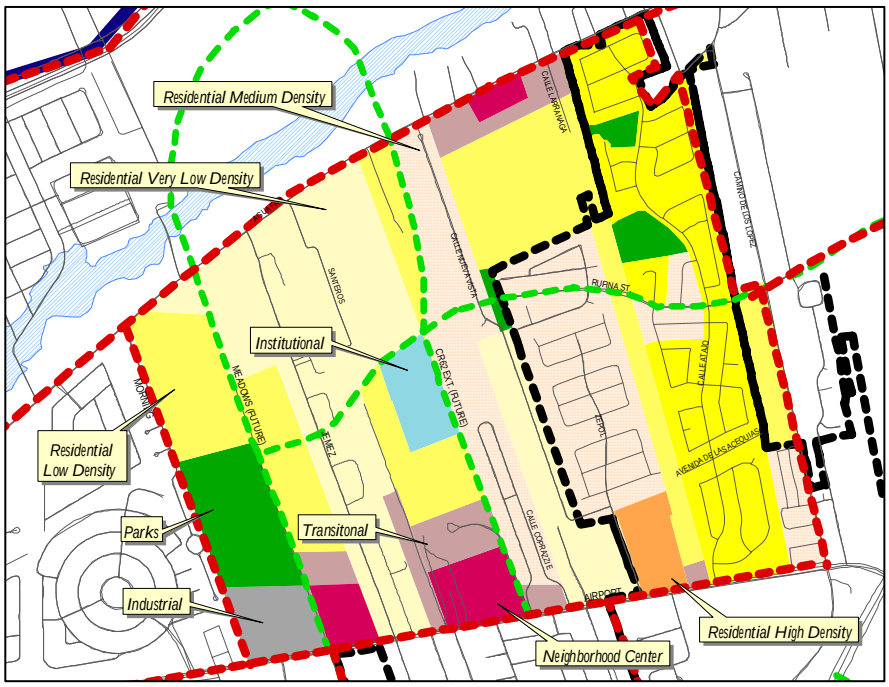
[3] As mentioned in the neighborhood pattern model section of the master plan, an appropriate corridor depth along Airport Rd. would allow for the types of uses and building scale for neighborhood-oriented commercial only. For Agua Fria Road, the uses and scale should be even further reduced as would be appropriate for a minor two-lane arterial and to be in keeping with the existing patterns.

introduced through transitional areas have been created as a "step back" from commercial to the adjacent residential areas to be in keeping with the neighborhood pattern design.

Lastly, two of three "traditional" pattern areas has been designated as the Agua Fria model and the other area, the Jemez Road Neighborhood, is designated as Rural Protection in order to preserve the character and forms. The Agua Fria Model area that fronts Airport Road is only partially built out[4], and the planning participants considered that the area should be encouraged to continue in its original urban form. This would allow for continued pattern diversity as well as respecting the original urban forms. For those tracts with direct access to Airport Road, some increase in residential density may be considered on a case-by-case basis, however, the proposed patterns should be in keeping with traditional development patterns and remain harmonious with any adjacent residential uses or patterns.

Future Land Uses

The derivation of future land uses (see Map 2.1.5) that is being proposed by the Central Area planning group 1) generally respects the existing land uses, 2) integrates the neighborhood pattern models, and incorporates approved future development for the area.



Map 2.1.5. Proposed Future Land Uses for the Central Neighborhood Plan Area

As formerly noted, the area offers considerable potential for creating new neighborhood unit development. *It has been the desire of the planning group to make every attempt to meet the principles of the Final Report, and have suggested a broad range of residential*

[4] As opposed to the Jemez Road area, which is virtually built out.

densities for these areas in an effort to promote diversity, housing affordability and further community identity. When housing type and style were discussed, the group expressed a strong interest in varying the housing styles as well. There was a strong preference, however, for ownership-based, "stick built" residential housing that would be more in keeping with the City's Housing Opportunity Program on affordability[5]. There seemed to also be a general acceptance of continued densities at or near the Las Acequias for the new neighborhood units (6-7 du/ac.), however, there was a preference for some housing pattern diversity, such as compound or clustered development, or a mixing of housing types.

The planning group also was generally open to the introduction of neighborhood-serving commercial, provided that it was restricted in size, location, uses and scale. Several of the participants agreed that such uses as "sit-down" restaurants, medical or professional offices, small/local retailers, or small grocery would be appropriate, however, they would need to be at a neighborhood scale and of a pedestrian orientation (in contrast to automobile-oriented retail/services such as a "fast-food restaurant" or gas station/convenience store). The group also has applied several transitional designations to areas where commercial has been suggested, in order to encourage compatibility and relationship where there is both existing and future residential areas. Smaller transition areas have also been suggested to those areas where legal, non-conforming commercial areas currently exist, so that if in the future they chose to expand, they would be considered a redevelopment site and would be required to meet the principles and guidelines for commercial redevelopment within the Final Report.

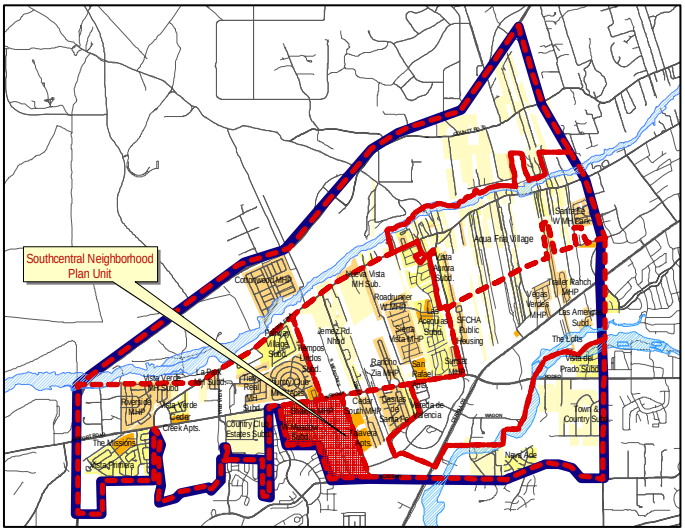
Regarding future connections, attempt should be made to connect existing neighborhoods, through the extension of local streets or through pedestrian trails. Local street connections may be restricted in such a way (see Chapter 3, Section 3, Connections and Circulation) as to merely connect one neighborhood to another, in an effort to discourage potential "cut-through" traffic. Pedestrian connections, however, should be created to unify entire neighborhood planning areas, connect local activity centers and neighborhood cores and provide access to public places such as a future River Trail.

[5] At the time of this writing, the City currently is the only jurisdiction with an adopted housing affordability program. The County/EZA, however, are now in the process of considering a similar housing affordability program.

Southcentral Neighborhood Plan Area

Unit Area Description

The Southeastern Neighborhood Plan Area is located generally north and east of Tierra Contenta, and is bounded by Airport Road and South Meadows Drive (see Map 2.2.1). In area, it is the smallest of the seven planning units. The plan area can generally be described as an "eclectic" assembly of uses, patterns, and densities. The area form is more the absence of any defining urban pattern, but with several distinguishing land use characteristics. Many of the property owners generally regard their area as a collection of mixed-uses ranging from agriculture, to art and crafts, to institutional, industrial and residential. There are also several instances of live/work type uses occurring in the area. The high proportion of institutional uses and live/work scenarios dominate the neighborhood area.



Map 2.2.1. Southcentral Neighborhood Planning Area

The area consists of approximately 162 acres whereby 25 acres (15%) are currently within the city limits. Approximately 28% of the area remains vacant---all of which is located within the EZ. Based on the number of recent applications for development review and approval by the governing body[1] (see Map 2.2.3), the area appears to be under increasing development pressure (within the EZ).

.

Existing Land Uses and Urban Forms

The existing land uses for the neighborhood area are illustrated in Table 2.2.1 below. As noted, greater than a quarter of the area remains undeveloped. In addition, the area has the highest overall percentage of institutional uses. Institutional uses include schools (Sweeney Elementary, Ortiz Middle School and a charter school) several churches and a semi-private rehabilitation center.

Probably the most unique feature of the area is the number of rural, live/work scenarios that occur within the area. *Several of the planning participants that are also property*

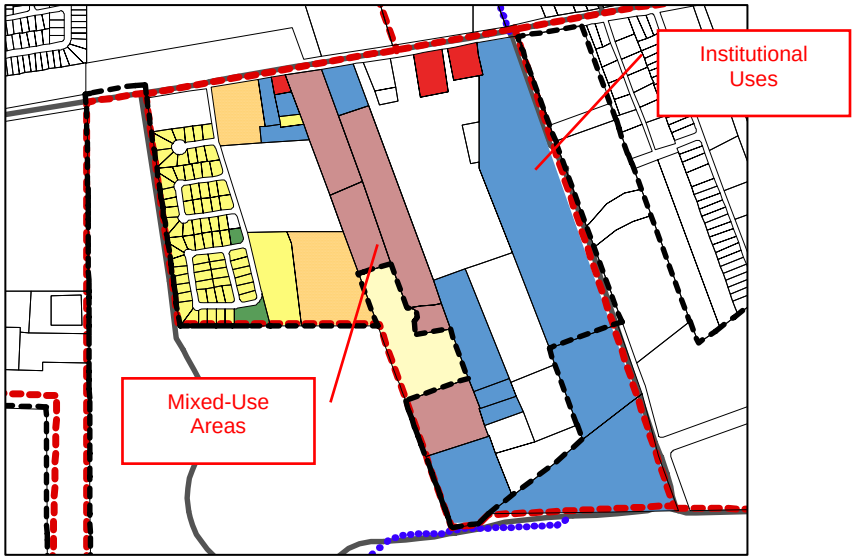
[1] The governing body referenced here is the Extraterritorial Zoning Authority. The current trend for requests for development approval are for projects at urban densities with city services without corresponding request for annexation. One such request is being processed through the creation of a project-specific "urban boundary" joint powers agreement in order to extend city services and build at otherwise urban densities without obligation of annexation into the City.

owners/residents in the area strongly associate themselves with rural/agricultural lifestyles where they live and work within their respective properties. The uses range

Existing Land Uses	*Total Acreage*	*% of Total*
Undeveloped	44.9	28%
Residential Very Low Density	6.9	4%
Residential Low Density	15.6	10%
Residential Medium Density	9.5	6%
Park	0.9	1%
Institutional	52.6	33%
Commercial	2.6	2%
Mixed Use	20.2	13%
ROW/Other	8.4	5%
Total	**161.7**	**100%**

Table *2.3.1. Existing Land Uses for the Southcentral Neighborhood Planning Area*

from animal_husbandry and agriculture to woodworking and milling to artistic metal stamping and bronzing. Although the urban forms are not necessarily in keeping with the historic Agua Fria models, the rural land practices tend to reflect the more traditional uses of the land. These live/work, or mixed-use, scenarios constitute approximately 13% of the area (see Map 2.3.2). Commercial land uses constitute only 2% of the planning area. In contrast, 20% of the planning unit is comprised of developed residential. There are only 2 small private park areas within the unit, however, the area terrain is dominated by a natural drainage feature that meanders through the heart of the area. The small arroyo traverses between the two schools southwesterly to eventually tie to the larger Tierra Contenta arroyo network. Several participants felt that the arroyo, although it remained in private ownership, was the neighborhood's actual "activity" space since there were no public access areas or connections.[2]

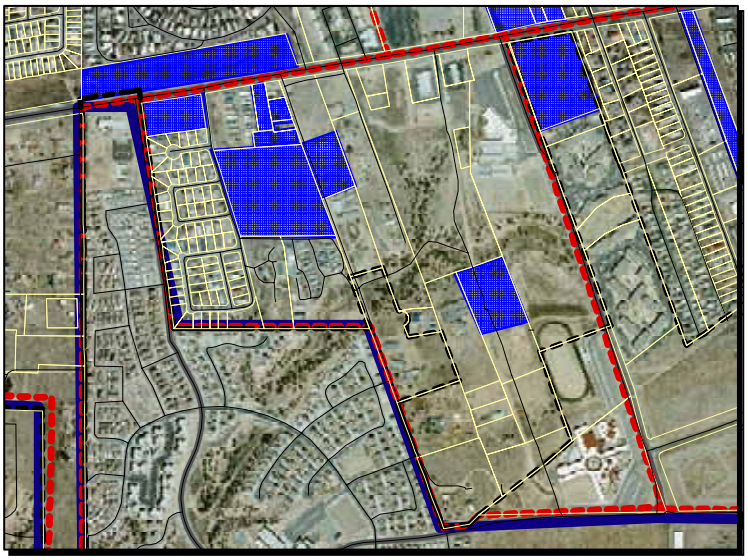


Map 2.2.2. Southcentral Area Existing Land Uses

Residential densities vary from Medium Density Residential within the mobile home parks (averaging 6-8 du/ac) to very low-density residential for the rural residential tracts.

[2] There were concerns, however, that there was increasing use of the arroyo as a public pedestrian path and with it an increase in crime and degradation of the natural feature. The group felt that the increase in use was due mostly to the increasing number of school children "cutting through" from Tierra Contenta to the schools.

The average density for the developed residential areas is approximately 6.1 du/ac. The prevalent residential housing types within the area are the mobile home subdivision or park and live/work scenarios with one residence-one business. As previously noted, there is no clear, definable *urban* development pattern within the neighborhood area. The area has continued, for the most part, to remain semi-rural or predominately institutional.



Map 2.2.3. Approved or Pending Area Development

Activity Centers and Neighborhood Cores

Another unique characteristic of the Southcentral Neighborhood Plan Area is the high number of community activity centers versus the lack of neighborhood cores. In several of the other planning areas, there has tended to be few or no activity centers, with several neighborhood cores (namely private parks). In this area, the opposite trend holds true.

The three schools and churches provide for a variety of public community places. In contrast, the continued rural character of the planning area has not created a need or the opportunity for neighborhood core[3] development or formalized pedestrian connections within the unit. *However, as development occurs within the planning unit, the introduction of a neighborhood core, including a developed public park, with possible pedestrian connections along the natural drainage feature should be incorporated as part of any future development.*

Proposed Neighborhood Pattern Areas

The neighborhood pattern areas that have been created by the planning group represent a combined hybrid of a mixed-use scenario and the new neighborhood unit development (see Map 2.2.4). The participant's primary objective was to apply a development pattern that was consistent with their own neighborhood vision—an eclectic range of styles,

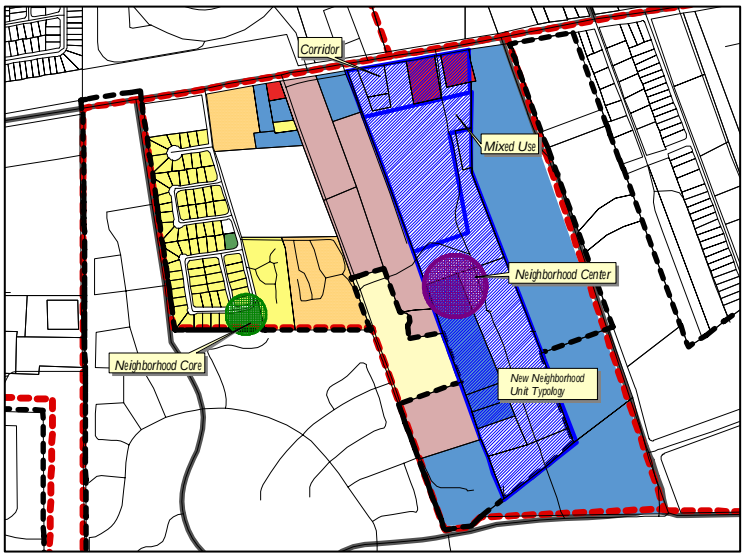
[3] The single exception is the open space/drainage area within the West Meadows MHP.

uses, and patterns that promote live/work and semi-rural or agricultural development patterns.[4]

The planning group has applied (and extended) a corridor area designation to the developing commercial area along Airport Road. It is intended to be at a continued neighborhood scale (see corridor descriptions--Chapter 3.2). The group then applied an expanded transitional area from the corridor along Lucia Lane to a proposed neighborhood center located in proximity to the area's natural drainage feature. The design of this area is intended to be in keeping with a mixed-use development scenario, including residential/non-residential uses that is in keeping with the adjacent mixed uses. The mixed-use area is considered large enough to be able to accommodate a mixed-use type project in lieu of smaller-scaled, "single-use" transitional development.

Example of the one of the arts & craft studio uses

Finally, the planning group has applied a new neighborhood unit model to the remaining vacant lands (including the RAP center and the "temporary" church facility that is adjacent to the south). *The group's principle objective was to design a land use system based on similar compatibility and reduced impacts[5] to the adjacent uses—i.e., future mixed-use adjacent to the area of existing live/work and future residential adjacent to existing schools.*



Map 2.2.4. Neighborhood Pattern Models for the Area

Future Land Uses

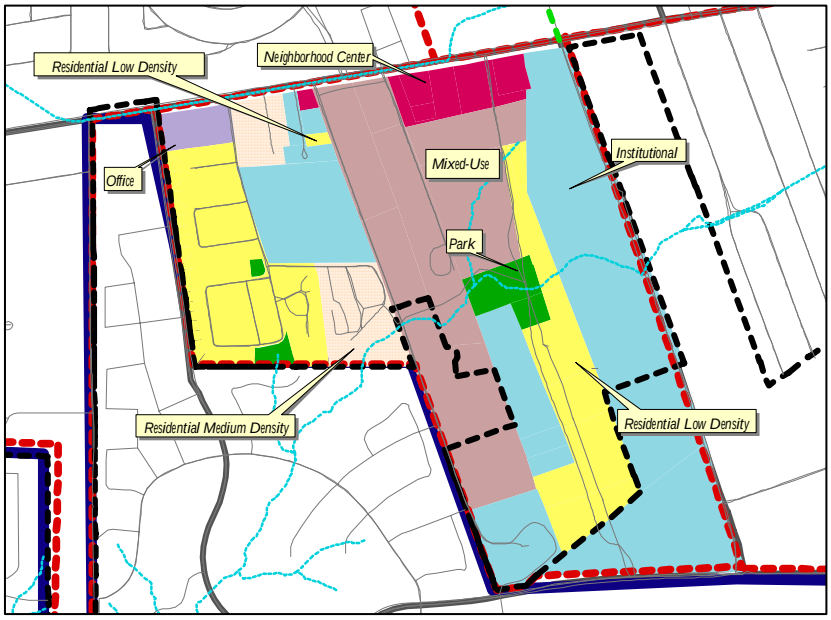
The proposed future land uses that were derived through the neighborhood workshop

[4] Throughout the planning workshops, the planning participants expressed a strong desire to create a minimum lot size requirement of 6,000 square feet in order to respect the existing character of the area. This should be taken into consideration as development occurs. The participants were not, however, interested in applying rural protection areas in order to meet that objective.

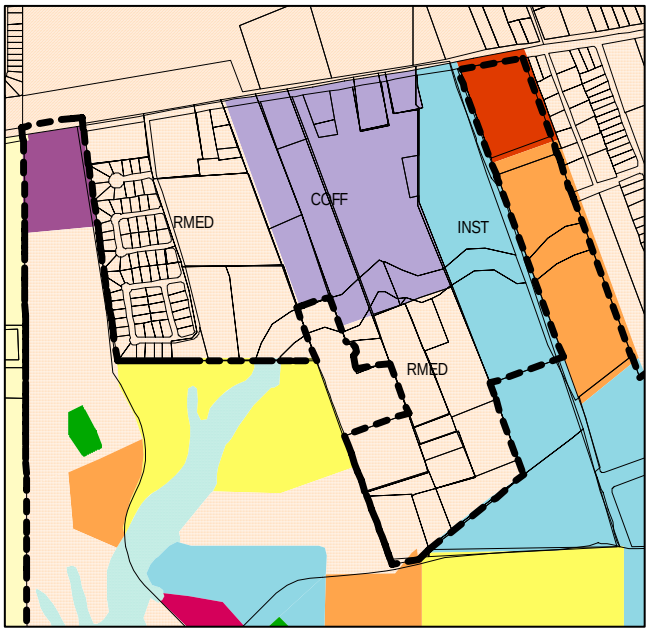
[5] There was expressed concern regarding continued negative impacts related to growth and the overcrowding of the adjacent schools. In an effort to reduce further impact to neighboring schools, the group chose to divide future designations between mixed-use and a new neighborhood unit.

process reflect the intent to create a land use system of mixed uses that are compatible with the present land patterns within the area (see Map 2.2.5). Again, there is a strong emphasis on furthering live/work opportunity within the area and maintaining, to some degree, the kind of semi-rural/agricultural flavor that defines the neighborhood unit.

The City's General Plan currently designates future land uses for the neighborhood area (see Map 2.2.6). The changes being proposed more closely align future land use to the



Map 2.2.5. Proposed Future Land Uses for the Southcentral Neighborhood Plan Area



Map 2.2.6. Current City GP Future Land Uses Designations

existing underlying land uses and applicable zoning, as well as promoting the collective neighborhood vision for their area. The intent is to encourage a wider variety of uses and styles within the neighborhood though incorporation of the mixed-use designation.

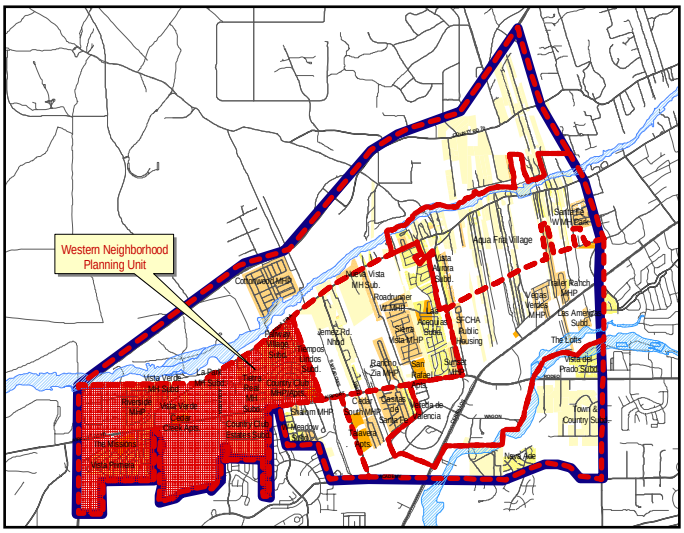
With regard to live/work, the appropriateness of what constitutes the work component should be evaluated on a case-by-case basis for the more intense uses. Where industrial-type uses are being proposed, there should be considerable evaluation performed based on measurable performance standard criteria such as noise, vibration, odor emission, environmental concerns, light degradation, etc…. In addition, appropriate use intensity should be considered in relation to the surrounding existing or proposed future uses. Where an industrial or some types of agricultural uses are being considered, there should be an adequate separation of adjoining uses and additional buffering to any adjacent residential properties in order to minimize or negate any potential impacts. *Uses of any substantial intensity should only be considered where it could clearly be demonstrated that controls such as adequate buffering, additional separation measures, and performance standard criteria have been incorporated and satisfied.* Expansion of any existing use should be required to meet these same types of standards as well.

For the new neighborhood unit area, the proposed residential density for the area falls within the 3-7 du/ac. range. More importantly, the planning group has requested that individual lost sizes not be less than 6,000 square feet (more in keeping with the suburban patterns of the 1960-early 80's—such as the La Resolana or the Casa Solana neighborhoods). Densities within Santa Fe neighborhoods with 6,000 square foot acre lots typically fall within the 4-5 du/ac. range. Theoretically, the new neighborhood unit model design standards could still be met, however, varying the lot sizes for greater housing variety may prove difficult under this scenario.

Western Neighborhood Plan Area

Unit Area Description

The Western Area Neighborhood planning unit is generally considered to be the most urbanized of the extraterritorial planning areas. It generally lies north of the Tierra Contenta development, is bordered by Agua Fria Road/Santa Fe River to the north, NM 599 to the west and encompasses nearly 50% of the north and south properties that bound Airport Road within the SW planning area (see Map 2.3.1). In addition, the Western Plan Area is one of two areas that fall within both the two- and five-mile extraterritorial zones.



Map 2.3.1. Western Neighborhood Plan Area

The plan unit is comprised of roughly 870 acres. Within the area, approximately 101 acres, or 11% (excluding the Highway Corridor critical setback area), remain vacant, developable land. Of that percentage, approximately 30 acres is currently under development or has received some level of project approval[1] for future development. Therefore, roughly 71 acres, or 8% of the total unit, remains as undeveloped, uncommitted acreage.

Existing Land Uses and Urban Forms

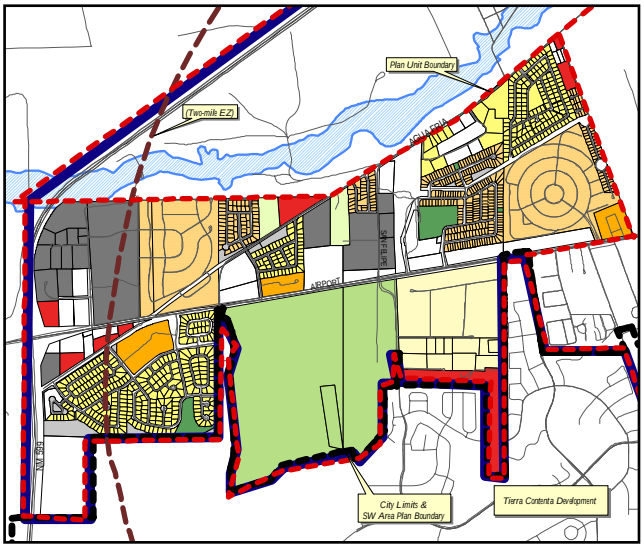
The existing land uses within the planning unit represent a broad spectrum of uses (Table 2.3.1.) as well as patterns and densities. The range of land uses vary in intensity

Land Use Category	Total Acreage	% of Total
Undeveloped/Vacant	101.4	12%
Rural Residential	10.3	1%
Residential Very Low Density	63.3	7%
Residential Low Density	102.5	12%
Residential Medium Density	149.5	17%
Residential High Density	21.1	2%
Park	11.4	1%
Recreational	164.4	19%
Commercial	33.3	4%
Industrial	89.0	10%
Easement/ROW/Other	122.1	14%
Total	***868.2***	***100%***

Table 2.3.1. Existing Land Use Summary

[1] The various projects have received some level of approval (i.e. Master Plan, Development Plan, etc…) through the EZA.

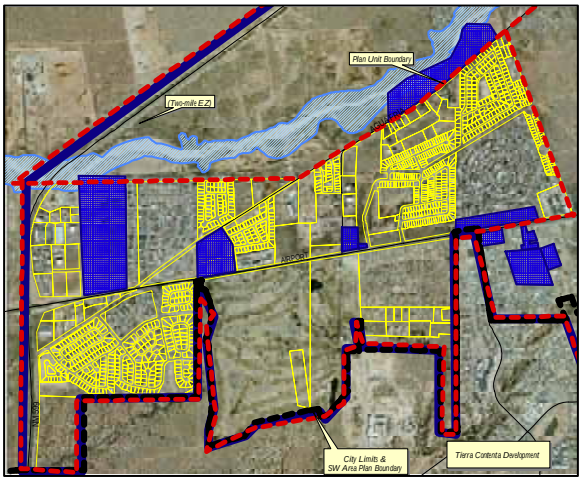
from industrial park development to rural density residential. Of the developed acreage (excluding right-of-way and other infrastructure-related uses), approximately 46% of the total acreage are residential uses (Map 2.3.2). In contrast, 16% of the existing uses are commercial/industrial-based with a primary orientation toward the Santa Fe Municipal Airport as well as accessibility to NM599. The planning area also includes several private neighborhood parks as well as the Santa Fe Country Club recreational facility. In general, the planning area is principally residential, but also includes an array of accompanying existing commercial, industrial and private recreational uses.



Map 2.3.2. Western Plan Area Existing Land Uses

As previously noted, the plan unit area is also one of the most "urbanized" neighborhood units, both with respect to the range of uses, the level of urban services[2],as well as the urban density and form. The Western Area represents a kind of planning paradigm, in so far as the area does not lie within the corporate city limits, but has and continues to develop at what is clearly urban densities. For example, the largest single residential percentile (see Table 2.3.1.) is represented by the Medium Density Residential land use classification ranging from 7-12 du/ac. In addition, the summation of the urban residential density classifications, including low density residential (4-7 du/ac.) and high-density residential (12-29 du/ac), comprise nearly 79% of the total residential acreage. This level of intensity for residential development is more typically found within a municipal setting or service boundary.

The dominant area urban form is characteristic of suburban style development with curvilinear and cul-de-sac land patterns. The suburban form is in keeping with the primary development period as well as the levels of urban services that are currently being provided to the area. With respect to non-residential land patterns, development has tended to be less structured in form—more in keeping with an "urban fringe" development pattern, particularly in the industrial areas. It is also a common pattern for intense industrial uses to be located adjacent to residential neighborhoods without adequate buffering, separation, or other methods for providing



Map 2.3.3. Approved Future Development

[2] Based on the data and mapping contained within the *SW Plan Area Existing Conditions Report*, July 2000.

protection to residential areas.[3]

Based on recent development approvals (See map 2.3.3), there appears to be a shift in pattern towards more community/neighborhood-based commercial development (fronting Airport Road) that is more typical of a suburban-like setting. Given the intensity of urban residential uses for the area, the expansion of neighborhood-serving commercial (retail and office) would be considered appropriate and desirable, however, the type and scale of those uses should be compatible with the neighborhoods for which they serve.

Activity Centers and Neighborhood Cores

The Western Neighborhood Planning Area contains one large community activity center—the Santa Fe Country Club. It offers a variety of recreational opportunities, including golf, tennis and private dining. It is, however, a semi-private recreational center that is fee-based for golf and tennis, and restricted to private membership for other country club activities.

With respect to local neighborhood centers or cores, the area is proportionately undeserved given the degree of urban residential development for the planning unit. In addition, there are few local connections, neither streets nor pedestrian paths or sidewalks, which unify or tie neighborhoods together. There are no public parks or institutional facilities, including churches or schools, located within the planning unit. There are, however, several relatively small private parks that are intended to serve individual neighborhoods exclusively (limited public access). These include two developed private parks that serve the Vista Primera and Fairway Village neighborhoods and one undeveloped and one developed "tot lot" park that serve the Tierra Real Mobile Home Park. The absence of defining public spaces and connections between neighborhoods is one of the key planning issues raised during neighborhood workshops.

Private park at the Vista Primera Subdivision

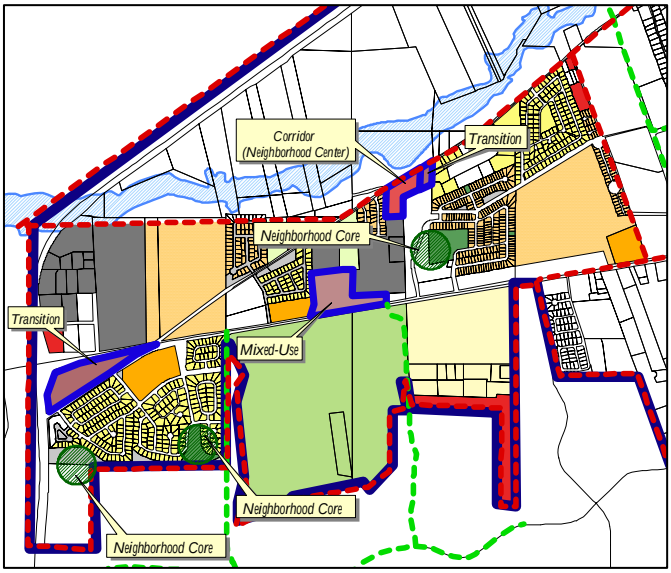
Proposed Neighborhood Patterns

Since the neighborhood planning area is nearing build out, there are only several largely undeveloped land segments[4] that would be considered "eligible" for new neighborhood pattern designations. At the conclusion of the scenario construction workshop (third out of the four meetings), the planning participants opted for a combination of applications

[3] This is one of the primary planning issues and/or concerns raised during the neighborhood workshop series for the area. Other concerns included lack of public spaces/centers and connections; rapid, unplanned development and associated traffic; and airport noise and encroachment.

[4] This generally excludes those vacant tracts with current master plan approvals or partially built out subdivisions.

(see Map 2.3.4) as well as more conventional land use applications for future development.



Map 2.3.4. Proposed Neighborhood Pattern Areas

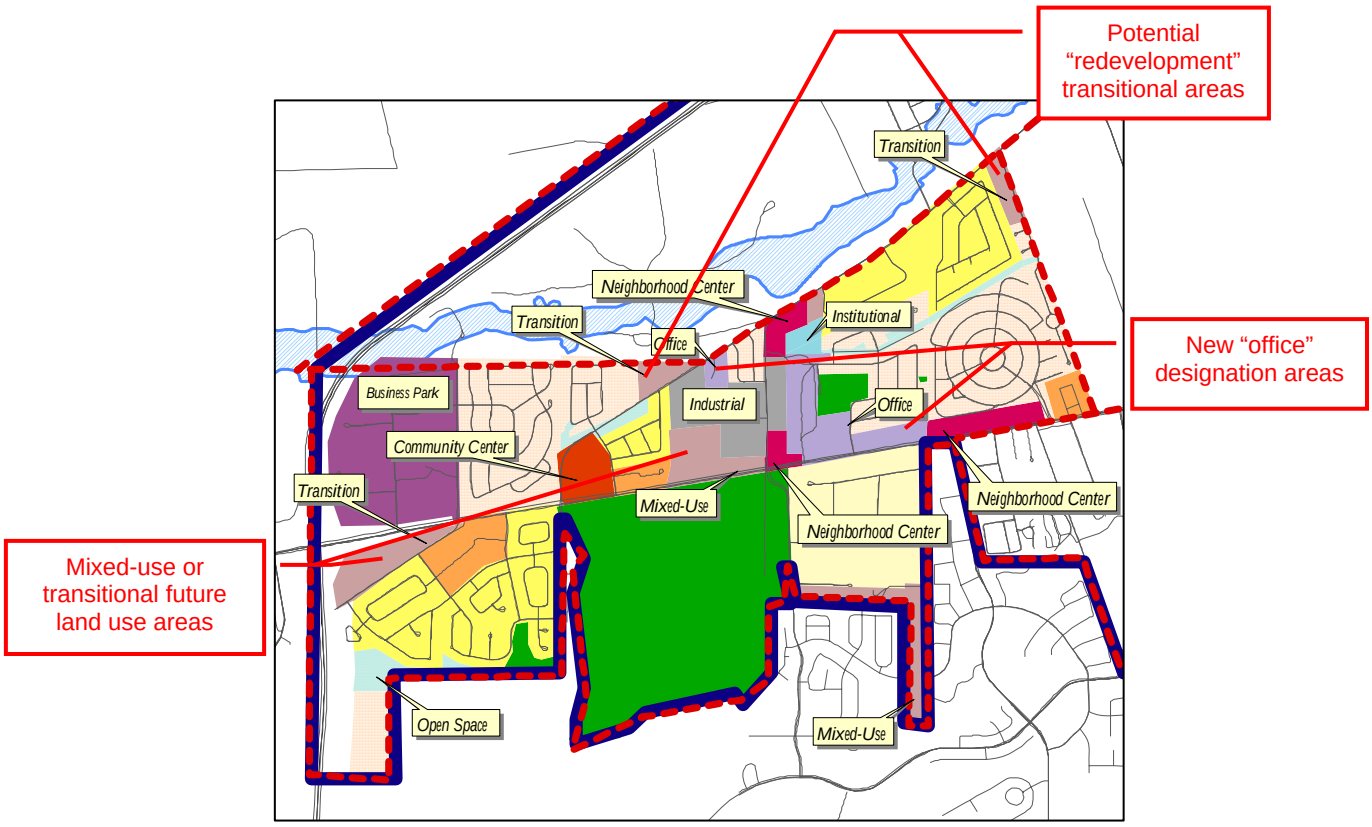
The planning participants have applied three [modified] new pattern areas as illustrated in Map 2.3.4 (areas in blue outline) and identified three existing/future neighborhood cores. The first pattern area, intersecting Agua Fria and San Felipe Roads, is defined by a neighborhood (retail center) corridor area wrapping the intersection with added transitional buffering to the adjacent residential. The second area is a kind of modified new neighborhood pattern defined as a single-project mixed-use area along Airport Road. The participants have used a mixed-use designation rather than the corridor and transition relationship since the majority of the adjacent existing land uses are industrial. This would allow for greater flexibility in design and an opportunity to incorporate both residential and non-residential uses within a master-planned setting. The third new pattern area, located between the Vista Primera subdivision and Airport Road, is shown as a transitional designation in order to encourage future transitional uses and buffering between the industrial use intensity to the north to the existing residential to the south.

The neighborhood pattern areas also include three neighborhood cores. The core located north of Airport Road (Tierra Real MHP) is currently an undeveloped park that could be developed and expanded into a neighborhood park that could unify future development to the south and west with the existing residential neighborhoods. The second neighborhood core designation merely validates the current functioning of the existing Vista Primera Park as a neighborhood core.[5] Finally, a third neighborhood core is recommended south of Vista Primera to, again, unify future development of the southern tract along NM599 to existing residential.

Future Land Uses

The proposed future land uses are generally a reflection of the underlying existing uses as well as an expanded set of future land uses applied to undeveloped areas (see Map 2.3.5). Of the seven planning areas, the Western Area incorporates the broadest arrangement of future land uses, including the introduction of future office, institutional, business park and community and neighborhood retail centers. The proposed future land uses generally offer the greatest variety and balance of land uses within a single planning area. With the exception of the Cerrillos Road Corridor Plan Area, it is also the most urbanized of the seven planning units.

[5] If annexation of this area occurs, it may be warranted to consider dedication of the park to the City for use as a public park. This would allow for greater public access to the park while shifting the ongoing responsibility for operation of maintenance of the facility to the City's Parks and Recreational Department.



Map 2.3.5 Proposed Future Land Uses for the Western Planning Area

The primary objective for the Western Area planning participants has been to incorporate future infill development of intermediary-type uses between the intense existing industrial and the residential areas, while recognizing that future development would most likely continue at an urban scale. Because of the strategic location of several of the remaining vacant tracts, there have been several opportunities to apply this strategy. The first application is through the introduction of office uses to vacant lands situated between industrial and residential areas (see Map 2.3.5--areas identified as red notations). The second application is the introduction of transitional and/or mixed-use designations that would encourage more creative and flexible design opportunities, while promoting protection to adjacent residential areas. Lastly, the planning participants have designated the potential redevelopment commercial[6] areas as future transitional areas so as to encourage greater compatibility with existing surrounding uses should redevelopment occur.

The planning area includes three proposed commercial areas with previous master plan approval along Airport Road—one community commercial center and two neighborhood centers. The community commercial, shown at the intersection of Airport and Agua Fria Roads is the only community commercial designated within the Airport Road Corridor. It is also expected that a community grocery center is to be located at this site. Although these areas are not shown as neighborhood pattern designations since they have

[6] These are areas generally described as legal, non-conforming commercial uses within the EZ that are likely to redevelop over time with the extension of urban services or as the area further develops at urban densities.

existing master plan approval, *every attempt should be made to design the final development plans to be in accordance with the development guidelines of the Final Report*. This would also include incorporating within the site itself, some level of buffering and transition to the adjacent existing neighborhoods, much as redevelopment areas along Cerrillos Road would be required to do. This is critical since these sites are relatively small or narrow and abut existing residential neighborhoods which could potentially impact surrounding residential if they were built without sensitive design. All three centers should remain at a neighborhood scale and orientation.

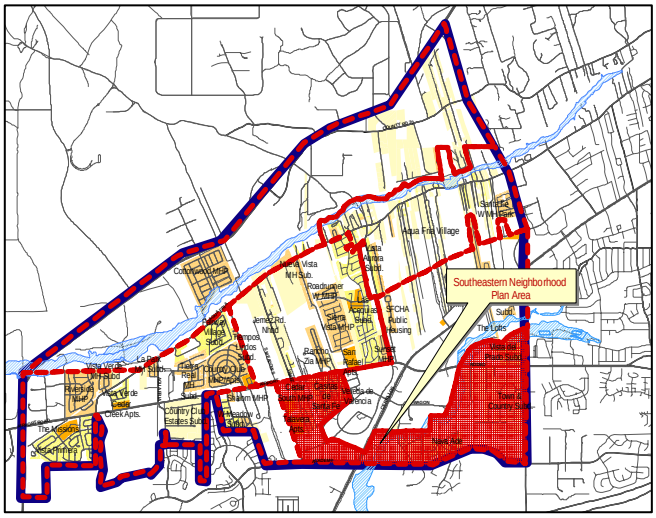
It should also be noted that the most western boundary (area outside of the two-mile EZ boundary) of this neighborhood planning area also lies within the Airport Development District planning boundary. Throughout the workshops for this unit, every attempt has been made to validate and recognize both concurrent-planning processes, so that the final outputs of these plans remain generally consistent with one another[7].

[7] It was generally accepted that the Western Area planning participants would have the primary voice on the "triangle area" adjacent to Vista Primera, while this process would defer to the Airport Development District for guidance on the industrial area north of Airport road within the concurrent planning boundaries.

Southeastern Neighborhood Plan Area

Unit Area Description

The Southeastern Neighborhood Plan Area is located south of the Arroyo de los Chamisos, crossing Cerrillos Road to the south and wrapping the Cerrillos Road Corridor Plan Area up to Airport Road (see map 2.4.1). The area includes such developments as the Nava Ade, Vereda de Valencia and the Town and Country subdivisions. Approximately 302 acres, or 49%, of the plan area is currently within the City limits. Nearly a quarter of the area remains undeveloped, but with pending or approved future development status.



Map 2.4.1. Southeastern Neighborhood Planning Area

The neighborhood area represents a very broad spectrum of development patterns and types. This is a fairly common pattern for urban fringe areas where development has occurred randomly. Much of the pattern for this area has not solely been influenced by jurisdiction, but often more by the provision of city water service. Again, this is a typical pattern through the Southwest Area where services have been extended without subsequent annexation. In contrast, subdivisions such as Town and County that continue to rely on water wells and septic tanks, have for the most part, maintained their exurban or semi-rural characteristics. These “pocket” areas within the neighborhood unit often abut or are surrounded by the City.

Existing Land Uses and Urban Forms

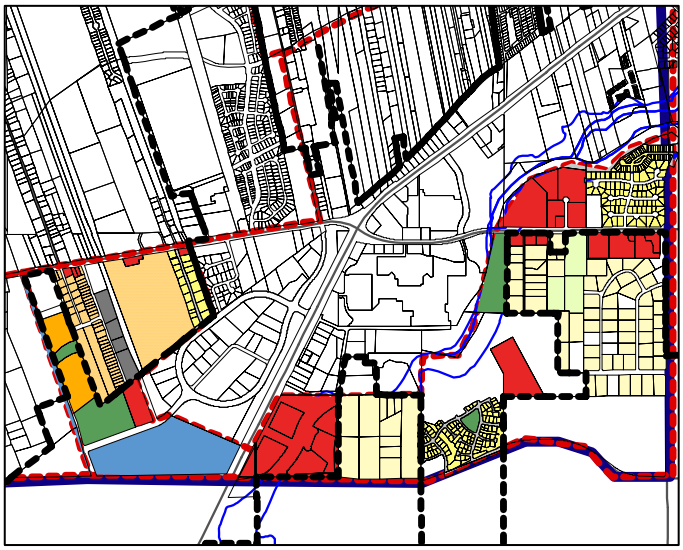
The existing land uses for the Southeastern Planning Area are illustrated in Table 2.4.1.

Existing Land Uses	*Total Acreage*	*% of Total*
Undeveloped	151.8	24%
Rural Residence	13.3	2%
Residential Very Low Density	118.7	19%
Residential Low Density	48.9	8%
Residential Medium Density	59.2	10%
Residential High Density	13.5	2%
Park	25.2	4%
Institutional	39.8	6%
Commercial	93.1	15%
Industrial	8.1	1%
Easement/ROW/Other	49.1	8%
Totals	**620.7**	**100%**

Table 2.4.1. Existing Land Use Summary

The plan unit represents a dichotomy of urban, suburban and exurban forms. Of the 302 acres within the City, nearly 130 acres, or 43%, is attributable to commercial or institutional/public uses (see Map 2.4.2). The remaining residential areas (within the City) occur at densities ranging from 3.1 to 12.9 du/ac.

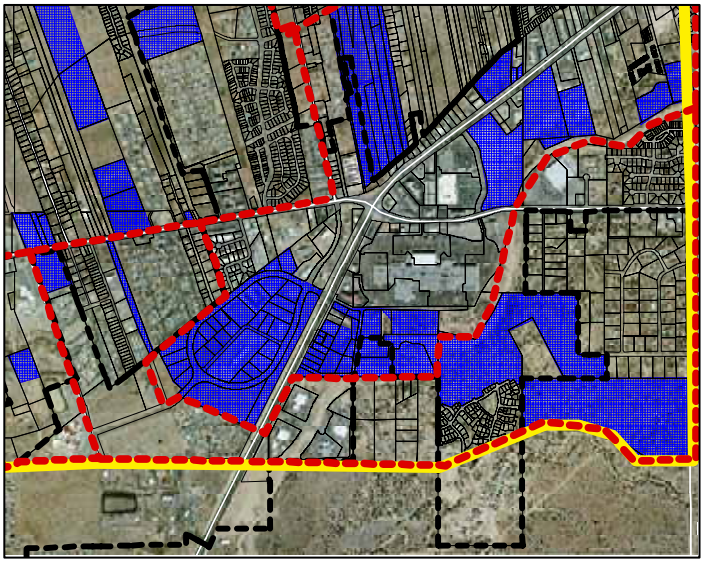
Development patterns and uses outside the City on the east side of Cerrillos Road are predominately exurban residential areas at or near gross densities of one (1) du/ac. The exception occurs south of Rodeo Road where the fronting residential properties have transitioned to lower intensity commercial (i.e., office and restaurant uses). The residential structures themselves remain intact while the uses have transitioned. This type of adaptive conversion has proved relatively successful in so far as the scale and building types remain connected to the adjacent neighborhood, but allowed the uses to appropriately adapt in response changes in demand for services. North of Rodeo Road, however, the uses are clearly urban, including regional retail and single-family residential (Vista del Prado) at a density of 4 du/ac.



Map 2.4.2. Southeastern Area Existing Land Uses

West of Cerrillos Road, the land use patterns more closely mirror similar Airport Road patterns within the EZ jurisdiction. The area contains a broad range of use intensities, including retail, industrial, and mobile home parks and subdivisions at an average density of 7.2 du/ac.

Although the area remains 24% vacant, the majority of those vacant lands have pending or approved development applications (see Map 2.4.3). Therefore, those tracts remaining vacant or undeveloped can generally be considered infill development.



Map 2.4.3. Pending or Approved Development

Activity Centers and Neighborhood Cores

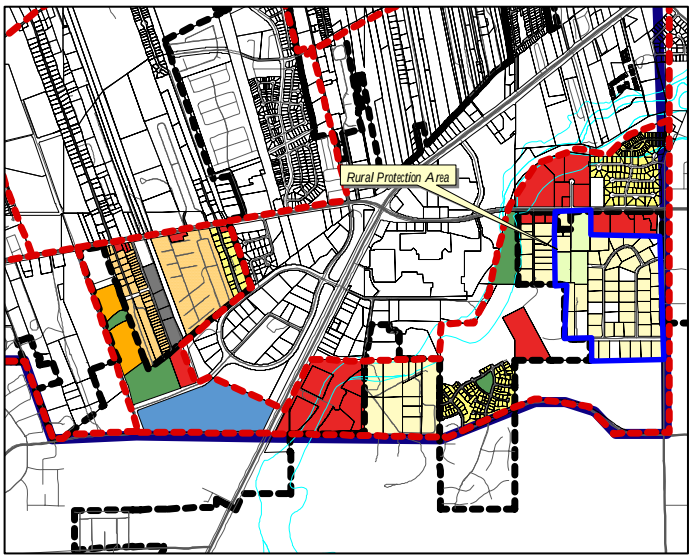
The Southeastern Neighborhood Plan Area includes two activity centers and two neighborhood cores within the residential areas. The first area activity center is the Arroyo de los Chamisos itself. One of the City/County's three major urban trails runs along the southern bank of the arroyo up to Rodeo Road. The trail currently serves as the Southwest Area's only major developed pedestrian connection. Completion of the trail (see Chapter 4, Section 3 – Connections and Circulation) will ultimately connect and unify developments along the arroyo within the Southwest Area. The second activity center, Villa Linda Park, is also situated along the northern bank of the arroyo. This community park is located adjacent to the mall and is heavily used for area community soccer activity.

Villa Linda Park

Two neighborhood parks currently function as limited neighborhood cores, including the developed Nava Ade pocket park and the dedicated open space within The Meadows Apartment Complex. There is also approval for a developed neighborhood center within the Nava Ade Master Plan[1]. The area can generally be considered as undeserved by community space or neighborhood centers. As future development occurs, the development of neighborhood cores should be included as part of a master plan review in order to encourage more active space within neighborhood development.

Proposed Neighborhood Pattern Areas

Since most of the Southeastern Area is either currently developed (Map 2.4.4) or subject to various master plan approvals, there was only limited opportunity for applying development typologies to vacant lands.[2] However, the participants chose to apply a rural protection area to the Town and Country sub-



Map 2.4.4. Neighborhood Pattern Designations for the Area

[1] Development of this center should be encouraged to do so in keeping with the guiding principles of the Final Report. The center has the potential of providing an important unifying element to both Nava Ade as well as to the area as a whole and should be encouraged to develop as a neighborhood-oriented, service-related facility.

[2] The exception was the vacant lands south of the Town and Country subdivision. Since that land is currently being considered for development as part of the Los Soleras project, the planning participants chose to defer to that public review process via Early Neighborhood Notification (ENN) review.

division and adjacent parcels as a matter of policy.

The intent was to declare and protect the semi-rural nature of the area both in how the land continues to be used as well as the development pattern. The group, particularly those from the subject area, expressed a strong desire to maintain their semi-rural/agricultural lifestyle, irrespective of jurisdiction. The planning participants felt that the declaration of a rural protection area would most effectively convey this desire within the planning process[3].

Future Land Uses

The City's General Plan currently provides future land use designations for this area (see Map 2.4.6). Map 2.4.5 illustrates the proposed changes to the current Future Land Use Map to more appropriately reflect the current and desired future uses for the neighborhood area. As in several of the other planning areas, most of the proposed changes to the current General Plan's Future Land Use designations are based on the underlying existing uses or, proposed changes that would effectively reduce the intensity of commercial to a more appropriate neighborhood scale or to be more in keeping with the intent of the Airport and Rodeo Road Corridors. Most of the proposed changes are intended to bring the Future Land Use Map in keeping with the way the land is actually being used and is expected to continue being used.[4]

Several of the commercial designations shown on the current Future Land Use Map indicate Community Commercial areas both within neighborhoods themselves as well as within the Airport and Rodeo Road Corridor areas. Since the intent of both of these corridors is to limit commercial intensity to neighborhood orientation, both in range of uses as well as scale (see Chapter 3, Section 2, Corridor Areas), the areas shown as "Community Commercial" are suggested for redesignation to "Neighborhood Center". This would also include the commercial node for the Nava Ade subdivision[5]. This is also intended to further the purpose intent of the PRC zoning relative to Nava Ade. The variation to this is within the Rodeo Road corridor, where there was an even stronger expressed interest to further restrict commercial uses to "Office" as a buffer to existing residential. Since there are currently a wide range of commercial uses near the Rodeo Road area, "Office" was suggested an alternative to retail centers.

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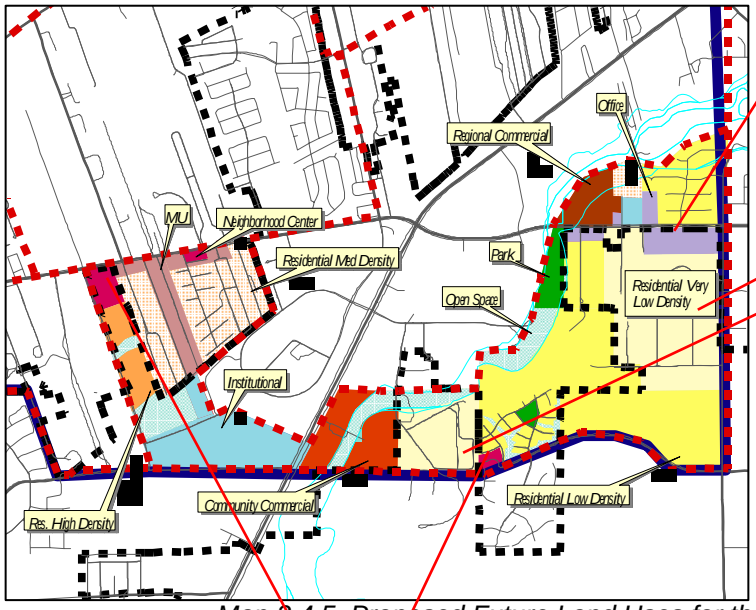
[3] One of the primary concerns for the group was the effect of annexation on their land and the manner in which it is used. There was concerns regarding continuation of private wells and septic systems as well as the ability to maintain livestock, particularly horses, on the property should the area be annexed by the City. This is the primary motivation for a rural protection designation by the group. The rural protection area and redesignation from Low- to Very Low Density Residential is also in keeping with the private land covenants for Town and Country (according to a realtor who owns property within that neighborhood). Although the City does not enforce private land use controls, it can be a restricting factor to future densification of land as long as they remain in effect.

[4] For those areas where the residential use intensities are being reduced, there remains a possibility that in future years, the land ownership may so dramatically change that there may become a renewed interest in subdividing the land on an individual basis. If there is general consensus among the neighborhood to change the existing character of the area, then it may be appropriate to reestablish greater densities. For the purposes of this exercise, however, there was expressed interest among the participants to change the densities to better reflect the current neighborhood buildouts.

[5] The developers of Nava Ade are currently seeking a revision to their master plan to eliminate the neighborhood commercial center and redesignate the tract to residential. Should the request be approved, it will effectively supercede this proposed revision.

The proposed uses west of Cerrillos Road are, again, intended to align the future and existing uses. A recently approved live/work, mixed use project is reflected by the mixed-use/transitional designation as well as the introduction of a transitional buffer to the existing neighborhood center. The residential densities remain unchanged for this part of the neighborhood area.

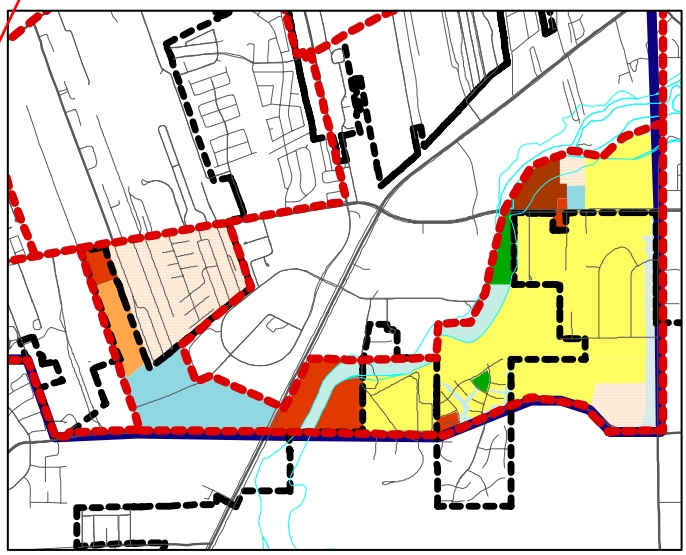


Redesignation to Office to reflect the current uses or intensity of uses

Redesignation to match the existing residential patterns

Map 2.4.5. Proposed Future Land Uses for the Southeastern Plan Area Map

Reduction of commercial intensity from Community Commercial to Neighborhood Center to reflect to Airport and Rodeo Road Corridors and neighborhood orientation



2.4.6. Current GP Future Land Uses for the area

In summary, the majority of recommended changes to the current City General Plan future land uses reflect the existing land uses as they are today and/or an expressed interest on the part of the planning group to continue those uses into the foreseeable

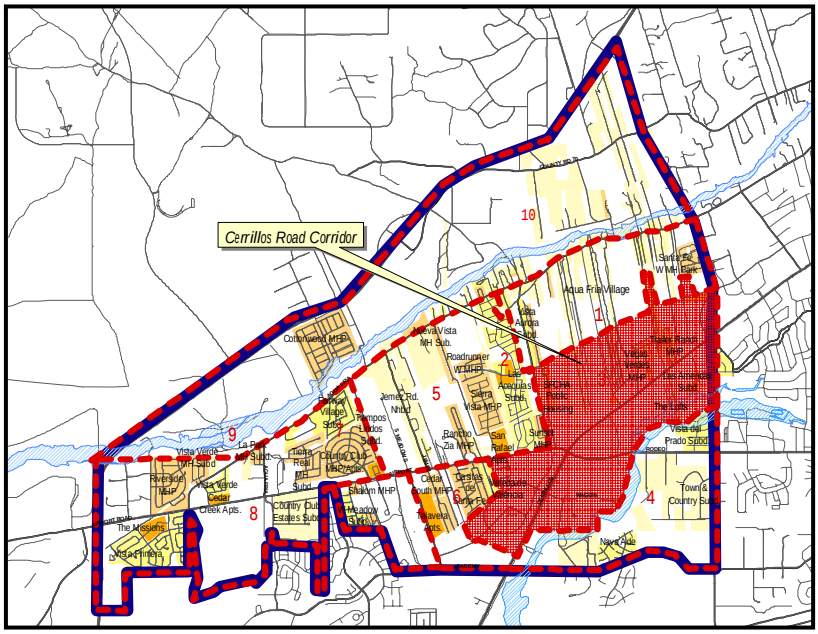
future.[6] They also incorporate recent development approvals to vacant lands, otherwise, the future land use designations remain unchanged.

[6] The proposed redesignation from low to very low density residential of the two existing neighborhoods is being suggested in response to the desires of the residents and property owners of those areas. As property ownership changes hands in the future, there may be a desire to further densify or redevelop those areas. Should that occur at some later time, it may be appropriate to revisit the designations, but only if there is consensus among the neighborhoods as a whole. Future land use plans are always intended to be living document that can adapt over time to changing social and economic conditions. This would hold true for the City's General Plan as well.

Cerrillos Road Corridor Plan Area[1]

Unit Area Description

The Cerrillos Road Corridor neighborhood planning area (Map 2.5.1) is generally comprised of those tracts of land fronting onto or having access from Cerrillos Road and are located south of Rufina Street and north of the Arroyo de los Chamisos. The area consists of approximately 860 acres of which 240 acres, or roughly 28%, currently fall outside of the city limits. In addition, nearly 358 acres, or 42%, located within the area remain undeveloped. Of that acreage, approximately 71% of undeveloped lands fall outside of the City boundary, with the majority falling between the Agua Fria THC and the city limits. There are six urban area neighborhoods within the area, in addition to the traditional, rural land holdings of the Agua Fria Village area.



Map 2.5.1. Cerrillos Road Corridor Neighborhood Unit

Existing Land Uses and Urban Forms

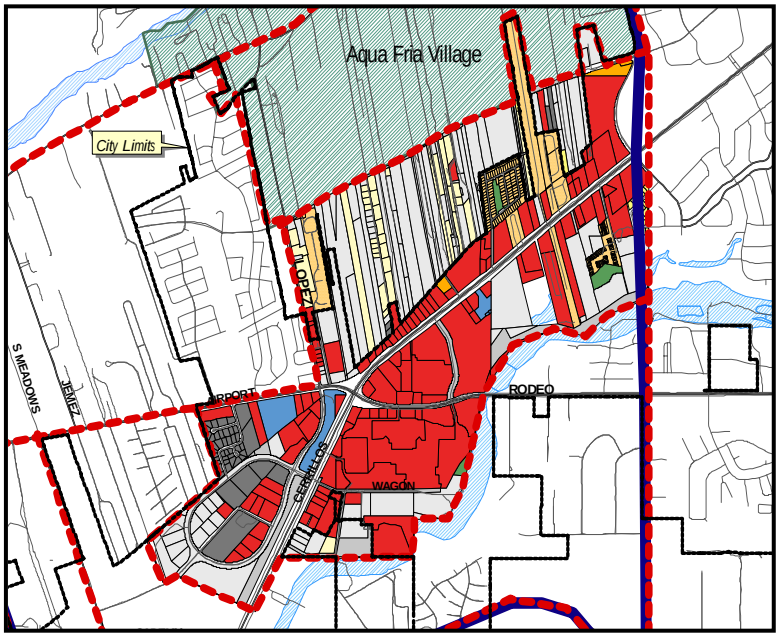
The commercial and industrial land uses (see Table 2.5.1) are the predominant land

Current Land Use	*Total Acres*	*% of Total*
Commercial	277.7	32%
Industrial	37.7	4%
Easement/ROW	44.1	5%
Institutional	15.5	2%
Mixed Use	8.1	1%
Park	5.8	1%
Residential	112.6	13%
Undeveloped	358.3	42%
Total Acreage	**859.8**	**100%**

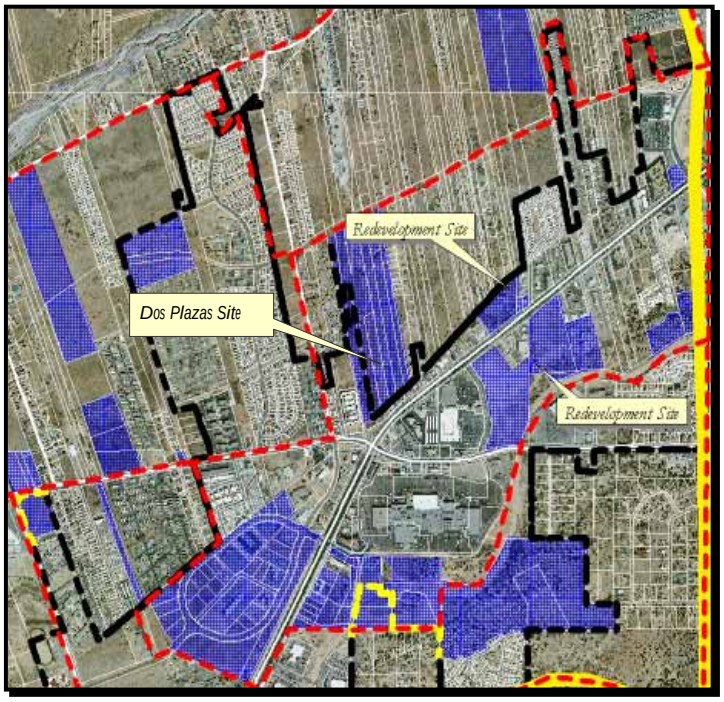
Table 2.5.1. Existing Land Use Summary

[1] This section, as well as Chapter 3, Section 3, was adopted by the Santa Fe City Council in November, 2001 as independent plans. Some of the language has been modified in order to accommodate re-incorporation into the master plan, however, there has been no substantive revision to either section.

use feature of the corridor. Within this corridor are several large-scale retail centers and business parks including the Villa Linda Mall, the Santa Fe Plaza Shopping Centers I & II, Home Depot and the Valdes Economic Development Park Center. The area contains much of the regional commercial square footage that currently is serving northern New Mexico. Map 2.5.1 illustrates the existing land uses within the planning area. There also exists the smaller, (and often older) local retail establishments within this section of the corridor, many of them located on the north side of Cerrillos Road. There has recently been an increase in redevelopment activity occurring along this particular section of the corridor. This redevelopment trend indicates that the area is continuing to shift from small local retail to that of greater use intensity as well as an increase in building scale and footprint as indicated by recent City general plan amendments/rezoning requests and development plan submittals [see pending future development--Map 2.5.3].



Map 2.5.2. Cerrillos Road Corridor Existing Land Use Patterns



Map 2.5.3. Pending Applications for Future Development

Residential areas vary greatly in type, pattern and density. With the exception of the long-lot, traditional patterns of Agua Fria to the north, the two principal types of existing residential are the higher density, attached single-family and mobile home parks. The neighboring residential areas, both in and out the SW Planning Area boundary, quickly "step back" in density to a more typical [City] single-family residential pattern at 5 dwelling units per acre (du/ac). Existing gross density range from 14.5 du/ac. within Las Americas

subdivision to the more traditional land patterns at an average of 3.3 du/acre. The average gross density for the area falls around 8.4 du/ac. This is comparable to a City General Plan future land use classification of Residential Medium Density (7-12 du/ac.) Densities on the southern side of Cerrillos are slightly higher than on the north. This is consistent with the expected densities that would typically occur in an urban versus rural setting.

Urban forms and land patterns, again, vary greatly within the area. There remains a strong presence within the corridor, predominantly outside the city boundary, where the rural, long-lot traditional Agua Fria pattern continue in their original form. In contrast, there is also dominating intense urbanization both within City commercial and residential areas, that often located coincidental to the organic, rural forms. *These variations in patterns illustrate, most prevalently within this plan area than any of the other six, the intensity of competing market forces between traditional, rural forms and urbanization*. In recent years, there has been increasing development pressure to consolidate and develop the remaining rural tracts at urban densities and intensity (i.e., the Dos Plazas development project, e.g.—See Map 2.5.3.) The master planning initiative for the Southwest Area was prompted, in part, as a direct response to these issues (see Appendix I, City of Santa Fe Resolution 1999-91).

Activity Centers and Neighborhood Cores

Community Activity Centers and Neighborhood Cores/Centers can be described as those public places where people congregate for social, educational, religious or recreational participation or interaction. An activity center would typically serve a larger population and geographical area where more intense and diverse activities would be common. (A fellow planner lightheartedly described activity centers as a "place where people hang out!") Neighborhood cores, in contrast, tend to be smaller in scale with a greater neighborhood focus and with a heightened emphasis on institutional spaces such as schools, churches and parks.

Villa Linda Mall

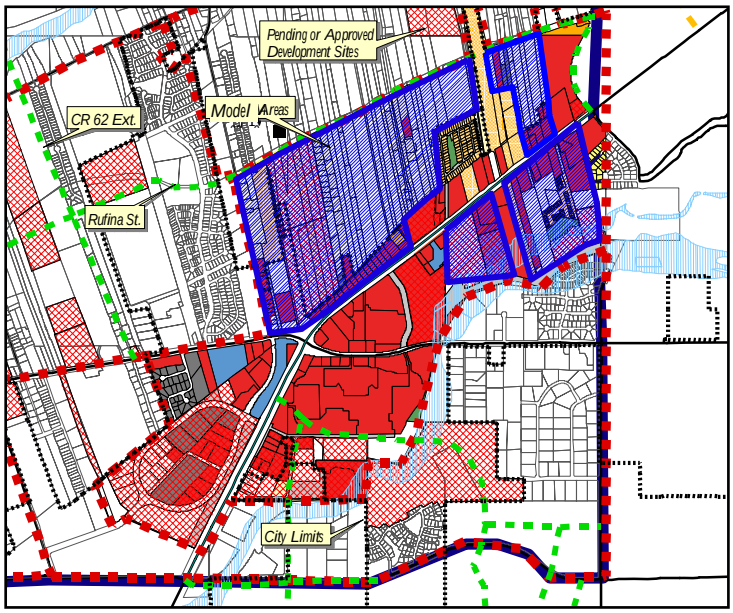
The largest community activity center for the area is Villa Linda Mall. The center encourages and accommodates a large assembly of people and a variety of activities not for only the planning unit, but for the Santa Fe region in general. In many of the neighborhood workshops, Villa Linda Mall was identified as the primary activity center for the Southwest Area. Other activity centers include the Villa Linda Community Park (soccer field and tot lot), and the Arroyo de los Chamisos Urban Trail. *Although there are several activity centers currently serving the unit, there*

continues to be added overall need for community and/or regional parkland since the area is highly urbanized and underserved.[2]

Neighborhood cores within the area are typically in the form of private open space or parkland. For example, the Las Americas subdivision contains a privately owned greenbelt park as does the Vegas Verdes Mobile Home Park. Since much of the gross residential area within the unit remains rural, there are only a few existing neighborhood cores. *As new neighborhood areas develop within the corridor, it is recommended that new neighborhood cores*[3] *be incorporated with the development since the area is currently underserved by neighborhood public spaces and institutional uses (currently only 3% of the total land uses for the unit).* The size of a new neighborhood unit area (and proximity to other similar uses or services) would dictate the types and intensity of uses appropriate for each development (see reference to neighborhood pattern models below) within a neighborhood center. In all cases, however, a neighborhood core should be included as part of the neighborhood development.

Proposed Neighborhood Pattern Areas

As previously noted, nearly 42% of the planning area remains vacant or undeveloped. In addition, there are also areas within the unit that are likely to redevelop[4]. One of the principle tasks of the neighborhood workshops was to



Map 2.5.4. Cerrillos Road Corridor Proposed Neighborhood Pattern Applications

[1] Based on the findings/deficiency analysis contained in the *City of Santa Fe Parks, Open Space, Trails and Recreation Master Plan (2001)* as well as the *SW Area Existing Conditions Report*.
[2] Principle 4 (page 19) of the *Final Report* calls for every neighborhood to have a neighborhood center at their core.
[3] This premise is based on the current development activity or as an expressed interest by the property owners to redevelop their lands.

identity and define the areas where neighborhood pattern models[5] can best be applied and in what form and type. (Neighborhood pattern areas are typically applied to vacant, developable land or to those areas of traditional rural or vacant lands where there is a strong public interest or need for conservation or preservation*.) Since it is likely that redevelopment will occur along Cerrillos Road over time, it is recommended that the corridor area design guidelines be applied to any site that redevelops[6] in order to be in keeping with the overall vision and guiding principles of the Final Report.* Although the redevelopment sites are not specifically identified as future neighborhood pattern areas, they should be treated as such when redevelopment occurs.

The neighborhood pattern areas that have been identified and created by the workshop participants (see Map 2.5.4) are intended to work as single, unified components. In other words, the neighborhood pattern areas are meant to function in a perpendicular fashion to Cerrillos Road as integrated, single projects rather than parallel to the arterial as separate, individual corridors. This means that within a neighborhood pattern designation, there will exist a corridor area, transitional area and new neighborhood unit model within each project. These Cerrillos Road model areas were designed and developed to allow for greater flexibility in design, transfer of use intensities between and within the elements themselves and, most importantly, to require full integration (of the three elements) within each proposed development.

Future Land Uses

Once the future neighborhood pattern areas were defined, future land uses were then developed. There were several planning and regulatory tools used to create future land uses: 1) existing land uses, 2) future land uses as designated within the City General Plan 3) the adopted future roads network, 4) current City and/or EZ zoning, and 5) most importantly, the *Final Report*. Designation of future land uses occurred in a two-step process; the first was to verify the existing land uses for an area against the General Plan future land use designations and, secondly, to apply new future land uses within the proposed neighborhood pattern areas that "fit" the intended desire for future development patterns.

The first step was fairly straightforward—it was essentially a measure of consistency. This would be consistency between existing uses, the zoning applied and the expected future use. As a result of this process, there were only recommended minor adjustments to the current City General Plan. These adjustments included reclassifying some of the most intense retail from community commercial to regional commercial (see Maps 2.5.5 and 2.5.6—Recommended Changes to the Future Land Use Map). Several of the fairly recent retail centers have evolved into a more regionally-based retail provider. This has occurred, in part, due to the expanding markets that are derived as more single-use retail establishments come on line within a given center (i.e. economies of agglomeration). The Santa Fe Plazas I & II represent a new generation of shopping mall, where single-use retailers are

[4] Neighborhood pattern models in this example are meant to include the original *Final Report's* New Development, Corridor and Rural Protection Areas.
[5] Building block three in Principle 6 (page 26) calls for a redevelopment strategy along Cerrillos Road whereby redevelopment should follow the principles expressed in the *Final Report*.

choosing to co-locate for the purpose of capturing larger markets. The recommended changes reflect that new trend. The change would not affect the current zoning—it would only provide a more accurate description of the current uses.

The second step involved translating the guiding development principles and building blocks of the *Final Report* into land use applications. So within the neighborhood pattern areas proposed, the workshop participants collaboratively developed and applied appropriate future uses that were in keeping with the *Final Report*. This meant 1) defining where corridor areas were to be applied or in some cases expanded, 2) where new neighborhood units were appropriate and most likely to occur, 3) where the traditional land patterns were most likely to remain intact, and 4) integrating transitional buffering areas between the corridor and existing or future residential.

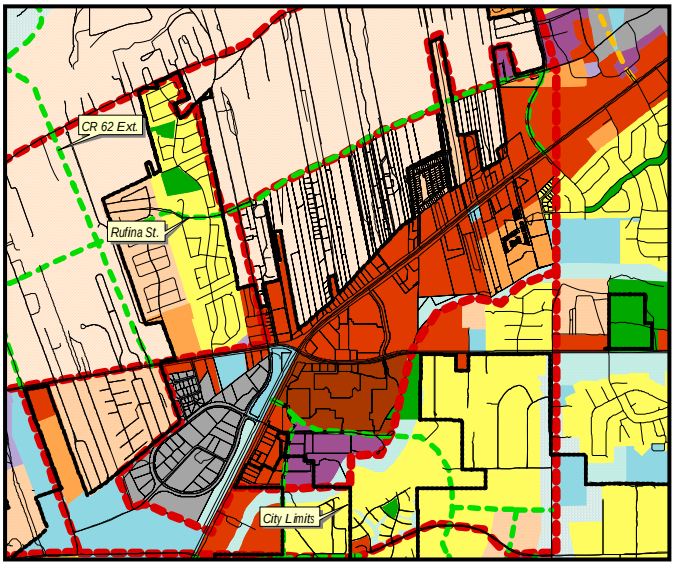
For the neighborhood pattern areas on the north side of Cerrillos Road, several design scenarios for corridor depths were tested. It was the consensus of the planning group to start with an initial corridor depth of 700 feet (as measured from the road centerline). This was based on current zoning patterns and generally reflects the 600 feet as delineated and described in the General Plan as the Cerrillos Road Redevelopment Corridor. Then, a fairly deep "two-tiered" transitional zone of 900 feet would be applied. These would include a Transitional #1 zone of approximately 450 feet that would require some reduction in use intensity, building height and scale to the corridor. Transitional #2 then would require an even further reduction in intensity, height and scale as to be compatible to adjacent residential areas. A new neighborhood unit would then be applied to the remaining neighborhood pattern area. In contrast, areas where the traditional patterns for existing residential were likely to remain, the Agua Fria model designation was used instead of the new neighborhood model. A Transition #2 area was then applied between the residential and existing commercial[7]. (See Map 2.5.7--Future Land Uses and Neighborhood Pattern Areas.)

The planning group wanted to then incorporate planning techniques that would allow for greater design flexibility and innovative development while ensuring residential compatibility. They recommended a system of "use intensity transfer" that would allow use intensity transfers on a <u>limited basis</u> between the Corridor and Transition #1 areas, and the Transition #1 and Transitional #2. The idea was that some "net" use intensity would be achieved within an entire development project, but there would be some degree of flexibility in how that net was to be achieved. *In all cases, however, the degree of use intensity would always be dependent on either the existing infrastructure carrying capacity (emphasizing roads and utilities) or the ability to provide additional capacity as required in order to adequately serve the project. If carrying capacities for anticipated loads could not be met, then the project would not be considered appropriate.*

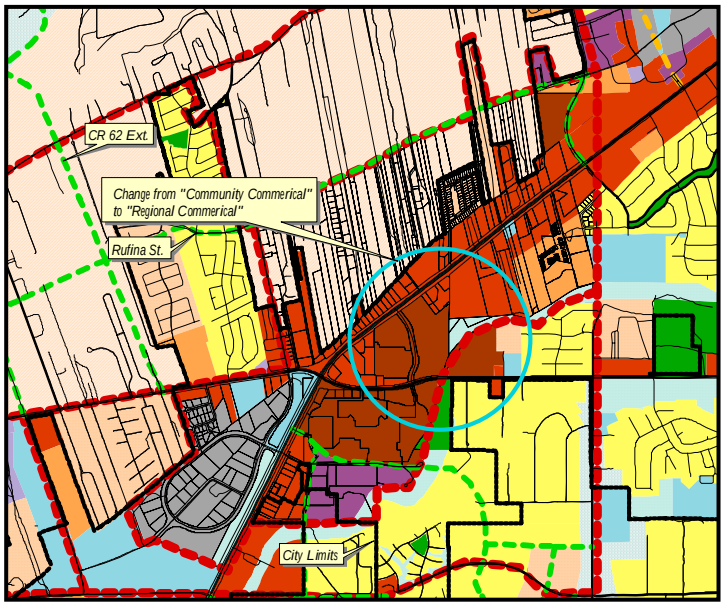
For the purposes of illustrating how a use intensity transfer[8] might be applied, the following scenario is described. A developer may chose to expand a corridor-type

[7] In areas where existing commercial abuts existing residential and in development scenarios where commercial redevelopment occurs, the new commercial development would be required to provide a transitional buffering within the redevelopment area.
[8] This is for illustration purposes only and is not intended to imply an appropriate application.

use by 50 feet into the Transitional #1 area, generating an additional 1,000 ADT (average daily trips) of traffic generation that is within the acceptable range of existing infrastructure capacity. This would require an offsetting reduction of intensity within the Transition #2 area, such as an increase in dedicated open space, to maintain the net use intensity as well as a transfer of 50 feet from Transition #1 to Transition #2 (Under this scenario, the Transition #1 area has effectively been



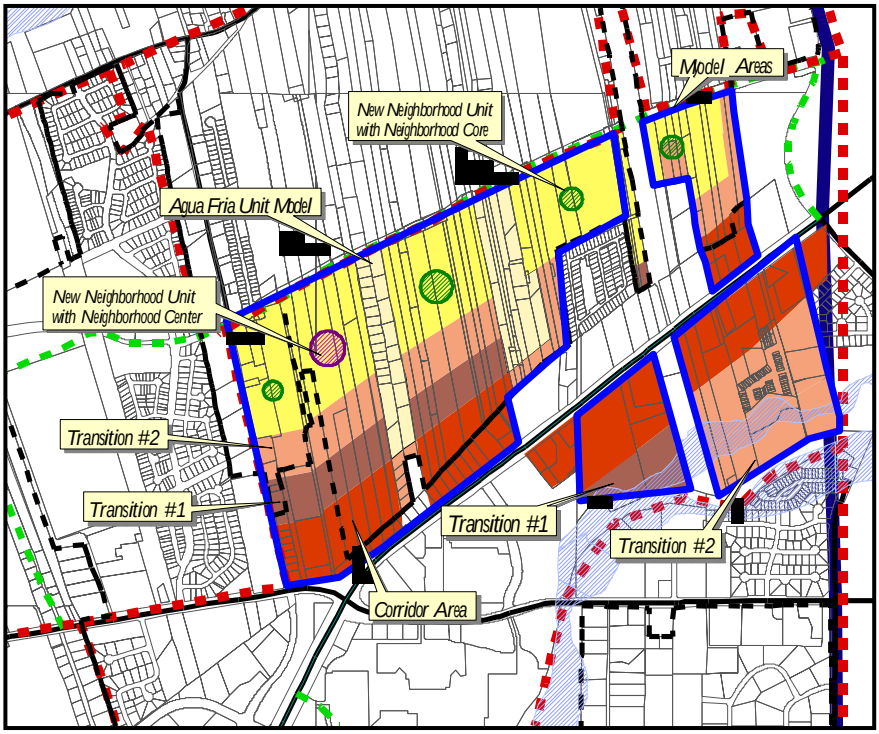
Map 2.5.5. Current General Plan Future Land Uses



Map 2.5.6. Proposed Changes to the General Plan within the City Limits (Excluding the Neighborhood Pattern Area Changes)

reduced by 100 feet). This would create a "steeper" step back of use intensity to ensure that residential compatibility is maintained. Intensity transfers may occur between the transitional areas but are not intended to reduce or encroach into the

residential unit area under any scenario nor should they be used to *reduce the depth of a transitional zone by more than 50%*—this is why the transitional corridors are



Map 2.5.7. Proposed General Plan Future Land Uses within the Neighborhood Pattern Areas

relatively deep. In addition, for the intensity transfer system to be implemented effectively, it would be required that a project be treated as an entire unit, such as a master-planned development project (i.e. PUD). In all cases where commercial abuts existing residential, there would be increased setbacks and/or additional open space buffering requirements for protection in addition to the mandated Transition #1 requirement.

For neighborhood pattern areas south of Cerrillos Road, the group recommended incorporating both transitional zone types[9] adjacent to the existing corridor areas. This was done to allow for greater mixing of uses within a single project, while the adjacent arroyo would continue to provide a natural buffering feature to the adjacent residential areas located across the arroyo. Again, this would remain in keeping with the current General Plan future land use designations which currently provide for high density residential. The recommended changes would continue to allow for high density residential but would expand the opportunity for an additional mixing of uses within the same development and, particularly, to encourage live/work units within the area.

The proposed residential densities within the new neighborhood unit areas should be

[9] The type of transitional zones that were recommended examined the compatibility to the adjacent uses.

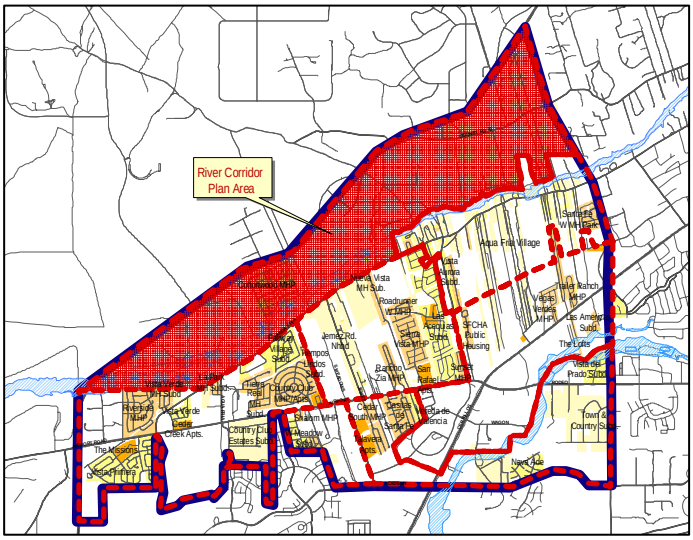
designed to be in keeping with the principles[10] of the *Final Report*, while respecting the current densities and patterns of adjacent existing residential. If the objective is to vary patterns to encourage a variety of housing, then reduced densities that more closely reflect the adjacent residential may be more appropriate, while increased densities may be more appropriate where adjacent to transitional areas. This type of residential development scenario would encourage a diverse housing landscape while maintaining desired compatibility. In addition, the planning unit participants considered an *average* gross density of around 4½ du/ac. to be within an acceptable density range. This translates into a future land use classification of Residential Low Density (3–7 du/ac.) as illustrated in Map 2.5.7.

[10] Principle 5 (page 24) states that "neighborhoods…should have a variety of lot sizes and building styles to allow for economic diversity, affordability and an inclusive community".

River Corridor Plan Area

Unit Area Description

The River Corridor Plan Area is the largest of the neighborhood units (see Map 2.6.1), comprising approximately 1426 acres or 28% of the total planning area. In addition, the entire area falls exclusively outside of the city limit boundary.



Map 2.6.1 River Corridor Plan Area

The plan area predominately consists of large vacant tracts, undevelopable lands or easement and right-of-way. Undeveloped acreage constitutes approximately 62% of the planning area, including the Santa Fe River channel and floodplain area.[1]

The prominent land use feature or defining characteristic for the neighborhood plan area (as well as the Southwest Plan Area in general) is the Santa Fe River.[2]

Most of the current land uses draw from or relate directly to the natural, historical or cultural resources of the river itself. This is what makes the River Corridor (and the Agua Fria Village) unique and gives it a sense of community and place.

Existing Land Uses and Urban Forms

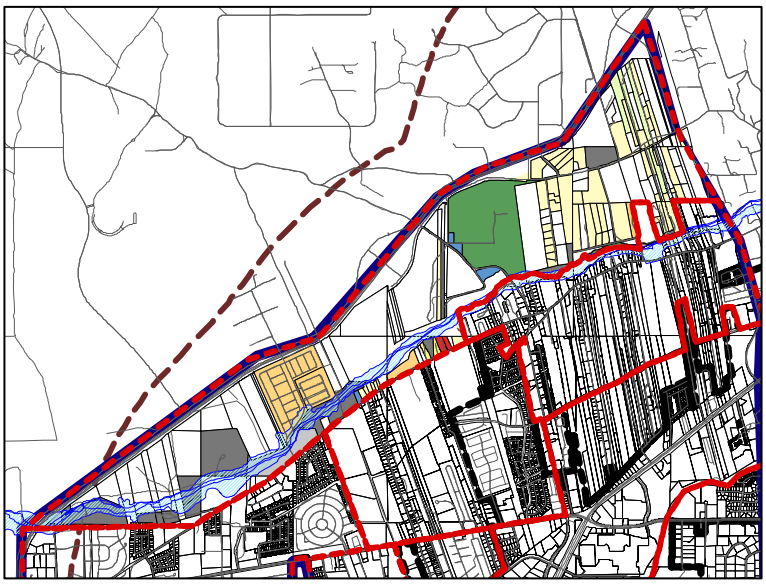
A summary of the existing land uses is illustrated in Table 2.6.1 below. As noted, the

Existing Land Uses	***Total Acreage***	***% of Total***
Undeveloped	668.8	47%
Rural Residential	25.4	2%
Residential Very Low Density	162.7	11%
Residential Low Density	3.3	0%
Residential Medium Density	90.5	6%
Park	108.4	8%
Institutional	7.5	1%
Commercial	5.5	0%
Industrial	139.0	10%
Easement/ROW/Other	215.1	15%
Total	***1426.1***	100%

Table 2.6.1. Existing Land Use Summary

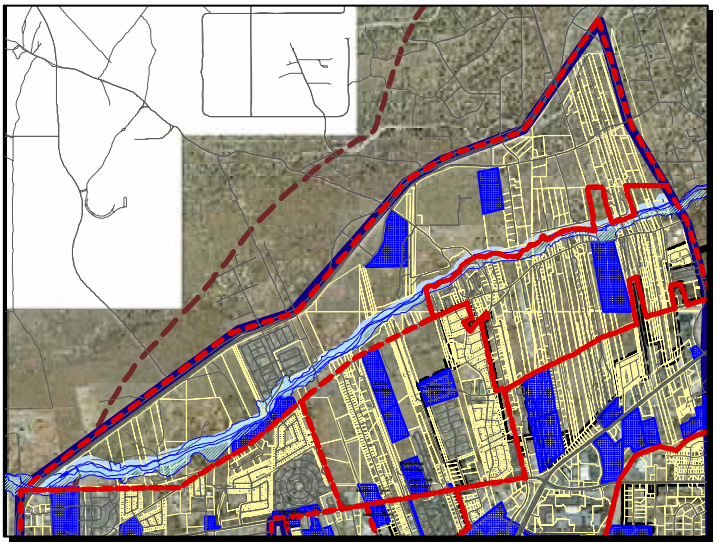
[1] The calculations exclude the Santa Fe River confluence contained within the Agua Fria THC.
[2] Principle 10 of the *Final Report* identifies the river as "an important landmark...that should be protected and easements created to provide residents with access to the river."

plan area remains predominantly undeveloped or, to a less extent, undevelopable due to right-of-way or floodplain. The present land uses tend to be founded within the river itself—ranging from gravel mining operations along the river to rural/traditional residential uses that radiate longitudinal and perpendicular to the river as a reflection of the past dependence on water for agricultural uses (see Map 2.6.2). These varying uses of land illustrate the "centerdness" that the river has provided to the people who have lived among it and the important role it continues to play today.



Map 2.6.2. Existing Land Use Patterns for the Area

There has been a developing "shift", however, towards a de-emphasis of uses related to the river itself. This is most apparent in recent residential urbanization patterns such as the Cottonwood Mobile Home Park where development has adopted a more suburban pattern that, in this example, de-emphasizes the natural or environmental setting. The adoption of more contemporary land use patterns is mostly the result of the extension of utilities north of the river. This trend is likely to continue based on current development application approvals and recent submittals (see Map 2.6.3), however, this trend remains dependent, for the most part, on the continued availability of municipal utilities to the area.



Map 2.6.3. Pending or Approved Future Development

The area that lies south of the river (and mostly north of Agua Fria Road) has developed in the more compact Agua Fria model form—rather than the long-lot traditional patterns of the north, it has taken on the patterns more related to Agua Fria Road and the Village itself. The patterns within this section of the plan area are a continuation from the Agua Fria Village and are desirable, unique and appropriate.[3]

[3] Principle 9 of the *Final Report* states that areas contiguous to the Santa Fe River should be developed with a similar pattern to that of the Agua Fria Village.

Activity Centers and Neighborhood Cores

The River Corridor is unique to other planning areas in that the principal activity center, the Santa Fe River, is a natural and historical landmark that serves the entire southwest sector of Santa Fe[4]. One of the ten principles within the *Final Report* calls for the creation of easements along the river for the purpose of public access and protection of the river as a valued natural resource. This topic was also one of the highest scoring community values tested in public review during the visioning process. This premise was again tested during the neighborhood workshops—with similar responses. There appeared to be an overwhelming belief that the river should be protected and be accessible to the community as a whole. The idea of a River Protection Zone (discussed under Future Land Uses, this section) was clearly the primary objective of the planning group.

Santa Fe River at the State Land Office Tract

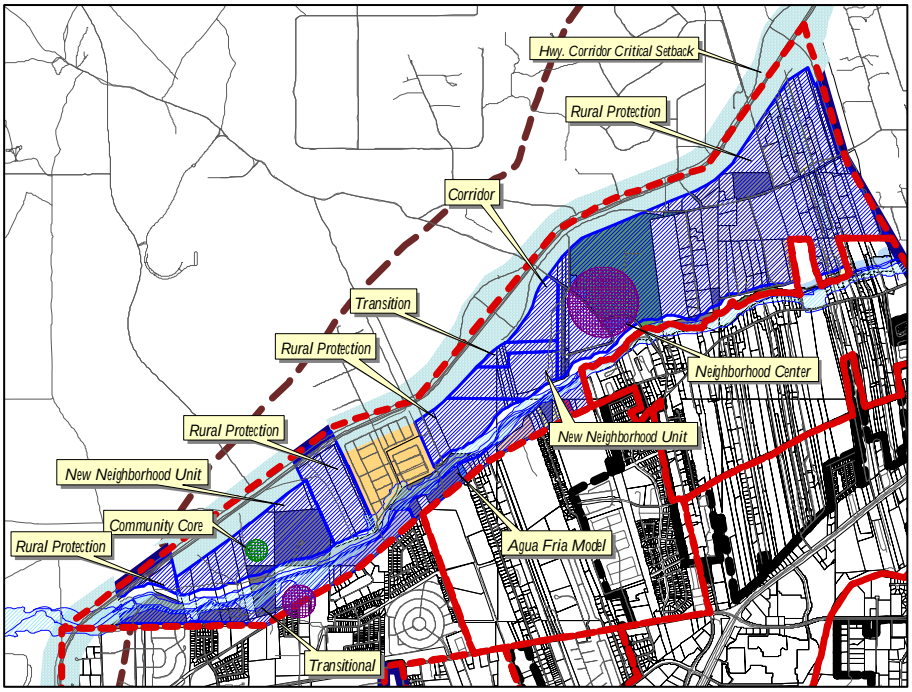
Another activity center for the area is the Santa Fe County Agua Fria Park. The park has recently been renovated and provides the largest percentage (65%) of active public park space for the Southwest Area. The park is located adjacent to the river, and is surrounded by a variety of institutional uses that create the area's only formal neighborhood center. Since neighborhood centers and cores are more common in developed and/or urban areas, the deficiency of centers or cores is not unexpected. Should future development occur, however, centers and cores should be incorporated as part of the creation of new neighborhoods. These centers should also be connected to the river through pedestrian trails and other public easements that would allow new neighborhoods to be connected to each other via the river trail spine.

Proposed Neighborhood Pattern Areas

Because of the vast acres of undeveloped lands, the planning participants have declared much of the plan area as future neighborhood pattern areas. These include all possible combinations of development patterns, including rural protection areas, corridors, transition, new neighborhood units and Agua Fria model areas (see Map 2.6.4).

[4] The exception is the relationship of the Arroyo de los Chamisos to the Southeastern Plan Area. It, too, serves as the major activity center for the plan unit, however, the Santa Fe River represents a cultural and historical center for the region as well as serving as a natural and environmental landmark. In both cases, providing public access and promoting these natural environs for recreational amenity will further promote their importance as regional activity centers. They will also both serve as two of the three major Santa Fe urban trail spines.

When the future typology (neighborhood pattern) areas were being developed for the *Final Report*, the area north of the river was referenced as areas most probable for rural protection designation.[5] The planning group opted to apply rural protection areas in two forms—those areas that represent a continuation of the Agua Fria (traditional, long-lot) forms directly north of the river and those areas that represent large vacant tracts of lands that have direct access to the river and that could be encouraged to develop in rural patterns that are similar or compatible with the Agua Fria model.



Map 2.6.4. Neighborhood Pattern Designations with the River Corridor Plan Area

The corridor and corresponding transitional uses coincide with an approved master plan development (the Village Center) for the center of the plan area. The group then "stepped back" the adjacent development patterns to include a new neighborhood unit.

Adjacent to the Cottonwood MHP, the planning group applied rural protection areas to encourage rural patterns where there was direct access to the river. Further west, the group then chose to apply the new neighborhood concept where existing residential densities are more in keeping with urban patterns and standards.[6] This would be in keeping with historical development trends of movement from south to north. In addition, the group expressed an interest in continuing and promoting the Agua Fria Model south of the river/north of Agua Fria Road to the Village boundary.

[5] This general observation was not meant to preclude other areas south of the river which may also be appropriate for designation. The Final Report also states that other areas may be suitable for rural protection depending on criteria such as natural or environmental features or other characteristics that would create a unique, rural setting.

[6] Urban development trends within the western quadrant of the Southwest Area has historically been a "south to north" direction. In other words, urbanization within the Southwest Area has been from south to north within the western section of the study boundary.

In summary, the overriding design for the variety of future neighborhood pattern designations would be to allow for continued urban development within the western quadrant, create rural protection areas within large vacant "pockets" as well as within the area north of the Village, provide for urban development in the center of the corridor where master plan approval is in place and future roads[7] have been planned and approved, and continue the Agua Fria Model pattern south of the River.

Future Land Uses

In keeping with the goal of protecting the Santa Fe River and providing for public access for all residents, the most significant future land use designation is the creation of a River Protection Zone. This concept was originally suggested within the *Final Report* as a development building block which included the following language:

> "Access to the river will require the creation of a River Protection Zone that would border the Santa Fe River and floodplain for a depth of 200 to 350 feet. "

In three of the four neighborhood workshops, different protection zone scenarios[8] were tested with respect to corridor depths, both on the north and south side of the river as well as different description language for the zone. After several renditions, the planning group has recommended a River Protection Zone that would include, at a minimum, the floodway itself (bank to bank), a 200-foot public access easement as measured from the northern floodway boundary on the north side of the river, and a required setback of 75 feet on the south side of the river as measured from the southern boundary of the river floodway. In most cases, the natural floodplain (using the City's most recent GIS data coverage for FIRMA) includes a 200 to 350 foot depth, so most of area slated for public access would fall within the floodplain, however, in no case shall the northern public access easement be less than 200 feet, irrespective of the floodplain width. The recommended setback along the southern bank has been suggested based on the location of current structures along the southern banks of the river.[9]

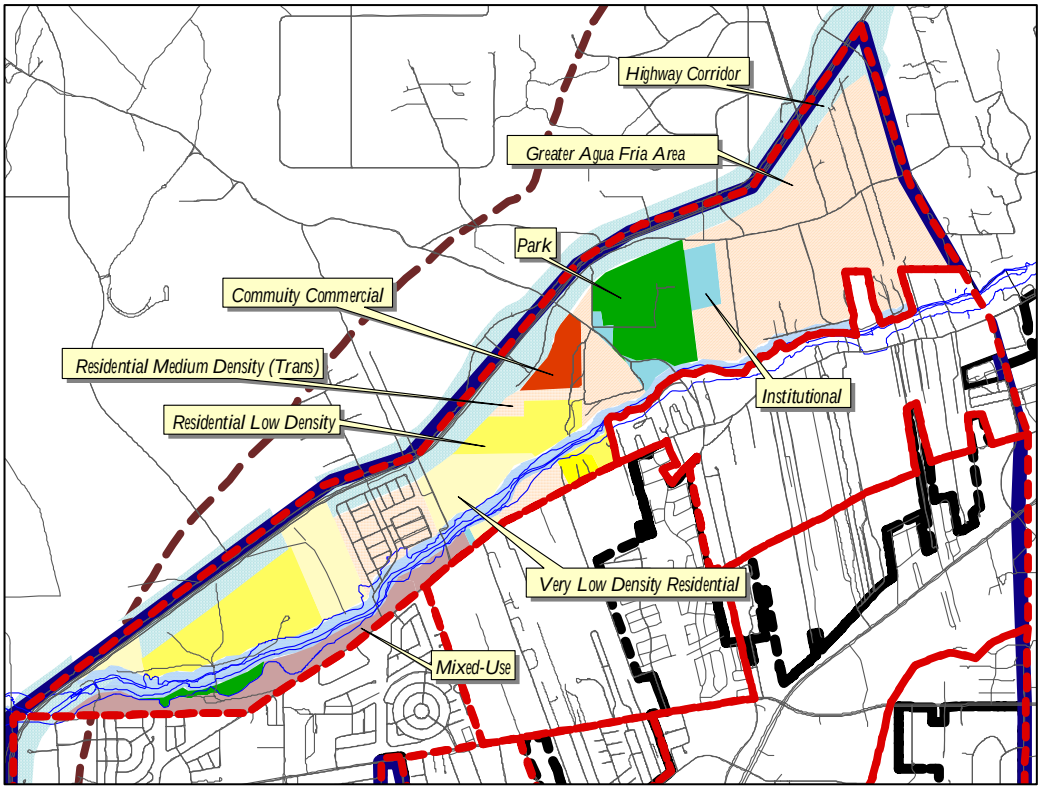
The recommended future land uses, based on the combination of present uses and future neighborhood pattern designations are illustrated in Map 2.6.5. It is suggested that the area directly north of the Agua Fria THC remain as the "Greater Agua Fria Area" designation to promote continuity of the patterns north and south of the river, as well as a recognition of the strong community identity to Agua Fria Village. The remaining areas designated as rural protection areas have been recommended as a "Residential Very Low Density" future land use designation since these areas are predominately vacant. In literal translation, the densities typically would not fall within the 1-3 du/ac, but rather somewhere within the 2.5 to 10 acres per dwelling unit range. The City's General Plan

[7] This is based on the ARTF Future Roads Plan that provides for convergence of CR62 and the South Meadows Extension near the designations.

[8] Different mapping techniques were incorporated, including matching aerial imagery with vector data to compare different setback scenarios. This made the zone more translatable to a "real world" scenario, where those boundaries might actually be located relative to an individual's property.

[9] Where current regulations are in place that governs structural setback requirements or dedication of public easement, the most restrictive regulations would prevail. The River Protection Zone, for purposes of this plan, is a recommended policy guideline. Until regulatory mechanisms are put in place to enforce these guidelines, they are to be considered a matter of policy. Dedication of public easement is also not intended to apply to developed properties. Dedication would only be required within the context of developing lands or the expansion of some use where dedication would be required. Again, this would have to be codified for it to be enforceable. Acquisition of public easements, however, is not subject to regulatory constraint.

provides no corresponding future land use category, which would accommodate this range of density, therefore, the most function classification was the designation suggested. Within the rural protection areas, the actual densities may develop below the 1 du/ac. threshold, particularly where urban services have not been or are not planned to be extended. In those cases, a much more typical rural density would be considered appropriate.



Map. 2.6.5. Proposed Future Land Uses for the River Corridor Plan Area

South of the river, the planning group applied a mixed-use designation to the majority of the lands along Agua Fria Road. This group believed that "Mixed-Use/Transitional" was the "best fit" for the uses that currently exist along the north side of Agua Fria Road, given many of the uses are currently a home-business operation or live/work type use. It also closely expressed the types of uses that have recently been approved for that area, including live/work art studios along the river.

Finally, members of the planning group, as well as several representatives from the Agua Fria community, have expressed an interest in exploring a possible rural protection ordinance for their area. Several participants stated that other communities in northern New Mexico have developed this type of regulation to protect rural, agricultural lands.

This type of land use control could be developed during the implementation/zoning revision process of the third phase of the master planning effort. It is expected that as the new neighborhood pattern areas are translated into development standards[10], a rural

[10] It is expected that these development standards would be applied as zoning overlay districts in addition to the underlying "conventional" zoning. A rural protection ordinance could theoretically serve as the zoning

protection ordinance could simultaneously serve as the type of regulatory standard for rural protection areas. It would ultimately be at the discretion of the governing body, however, as to the appropriateness of development of such an ordinance for their community.

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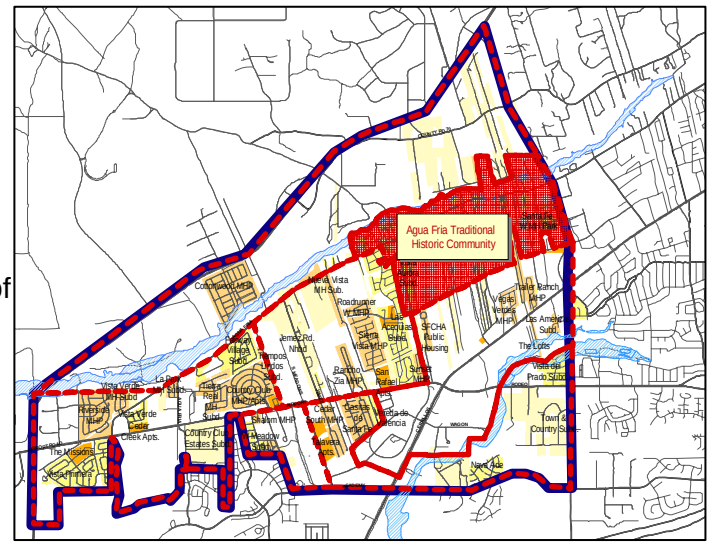
overlay for the rural protection areas. Other City zoning districts that would also need to be developed would include a mixed-use district and the neighborhood center district. The latter may be achieved by revising the current SC-1, Planned Shopping Center Zoning District to be in keeping with neighborhood-serving, contemporary retail development as well as the intent of this project.

Agua Fria Traditional Historic Community (THC)

Status of the Village of Agua Fria

The Village of Agua Fria represents the historical and cultural core of Santa Fe's southwest sector. During the early to mid-1990's, the Agua Fria Village responded to potential annexation by the City of Santa Fe through a state law which enables certain historic communities to be designated as Traditional Historic Communities (THC). This designation allows for communities to be excluded from the extraterritorial zone and extraterritorial zoning authority of a municipality and instead to be subject to the zoning jurisdiction of the county in which the greatest portion of the traditional historic community lies.[1] In addition, annexation of a THC can only be achieved through the petition or arbitration method upon request by a majority of the registered qualified voters within the THC.[2] The Santa Fe County Board of County Commissioners declared the Village of Agua Fria a Traditional Historic Community through Ordinance 1995-8. The boundary for the THC was amended via Santa Fe County Ordinance No. 1996-16.[3]



Map 2.7.1 Agua Fria Traditional Historic Community

Agua Fria Traditional Community

The Village of Agua Fria is also designated as a Traditional Community (TC) in the Santa Fe County Land Development Code. The Traditional Community concept was devised to identify areas in the County which already had densities higher than the hydrologic studies that the 1980 General Plan allowed. Traditional Communities were established to convey that resources, especially water, were limited and that the boundaries should not be expanded without regard for these

During the workshops, the San Ysidro Church was often referred to as the heart of the Community

[1] See NM Stat. Ann. 1978, §3-21-1.E.
[2] See NM Stat. Ann. 1978, §3-7-1.1.
[3] Ordinance 1996-16 allows owners of property outside of but contiguous to the boundaries of the THC to request inclusion into THC.

limitations. Upon designation as either a TC or a THC, the County Commission may appoint a local development review committee consisting of business owners, property owners, and/or residents of that community. The committee is a development review body with limited legal authority regarding platting, zoning and subdivision regulations. The committee has recommendation authority to the Board of County Commissioners with regard to variances, plats, master plans and zoning. The Board of County Commissioners established the Agua Fria Community Development Review Committee in 1996. Additionally, as a Traditional Community, the Village of Agua Fria may approach the Board of County Commissioners to begin a community plan.

Community Planning Process

Santa Fe County adopted a Community Planning Program in Article XIII of the Land Development Code through Santa Fe County Ordinance 1998-5.[4] The intent of community planning is to encourage and assist communities to organize themselves and identify both problems and solutions within their community. It is also intended to create a process whereby community members and the County jointly learn and document how development and growth both impact and can be directed to benefit individual communities within the context of and according to the principles of the County Growth Management Plan (GMP).

The community planning ordinance mandates that communities first create a Planning Committee recognized by the Board of County Commissioners, publicize the process, and address specific issues such as transportation and water. The process also recommends that the planning committee make decisions based on consensus, not majority voting. Zoning in the Village of Agua Fria may be altered if a Community Plan is developed and adopted using the County's Community Planning process. Thus, the Village of Agua Fria may create a Community Plan to guide and direct growth and future land uses in accordance with the Santa Fe County Community Planning Ordinance. The Village of Agua Fria has not, as of the date of this report, developed a Community Plan.[5]

Relationship to the Southwest Area Master Planning Process

Because the Village of Agua Fria is under the jurisdiction of Santa Fe County's Land Development Code, it is not the intent nor is it the purpose of the SWAP process to suggest or impose land use guidelines for the area. The difficulty herein lies in the fact that the area that is subject to the master planning process completely envelops the THC and has the potential of greatly impacting (both positively and negatively) the community as a whole. It is for this reason that the Village of Agua Fria has been asked to participate and provide constructive comment on the master plan as a whole *as it relates to the Village itself*.

[4] The Community Planning Ordinance was revised to refine and clarify the planning process through Ordinance 2002- 3.

[5] Initiation of a Community Plan has been discussed at several of the neighborhood workshops. There has also been some discussion that the process be accomplished through a joint city/county program since the Village of Agua Fria community bears a strong relationship to both jurisdictions.

This process is not intended to allow one planning area to raise or question the neighborhood vision of another—it simply allows the Village of Agua Fria community to respond to perceived impacts and define a list of priority statements and recommendations as to how the Village can further protect its own unique integrity and how to best respond proactively to future growth. These statements will then become the community's contribution to this process and will be incorporated as part of the neighborhood-planning chapter.

In restating this process, the concept is to provide an opportunity for Village of Agua Fria residents to express their perceptions of future growth and how it will ultimately affect their community. It further allows community members the opportunity to provide a series of action statements in how best to manage future growth impacts within their own regulatory framework.

In preparation for their final workshop, community members of the Village of Agua Fria[6] were asked to review a preliminary draft of the master plan, including the other six neighborhood plans. The participants were asked to consider three related questions as part of that review and for more detailed discussion at the workshop:

1) What types of positive impacts, specific to the Agua Fria Traditional Historic Community and Traditional Community status, may result from implementation of the Master Plan? What types of further planning, regulation or controls would need to be created in order to realize those results?

2) Conversely, what types of negative impacts may result or be expected? What types of tools or mechanisms need to be created or implemented for the Village of Agua Fria in order to effectively mitigate those impacts?

3) If the Village of Agua Fria were to prioritize a list of implementation methods (including but not limited to those listed above), in what order would they best be applied? What actions does the Village perceive are necessary in order to protect the cultural and historical integrity of the Community itself?

Community Impacts, Prioritization and Action Statements

Property owners and residents of Agua Fria Village met to discuss the aforementioned questions over the course of two worksessions. Although the participants chose to deviate to some degree from the questions that had been posed to them earlier, several key themes emerged or were repeatedly referenced as part of those discussions.

The first worksession was intended to focus on both the positive and negative impacts that the Village perceived would result from adoption and implementation of the plan. The results included the following observations:

Possible Positive Impacts from a Plan for the Area:

- Planning process could provide the following benefits:

[6] Participation includes representation from the Agua Fria Village Association as well as the Agua Fria Development Review Committee.

- Offer greater balance between what the community wants and what it needs for the future.
- Help plan for and monitor future road and circulation patterns and related issues.
- Provide community self-determination.
- Establish criteria for appropriate zoning (land use compatibility).

➢ A plan could provide for (small) connections between neighborhoods.

➢ A plan could create open space, both through preservation/protection of lands and preservation of long-lot semi-rural patterns.

➢ A plan could establish and communicate the *Agua Fria Community Identity* [emphasis added].

- Re-establish the importance of the El Camino Real and its relationship to the Village and the Santa Fe River.
- Create and build upon a river theme, such as a park and trail.
- Provide public access to the river as a recreational amenity.
- Restore the river through:
  - ♦ Continued COLTPAC acquisitions along the river.
  - ♦ "Cleanup" the mining areas and illegal dumping.
  - ♦ Address infrastructure and utility problems along the river, such as drainage/bank stabilization, exposed pipes, crossings and power lines.

Several concerns were also raised in relation to the planning process or the consequences of adopting an area plan. These included:

➢ Concern regarding the disconnect between a plan and its stated intent and its implementation and interpretation.

➢ Need for better communication between jurisdictions and departments so that the intent of the plan is carried forward.

➢ Need for carrying out a plan as was intended. There was expressed interest in establishing guidelines for plan amendments, both for creating a review process and who would consider the amendments. Some type of oversight body should follow plan implementation.

➢ Clear conveyance of the intent—there was expressed interest is assuring that the intent of a plan is clearly conveyed so that changes could be judged in accordance irrespective of time or changes to recommending and elected bodies.

Several specific issues were raised about the planning process in general. These included the need for *coordination between jurisdictions, reconsideration of the boundary of the current THC, need for rural protection, desire for broader community involvement by the Village, need for a comprehensive community area plan for the Village, and interest in providing some kind of land use transition between the rural patterns and the urban areas.*

The second workshop was intended to expand the discussion and move toward goal setting and prioritization. Although the participants did not formally prioritize goals for future planning for the community, there were clearly some recurring themes in that discussion. These are not necessarily listed in order of importance, but rather reflect the issues or goals that seemed to be the most widely accepted in that group.

- *The need to establish a clear Agua Fria community identity.* This was probably the most articulated goal from the two worksessions. There was also an expressed interest in accomplishing this goal through a community area planning process for the Village area.

- *The need to revisit and/or reaffirm the current THC boundaries*. In wake of the annexation discussions of the Southwest Area, there has been increasing pressure by property owners and residents within the greater Agua Fria community to re-verify that the current THC boundaries are representative of their community. There was also recognition of the immediacy to do so in light of the pending annexation process.

- *The desire for rural protection*. There was some consensus among the participants regarding the idea of rural protection and possibly a rural protection ordinance, however, there were differing opinions as to what type of protection was needed. There were some participants who felt that vacant lands should be protected as open space, some who felt that rural densities should be encourage/protected, and others who felt that culture and heritage should be protected[7]. In other words, there was a difference in how "rural" was defined and perceived. Some equated the idea of rural to density—some to land patterns. Despite the differing viewpoints, there was general agreement that Agua Fria needed some type of protection from encroaching urbanization. In conjunction, there was also need for some type of separation or compatibility standards where the Village and urban lands were to abut one another.

- *There were continued concerns over the effects of continued urbanization on the Village as a whole*. If some areas north of the river and along Agua Fria Road and Rufina Street were to develop at urban patterns and densities, how would they affect community identity and lifestyles? How can two competing patterns exist together without compromising either? How would further urbanization affect existing infrastructure including water and roads? How would urbanization affect their current quality of life?

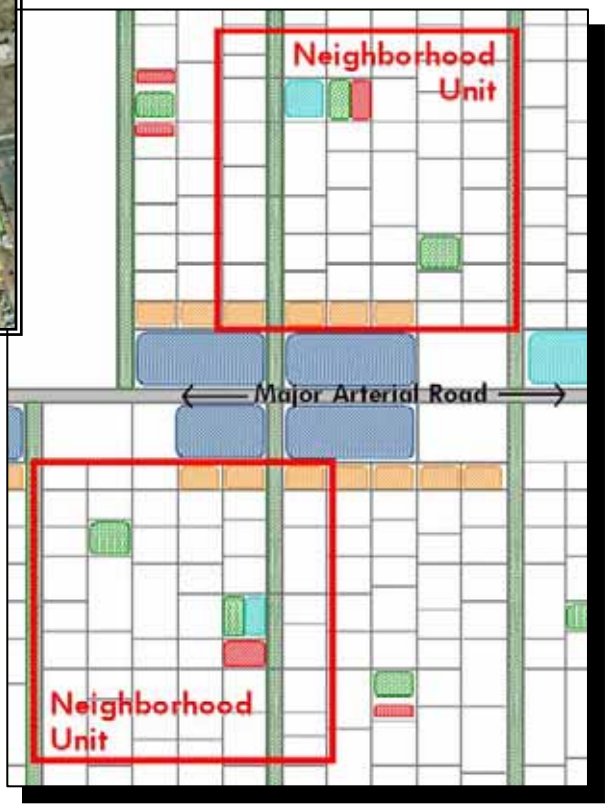
Although this master planning process was not intended to be a community area planning process for the Agua Fria community, the discussions that have taken place with the Village thus far have articulated the need and desire for their own community area plan. There seems to be general acceptance of this need as well. There is also consensus that the historical and cultural identity of the Agua Fria community needs to be defined as it is today, and there needs to be some guidance as to what it should be tomorrow. Once this is clearly understood, then there needs to be movement to preserving its integrity.

It is anticipated that the Agua Fria community will soon undertake discussions with the County as to when and how a community area plan shall be conducted, as well as the THC boundary issue. Although this master plan does not include a community area plan for the Village itself, it is believed that the dialogue that has begun in response to this

[7] This was particular to the ability to convey land through family transfer and the continual subdivision of lands through the family. This view was more closely linked to land patterns than density.

process will lead to furthering community identity and preservation and protection of the Village in the future.

Chapter 3
Framework for Future Neighborhood Development Patterns



Framework for Future Neighborhood Development Patterns

Chapter 3 is intended to "connect" the ideals, patterns and design concepts contained within the *SW Area Final Report* to the future development patterns of the master plan. The design guidelines of the *Final Report*, referred to originally as "the typology framework for future development", are presented in a broad and conceptual manner. In the master plan, these concepts are expanded and detailed as to intent and function. They are also now referred to as "neighborhood development patterns or models". These models are the essential building block for applying future development.

This chapter details these development models, including residential patterns for new neighborhood units and the Agua Fria patterns, corridor (commercial), transitional and rural protection areas. The descriptions provide further detail as to how these models might look, be applied and how they may function. This part of the master plan is also the most technical, therefore, it may be useful to cross-reference their actual applications within the neighborhood plans to fully understand their function and role for future development patterns.

Future Residential Development Areas

Existing Residential Development Patterns

Presently within the Southwest Planning Area, there are two predominant residential development patterns, the suburban-style and the traditional, long-lot patterns. The suburban-style subdivisions are characterized by their uniform lot sizes, curvilinear and/or cul-de-sac street configurations, restricted access and single-use residential profile. The traditional patterns are notably different. The lots tend to be much greater in depth proportionally than in width, they are positioned in a strong north/south orientation, they often contain a myriad of uses ranging from residential to agricultural to live-work, and in later forms, have further subdivided to take on an east/west pattern. The earlier patterns were derived in accordance with the need for access to water and location to roads. As families continued to expand, the lands were further subdivided longitudinally, forming the north/south, long-lot configurations. In later years, as there was lesser dependence on surface water from the rivers and acequias, the long lots then began to subdivide laterally, creating the east/west patterns. Both of these traditional patterns are referred to as the Agua Fria development models.

New Neighborhood Unit Areas

The new neighborhood unit areas [Exhibit 3.1.1] will introduce a third residential development pattern to the Southwest Planning Area. The new neighborhood unit, as described in the *Final Report*, represents a development guideline for new residential development.[1] The following provides an overview of these guidelines:

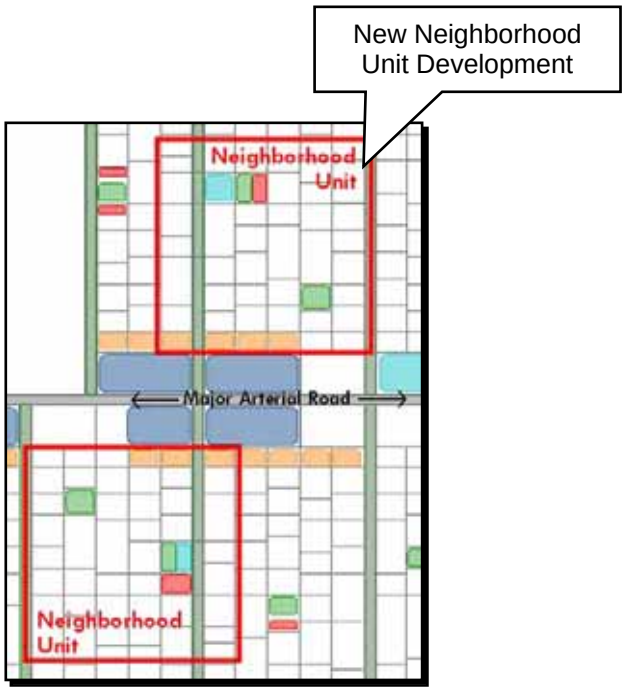


Exhibit 3.1.1. Schematic of a New Neighborhood Unit

The *new neighborhoods are intended to be walkable*—they should have a strong pedestrian orientation both in street design and connections. Formal sidewalks and/or informal walking paths should be integrated into any street design based on street width, location and desired setting.

The new neighborhoods should be connected within itself and to other future and existing neighborhoods. There should be a stronger north-south emphasis on connectivity (Exhibit 3.1.2). These are intended to create long vistas that will frame and define the neighborhood. They should incorporate

[1] As with all of the neighborhood pattern models, the intent is to translate these development guidelines into development standards and applied as zoning overlays within the designated new neighborhood pattern areas.

traffic calming measures to ensure pedestrian safety. East-west connections are intended to be narrower and laid out in a discontinuous, broken pattern in order to discourage cut-through traffic.

New neighborhoods should contain a neighborhood core or center. What constitutes that core or center would be largely dependent on the size of the new neighborhood.[2] These should include, at a minimum, some type of active public space, most notably a developed park or public plaza. Some type of institutional or civic use, such as a church, library, post office or school, is also strongly encouraged where appropriate. Additional parks and open space should be required based on some percentage of developable area.[3]

Exhibit 3.1.2. Concept Overlay of a New Neighborhood with Suggested Design Elements

New neighborhoods should contain a variety of lot sizes and building styles to promote economic diversity, affordability and an inclusive community. Lot sizes should range between 3,000 to 5,000 square feet[4] where larger lots would be considered in order to achieve desired densities. Blocks sizes should also vary in order to weave new development into the surrounding urban fabric. Building styles should also vary to promote affordability, allow for people of diverse incomes and encourage the continued practice of owner-built structures.

Finally, *new neighborhoods should be connected to adjacent commercial areas* (or within easy walking or driving distance (see Corridor Development Areas). They should also be joined to commercial through intermediate scaled buildings and

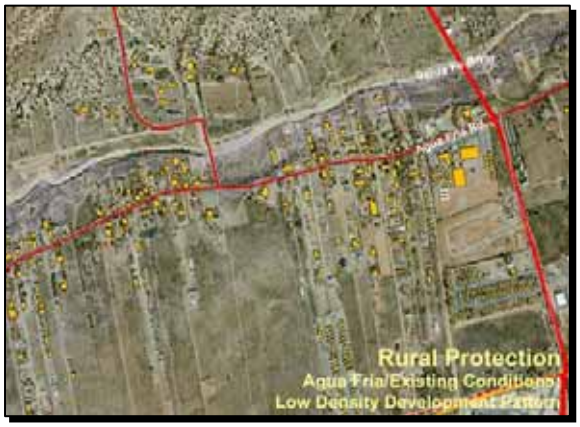
[2] There is a recognized sustainable population threshold necessary in order to ensure viability of certain uses, particularly neighborhood retail. This is why what constitutes a neighborhood is partly defined by the size and density of the neighborhood.
[3] The recently adopted City of Santa Fe Parks, Open Space Trails, and Recreation Master Plan suggests fifteen acres of dedicated parks per 1000 persons. There are also general breakdowns by park type within those fifteen acres.
[4] See Chapter 2, Section 3, Southcentral Neighborhood Plan Area for expressed exceptions.

transitional uses (see Transitional Development Areas) such as live/work units or other intermediary uses.

Agua Fria Development Models

As described previously, the Agua Fria Models are derivations of the same urban form. Both forms are common in the Southwest Plan Area as well as in other parts of Santa Fe. Many of these original forms remain intact today, and are the predominate feature in several of the neighborhood planning areas. These forms continue to reflect Santa Fe's rich cultural heritage. These original development patterns are what make Santa Fe truly unique and should be recognized as a resource that should be valued and preserved.[5]

The original form is the traditional, long-lot pattern commonly found along Santa Fe waterways and acequias. Over time, the practice of longitudinal lot division began to decrease (often when the lots became so narrow that they could no longer be split in length) and was gradually replaced by the lateral lot division. Lateral lot splits occurred either slowly through generations of family land transfer or at one time for the purpose of selling off the land[6]. Several of the single-road subdivisions within the Southwest Area are demonstrations of the latter practice. Both the north/south, longitudinal patterns and the east/west lateral patterns are common throughout the Southwest Planning Area. The primary difference between the two is that the original patterns retain much of their rural character and density, the later patterns favor greater urban densities.



Agua Fria Development Model

For areas where the patterns remain intact and where the practice of lot splits through family transfer continue, the Agua Fria development models should be encouraged and protected. Within the neighborhood plans, there was a direct acknowledgement of these existing patterns--they were often designated as Agua Fria Model Areas as recognition of the continuing patterns. Along the Santa Fe River, areas designated as rural protection areas (see following section on Rural Protection Areas) are intended to specifically encourage the continuation of these patterns in their original forms. The intent and clear purpose is to protect the integrity

[5] This is Principle 9 in the *Final Report*.
[6] Even though the subdivision of land may have occurred at once or in several stages, the development of the lots was often over a longer period of time. The lots were often seller-financed, whereby the houses were built by the owner as funds were available. Owner-built structures are common in the Southwest Area because of these land transfer practices. Most recently, manufactured housing has begun to replace the practice of owner-built structures within the area.

of the Agua Fria area and see that those forms are not overcome by increasing development pressure.[7]

[7] The one exception here is south of Rufina Street to Cerrillos Road. There has been a long-standing debate over appropriate development of the area. The primary difference for this area is that much of the lands south of Rufina Street are vacant lands. Extension of Rufina Street has also created a clear boundary transition between the Village and the Cerrillos Road corridor development. Treatment of this area is covered under the Cerrillos Road Corridor Plan Area.

Corridor Development Areas

New corridor developments (Exhibit 3.2.1) are intended to be community focused rather than regional[1]. They should at a community scale and character that would relate and integrate with existing and future neighborhoods. New commercial development should not be concentrated on a single large-scale area, but rather dispersed and interrupted to retain a neighborhood scale. Where commercial areas redevelop over time, every attempt should be made to conform to the new commercial development standards.

Through the neighborhood planning process, potential future commercial areas were identified by comparing existing vacant lands, existing and future transportation systems, current uses and approved (but not built) commercial nodes. What became evident fairly early in the process was that there were perceptual differences at to what should constitute neighborhood-serving commercial within the different planning areas. Four distinct corridors also emerged from the process--the Cerrillos, Airport, Rodeo and Agua Fria Road Corridors.

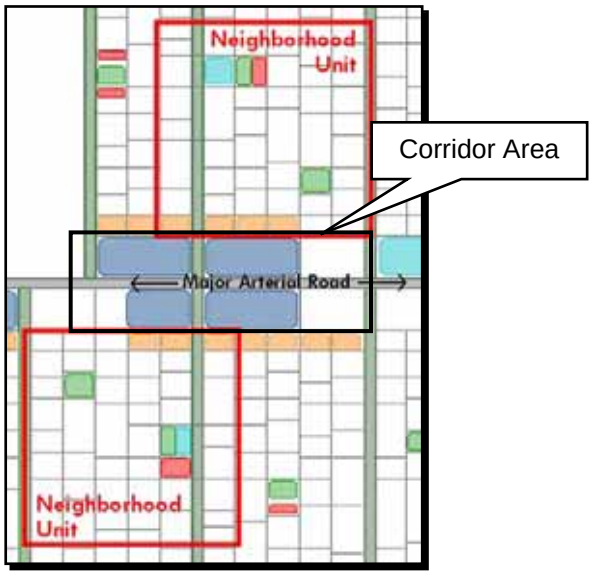


Exhibit 3.2.1. Schematic of a Corridor Development Area

The Cerrillos Road Corridor is clearly the most use intense commercial corridor. One of the three identified regional commercial nodes is contained within the corridor as well as smaller "strip" retail centers and community commercial services and retailing. The corridor includes a majority of Santa Fe's "big box" retail outlets.

Cerrillos Road Corridor

Airport Road Corridor

The vision for the Airport Road area as described within the *Final Report* proved consistent with the translation of scale and the types of desired uses identified within the

[1] Corridor development areas as described in the *Final Report* under "Chapter 6. A Policy Framework for Santa Fe".

neighborhood planning process. There was a strong consensus that commercial areas, including both retail and service related uses, were desirable, however, they should be limited to a neighborhood and pedestrian orientation. There was also consensus that Airport Road should not become a "canyon" of strip commercial, but rather commercial should be interspersed and located near major intersections or other areas that may be appropriate with adjacent existing uses. There was also agreement that future uses need to be expanded to include office, institutional and more service-oriented commercial.

Although Rodeo and Airport Roads are the east and west extension of the same arterial (changing at Cerrillos Road) they have taken on different characteristics. This is in part due to different surrounding development patterns over that have occurred over time. Another unique characteristic of the Rodeo Road Corridor is that the pattern and intensities are dramatically different along the north and south sides of the arterial east of Zafrano Drive. The north side is distinctly urban—the south is a collection of adaptive reuses (formerly residential) of small business or offices.

Rodeo Road

Agua Fria Road

Finally, Agua Fria Road represents the fourth (and primarily minor) corridor area. For purposes of this plan, the Agua Fria Road is not treated as a true corridor, however, it does possess commercial and residential integration, so it has been included here as a point of discussion. There is also one conventional commercial and two neighborhood centers identified on the south side of the road, therefore, the corridor designation is necessary in order to impose future design standards to those areas. The majority of Agua Fria Road is treated as it remains in its original organic forms, which are the preferred forms and patterns for the area. In conjunction, many of the land uses along Agua Fria Road, particularly on the north side, continue to be mixed-use or live/work.

Intensity, scale and depth within the four corridors can be classified as either community or neighborhood serving. The Cerrillos Road Corridor has historically developed with a community-orientation[2], because the retail and service-related uses generally serve the

[2] It should be noted that recent development trends have been challenging this long-held practice. As the single-structure "big box" retailing continues to replace the strip shopping centers, there is pressure to extend the established 600-foot corridor depth to, in some instances, up to 1300 feet. This is also includes increasing the retail square footage, in some cases, to nearly 200,000 square feet within a single development project. The type of scaling, massing and market service area resulting from this increase is no longer community-oriented but clearly regional. There is an increasing need within the General Plan as

entire Santa Fe area. The corridor depth also has historically developed within a 600 to 700-foot depth as demonstrated by the General Plan as well as the companion C2-General Commercial zoning. The General Plan has established a Cerrillos Road Redevelopment Corridor (shown as approximately 600 feet in depth) that calls for development of modern development standards for the corridor, including a reassessment of appropriate uses that would promote a mixing of uses to de-emphasize the standard strip retail profile. The exception to the actual corridor depth is at the *regional* commercial node—located on the *east side* of the Cerrillos and Rodeo Road intersections where the corridor shifts to a nodal radius averaging 2300 feet, extending to 3300 feet in depth. In general, regional commercial (including uses, scaling and massing) should be considered appropriate only within this node. This would include big box retail that is intended to serve the larger regional markets of northern New Mexico. Within the remaining corridor-designated areas, commercial should remain at a community scale and use intensity.

The second corridor classification refers to neighborhood-oriented commercial. This would include the Airport and Rodeo Roads and, to a lesser extent, Agua Fria Road. The corridor depths within these areas tend to vary because of random development patterns, but as a general rule, the following average depths can be used to describe each corridor; 1) Airport Road with an average of range of 200 to 350 feet, 2) Rodeo Road with an average range of 200 to 400 feet and 3) Agua Fria Road where the corridor depths are dictated by distance to the Santa Fe River. In contrast to the Cerrillos Road Corridor, these corridors are narrower, they are more randomly developed, and are greatly reduced in use intensity. The corridors should include uses that directly serve the neighborhoods to which they are connected. They should also be of a size and scale and orientation that relates to the neighborhoods—they should also be pedestrian friendly rather than automobile-oriented[3] (see Exhibit 3.2.2). In addition, the scale should be reduced to strengthen the neighborhood relationship.

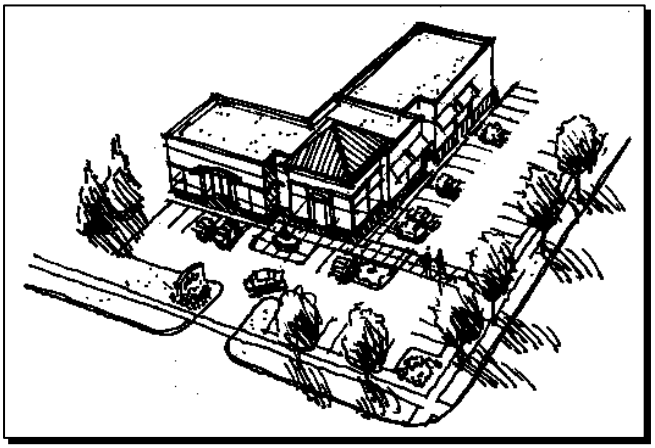


Exhibit 3.2.2. Example of a type of Neighborhood Center (Town of Parker, CO—Master Plan)

In all cases, transitional areas should companion any corridor designation in order to protect and relate commercial and residential areas. The composite future land use map

well as within the City's Land Development Code to make clear distinction between these types of development patterns.

[3] As an example of pedestrian-orientation, a "sit down" dining establishment would be preferred to drive-through fast food restaurants. As an example of scale, a neighborhood grocery would typically be less than 50,000 square feet. This also reaffirms some of the principles within the *Final Report*.

(Chapter 4, Section 1) incorporates transitional areas at nearly every corridor designation.[4]

Alternative design elements for corridor areas are illustrated on Exhibits 3.2.3 and 3.2.4.

Exhibits 3.2.3 and 3.2.4. Alternative design elements for corridor and transitional areas

As in both examples, the buildings are pulled forward to the street with the parking nested internally within each center. Alternative #1 illustrates shared internal parking between the corridor and transition areas, with complete building frontage along the arterial. Primary access is provided between the transitional uses and the residential areas.

Alternative #2 incorporates only a partial building frontage closure and allows the transition and the corridor areas to be separated by a local or sub-collector street. These are suggested design *guidelines*—they will have to be translated into design *standards* as zoning overlays in order to apply them as code. The appropriate alternative or combination of alternatives should also be also addressed for each corridor area as these guidelines are converted to standards.

[4] Transitional areas were applied where it was possible to do so. In several examples, however, commercial areas were already adjacent to residential areas. Where these areas exist, should redevelopment occur in the future, an attempt should be made to provide added buffering to the adjacent residential to minimize future impacts.

Transitional Development Areas

The transitional development areas (Exhibit 3.3.1.) are intended to link commercial areas located along major arterials to nearby neighborhoods through intermediate scale buildings[1], land use intensity and innovative design. One of the primary tasks of the neighborhood planning workshops was to identify where 1) new corridor and neighborhood unit development should occur and how those areas would be unified through transitional uses and 2) existing land use conditions would warrant added transitioning to provide adequate buffering to existing residential areas.

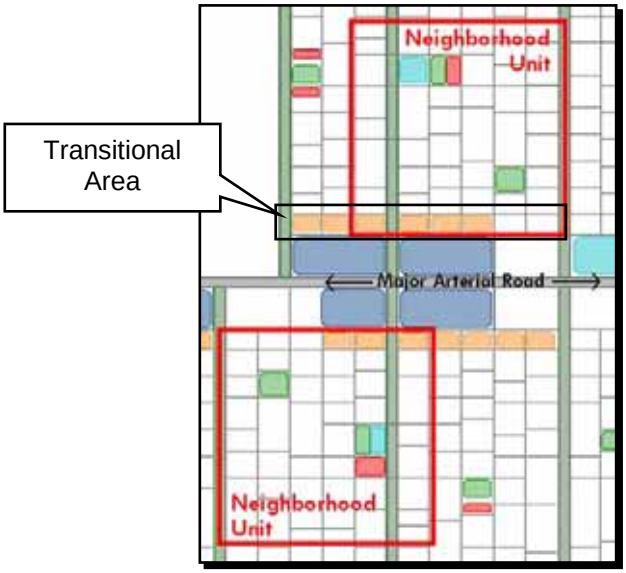


Exhibit 3.3.1. Schematic of a Transitional Development Area

The *Final Report* identifies live/work units as one type of appropriate transitional use. Most of the neighborhood groups expressed some concern that live/work units only might be too limiting. Therefore, each of the neighborhood planning groups was asked to develop a list of other possible uses that they would consider appropriate for transitional areas within their neighborhood. There was also some consideration for appropriate building height and scale within these transitional areas. Through the neighborhood planning process, two transitional applications have been developed—one for the Cerrillos Road Corridor and the other for the Airport/Rodeo Road Corridor that could also be expanded to include new development areas on the south side of Agua Fria Road.

The existing land use intensity and building scale vary significantly between Cerrillos and Airport Roads.[2] Within the planning boundary, the study area segment of Cerrillos Road is dominated by either regional retail malls or large scale, single-use retailers that tend to serve a larger regional market. Airport Road, in contrast, has

[1] Based on Principle 7 of the *Final Report*.
[2] As noted in Principle 6 of the Final Report, there is a strong desire to avoid a repetition of the large scale, single-use development pattern that prevails along Cerrillos Road.

developed at a scale more in keeping with neighborhood or community. In addition, much of the immediate arterial frontage along Cerrillos Road is already developed, however, there are a considerable number of tracts that remain undeveloped along the Airport Road corridor.

Because of the differences in these patterns, the neighborhood planning groups created two types of transitional areas –one for each of the corridors. First, the Cerrillos Road Corridor would require two "tiers" of transition[3] since the "step back" from intense regional retail to residential would be fairly dramatic. The intermediate transitioning would apply to both buildings scale and mass and well as land use intensity. As an example[4] of intermediate building scaling, the C-2, General Commercial Zoning District, which is the most widely applied zoning along Cerrillos Road, allows for a building height maximum of forty-five feet (45'). In contrast, a "hypothetical" new neighborhood unit area zoned as R1-R5 under the City's zoning regulations would allow for a maximum height not to exceed twenty-four feet (24'), requiring a twenty-one foot (21') step down in height reduction that would have to occur within the transitional areas. This could be accomplished by establishing a height limitation within the first transitional area of thirty-five feet (35') that would be further reduced to twenty-four feet in the transitional two area. Land use intensity reduction is based on similar theory. A comparable example might include the following scenario; within the corridor area (assuming C2 zoning) there might be grocery and office supply anchors with smaller ancillary retail/service establishments. Within transition area one, there might be a post office or other public facilities and a medical clinic. Transition two might then contain professional /medical offices in combination with live/work units.

Since land use intensities within the Airport Road corridor are sigficantly lower than in the Cerrillos Road corridor, only one transitional area would be required. In developing a list of appropriate uses for the corridor areas, the uses that were suggested for transition area two within the Cerrillos Road corridor closely mirrored the uses that were deemed appropriate for the Airport Road corridor. In addition, any land uses included in the transition two area could be applied within transition area one.

Based on input from the neighborhood planning units, the following land uses have either been suggested or considered appropriate for each of the transition types. These uses are proposed recommendations that should be taken into consideration when zoning districts are applied or are created. These lists are not intended to be all inclusive—the application of zoning, whether it be under the City of Santa Fe's Chapter 14, the Extraterritorial Zoning Ordinance or the Santa Fe County Land Development Code, will ultimately define what uses are permitted or prohibited in each case.

<u>Transition Area One:</u>

[3] For further details on the Transition #1 and #2 development areas, see the Cerrillos Road Corridor Plan Area section.
[4] For illustration purposes only. The development standards applied through zoning will dictate building height, setbacks, etc.…

- Live/work units
- Medical offices
- Apothecary or drug stores[5]
- Professional or other business-related offices
- Public facilities such as post offices, public safety stations, libraries and schools/educational centers
- Institutional uses such as medical clinics, nursing homes, museums, churches, private secondary schools, training centers
- High and medium density residential[6] and assisted living centers (not to exceed two stories where abutting existing or proposed residential)
- *Smaller local-serving retail or service establishments* such as local office suppliers, dry cleaning, coffee shops, copy centers, neighborhood bookstores
- "Sit-down" eating establishments or restaurants
- Small animal veterinary centers or pet supply centers (no outdoor boarding where adjacent to existing or proposed residential)
- Day care facilities
- Plazas and public amenities, open space, parkland
- Plant nurseries (where building scale and footprint are compatible to adjacent transitional uses)
- Banking and ATM facilities (limited number of drive-through bays)
- Arts and crafts galleries, studios, or shops (of appropriate neighborhood scale)
- Beauty and/or barber shops
- Public utility substations
- Limited service motels/hotels that are not directly adjacent to existing or proposed residential areas

<u>Transition Area Two, Airport Road Transitional Areas, Mixed-use Development:</u>

- Live/work units
- Medical and professional offices (office building height should be compatible to neighboring residential)
- Professional or other business-related offices
- Public facilities such as post offices, public safety stations, libraries and schools/educational centers (that do not take primary access through residential areas)
- Institutional uses such as *small* medical clinics, nursing homes, museums, churches, private elementary schools
- Medium density residential[7] and assisted living centers that are compatible in scale to adjacent residential
- "Sit-down" eating establishments or restaurants

[5] Since these uses are intended as more neighborhood-oriented services, it was recommended that drugs stores and other retail establishments not be permitted to include package liquor sales as part of the primary or ancillary use.

[6] High and medium density residential should be considered on a case-by-case basis since there are site specific compatibility issues that may need to be addressed. This would apply within either the transition one or two areas.

[7] See footnote #6. High density residential may be also appropriate *within the Cerrillos Road Corridor* where there is additional buffering (such as natural environmental features, parks or open space) to adjacent lower density residential.

- Day care facilities
- Plazas and public amenities, open space, parkland
- Arts and crafts galleries or studios
- Beauty and/or barber shops
- Bed and breakfast inns

In order to accommodate transitional land use patterns within the City General Plan, it will be necessary to create a new future land use classification[8]. It is recommended that this new designation be combined with the proposed mixed-use future land use designation since they share common patterns, uses and purpose. They both are intended to create a self-contained, interactive place that encourages internal and external connections, land use relationships and walkability. In the case of mixed-use, the combination of residential/non-residential uses would occur within the same project site. In contrast, the transitional area may be limited to a single-use project, but when combined with the adjacent commercial and residential, would function as a multi-use project.

Although it is not defined as a neighborhood pattern designation, the application of a mixed-use future land use designation is being applied exten-

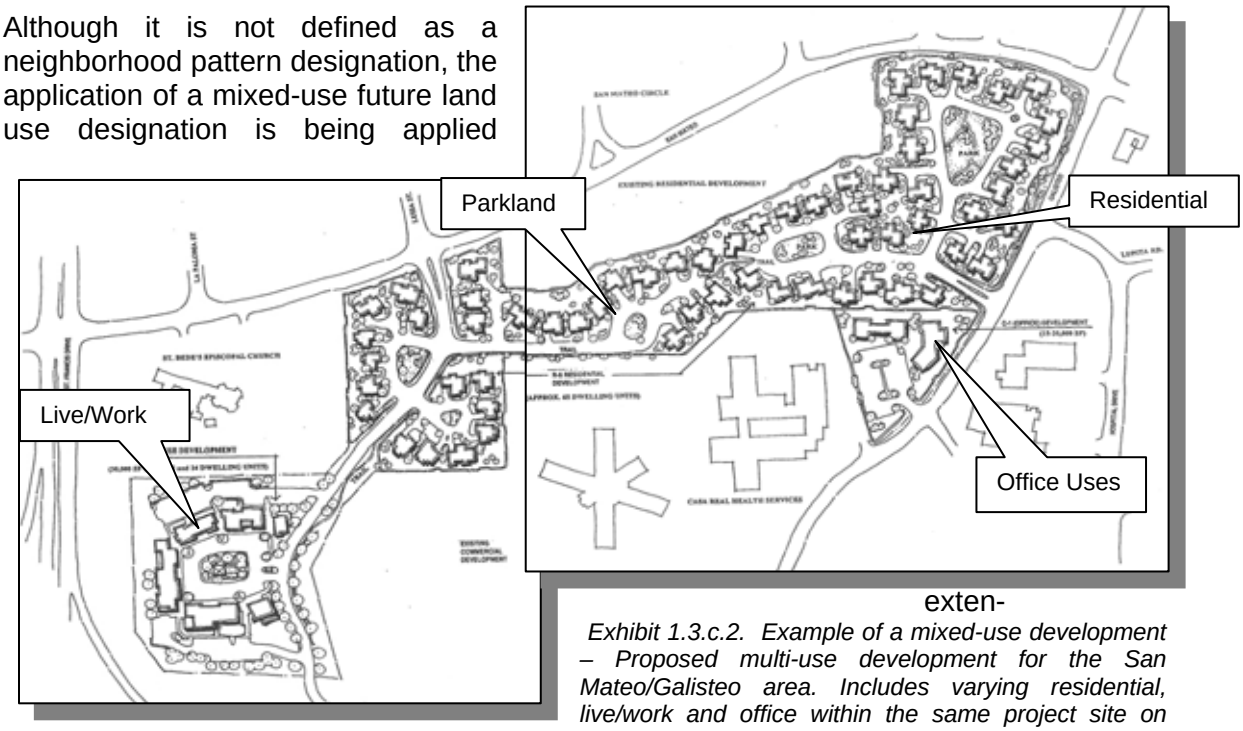


Exhibit 1.3.c.2. Example of a mixed-use development – Proposed multi-use development for the San Mateo/Galisteo area. Includes varying residential, live/work and office within the same project site on approximately 27 acres (courtesy of Santa Fe Planning Group)

sively throughout the Southwest Planning Area to accommodate and reflect the current land use patterns. There are many applications of live-work scenarios that exist throughout the study area, therefore, a mixed-use land use category is essential to the master planning process. Mixed-use, as applied within the Southwest Area, is meant to

[8] The City Council adopted the new future land use classification referred to as "Mixed-use/Transitional" by Resolution 2001-82 (November, 2001).

encompass both the traditional land use practices[9] as well as provide a mechanism for future mixed-use development (see Exhibit 1.3.c.2.- Example of a type of Mixed-Use Development). With respect to appropriate uses, mixed-use development should always include both residential and nonresidential uses, live/work serving as the prime example of a mixed-use scenario. There is a strong desire within nearly all of the neighborhood planning areas to provide for future mixed-use areas that would allow for eclectic, innovative projects, particularly live/work opportunities and art studios/galleries. The uses that are listed within the transitional two area would be considered appropriate with the addition of smaller retail and service-related establishments that are intended to serve the residential uses as well as live-work units. Live/work with light manufacturing may be also considered where additional buffering and setbacks have been provided to the adjacent residential areas and where specific performance standard measures have been satisfied.

[9] Traditional live-work scenarios often include residential in combination with light industrial/manufacturing, agricultural or home business type uses. The master planning process attempts to recognize the value of these traditional practices that are common in the Southwest Planning Area and, through mixed-use, creates a future land use classification to accommodate the traditional land use patterns.

Rural Protection Areas

The purpose of developing and applying rural protection areas is to protect and preserve some unique natural, environmental, cultural or historical feature or "place". The application of rural protection areas was also expanded to include those lands that possess some rural or agricultural quality that may be compromised or endangered by encroaching future urbanization.

The *Final Report*[1] includes, as a policy framework for future development, the following guidelines for determining appropriate rural protection areas:

Protection of low-density residential areas as it remains a priority for residents of the Southwest Area. This would include areas that have strong agricultural identities and/or rural lifestyles.

Protection areas should be applied to both large undeveloped lands north of the Santa Fe River as well as smaller areas that can be integrated into or are within neighborhoods. Identification of potential rural protection areas was part of the neighborhood planning process. The outcome of that process identified much of the lands north of the river as suitable for protection, in addition to at least one rural neighborhood south of the river.

Areas set aside should have some defining element based on established criteria of physical conditions, connectivity, wildlife habitat, recreation and future opportunity for acquisition and management.

The typical development pattern of the Agua Fria Village should be used as a model for new development in those protection areas. This would apply to those protection areas north of the river particularly, where there has been overwhelming consensus that the Agua Fria patterns should be protected, preserved and promoted on the north side of the river. Development of a rural protection ordinance[2] could be used to promote continuation of the original forms. These could be applied as zoning overlays within the rural protection areas.

Planning tools and techniques should be developed that will protect the interest of the property owners while protecting the land. Such tools as transfer of development rights, dedicated public access as part of the development process, acquisition of public rights-of-way or conservation easements, fee simple acquisitions (such as COLTPAC), density bonuses, and other such mechanisms would need to be defined and incorporated into the code as part of this process.

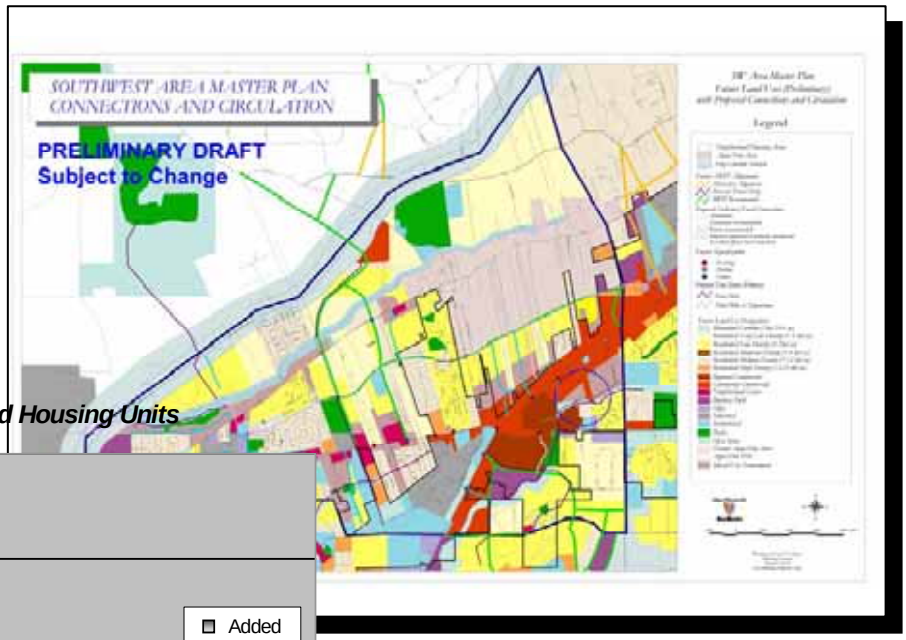
[1] As described on page 32 of the *Final Report*.
[2] This is described further in Chapter 2, Sections 6 and 7 of the Master Plan.

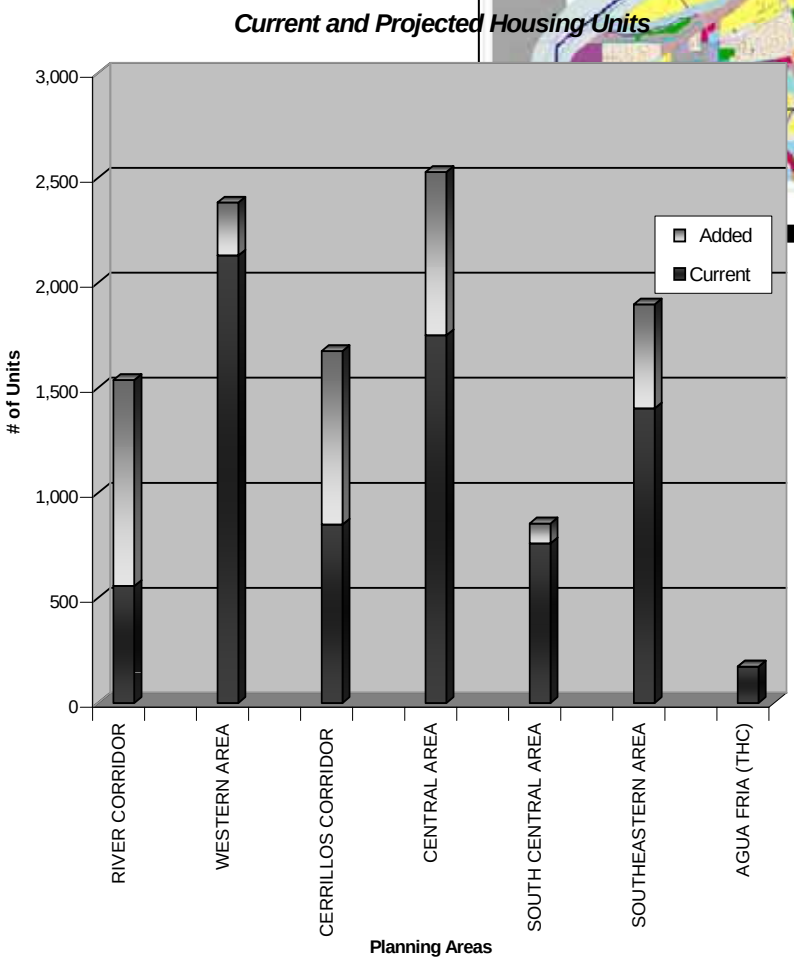
The Santa Fe River should be preserved and protected and made accessible to the greater public through the creation of easements. This will primarily be achieved through the creation of a River Protection Zone (see Chapter 2, Section 6, River Corridor Plan Area).

Implementation of these protection areas will have to be further detailed as code language is developed. Changes to the code[3] will need to take into account all of the aforementioned rural protection area elements. What is essential is that it allow for rural density patterns and land uses to continue, while providing protection and access to natural features.

[3] Here "code" is generic and would include both the EZO, County and the City's Land Development Code depending on the applicable jurisdiction.

Chapter 4
The Master Plans:
Future Land Uses, Connection and Circulation Patterns and Demographics





Southwest Area Master Plans

The master plans generally represent a compilation of the individual neighborhood plans. These include the comprehensive future land use plan, the demographic and resource analysis section and a circulation and connections plan. The future land use plan is an assembly of the neighborhood plans into one composite, while the demographic section is a re-analysis of future population based on the proposed future land uses and then provides a comparison to the original projections contained in the *SW Area Existing Conditions Report*.

The circulation and connections plan combines the approved arterials contained within the ARTF *Future Roads Network Map* with suggested connections between neighborhoods as well as a collector-level (or less) future roads plan. These connections are not intended to reflect actual alignments or measure future capacity, but rather demonstrate appropriate circulation-type patterns based on future development. The plan also does not alter the approved ARTF plan.

Future Land Use Plan

The future land use plan (Exhibit 4.1) is a composite of each of the future land use maps derived as part of the neighborhood workshops. The future land use designations represented are in keeping with the conventional standards established by the City's General Plan, however, the purpose and intent behind those "colors" relies on the neighborhood plans themselves. The City's General Plan provides a broad pallet of land use descriptions, but is not intended to provide a higher level of detail of pattern and form. The community area plan process is intended to serve that purpose. Again, the conveyance of land pattern and urban form are demonstrated in the neighborhood plans.

With regard to the future land use plan, there are several key elements that are unique to the Southwest Area, or are a result of the process. These would include:

- *Designation of areas for mixed use or for transition*. Because much of the Southwest Area has developed based on traditional or rural lifestyles and patterns, many of the uses are holdovers from those patterns or evolutions thereof. The primary example is live/work and home-business uses. These uses prevail throughout the planning area and a new land use category had to be created that would take into account these practices. The concept of mixed use as a future land use application is also a preferred form for the area. It is consistent with many of the goals and desired patterns of many of the neighborhoods.

- *Rural protection areas or semi-rural land patterns*. The General Plan represents desired future land uses as contained within a defined urban area boundary. Uses are considered to be at urban densities or intensities within that boundary. The notable exception is the "Mountain/Corridor" category that allows for 1 dwelling unit per every 10 acres based primarily on terrain constraints. The City General Plan currently does not provide a land use category that specifically recognizes residential densities that fall between the 1-du/10 acres and 1-du/1acre. Many of the developed areas currently within the extraterritorial zone had developed at 1-du/2.5 acres, as the EZ would require.

  In order to address this particular issue, areas where the densities fall below the 1 du/ac have been recognized as either the Agua Fria development model or as rural protection area designations, but are shown on the future land use plan as "Very Low Density Residential". In addition, the Agua Fria THC and the adjacent traditional area north of the river retains its is classification under the General Plan as the Greater Agua Fria Area.

- *Future land uses as a translation of the existing uses*. The designations on the General Plan Future Land Use Map are intended to respect the underlying zoning. The basic premise is that zoning be consistent with the General Plan. In the case of the SW Area future land use plan, a good portion of the area has not been subject to comprehensive zoning[1] so the land uses could not solely be based on that. Instead, the future land uses are mostly a translation of the way the land is being used. This

[1] Land uses has been regulated under the Extraterritorial Zoning Ordinance (EZO) since the late 1980's, but those land use controls are not considered conventional Euclidean zoning.

explains why the future land use patterns are more discontinuous and random—it merely reflects the land patterns as they exist. Vacant lands, however, are an expression of the desired future patterns that could ultimately be used to strengthen neighborhood identity while balancing future growth.

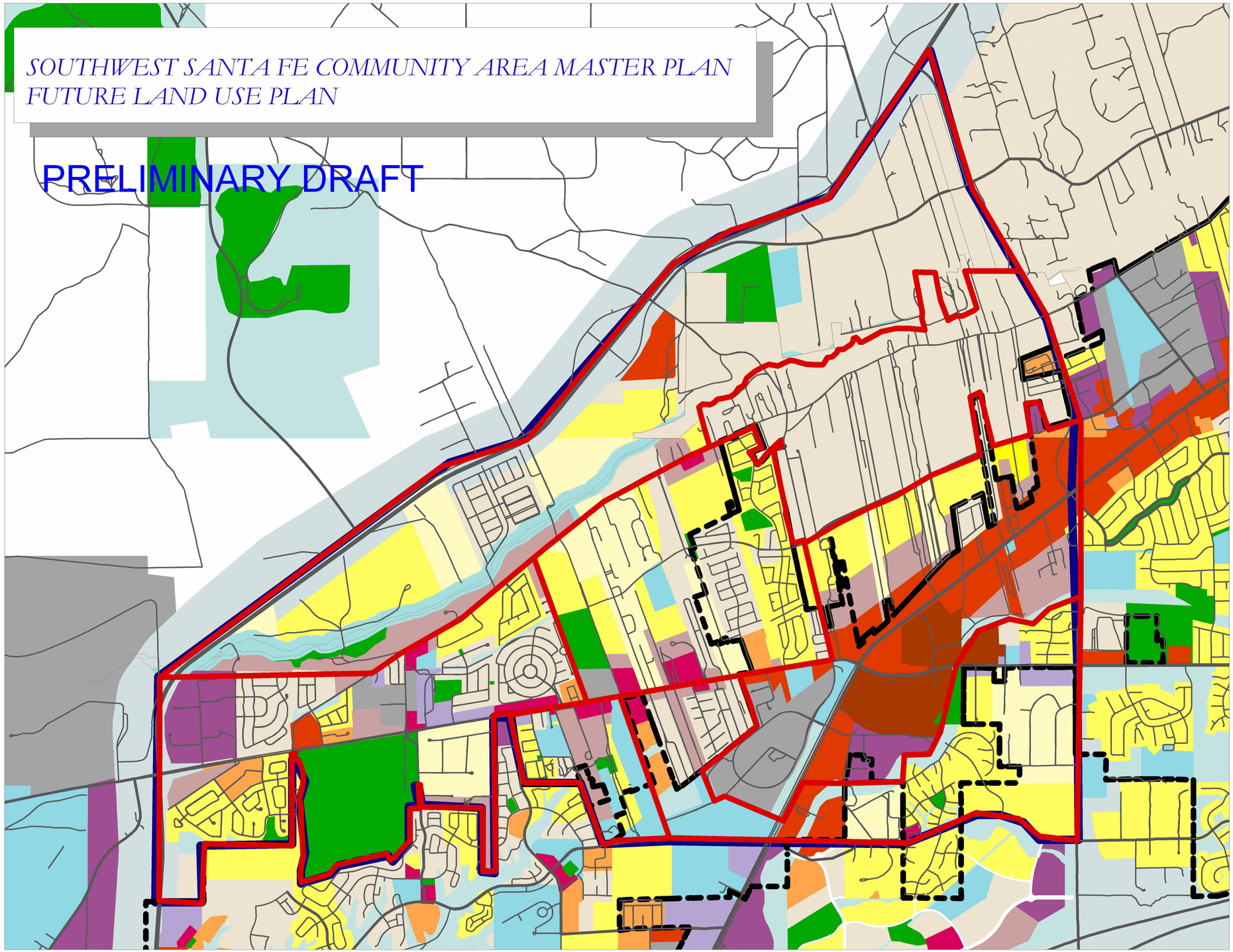
- *Incorporation of the Santa Fe Metro Area Highway Corridor Plan*. Although the original Highway Corridor Plan was adopted in 2001 and a subsequent unified plan was considered and recommended by the Regional Planning Authority in December of 2001, the City's General Plan was not been directly modified to incorporate key elements of that plan. The future land use plan incorporates both the critical setback requirements of the Highway Corridor Plan as well as those uses recommended within the unified plan.

- *Coordination with other overlapping planning boundaries*. The Santa Fe County Airport Development District planning process is occurring simultaneous to the Southwest Area Master Planning process. For that area that falls within both planning boundaries (generally, the larger intersection of Airport Road and NM 599 north to the Santa Fe River), City and County staff have made valid attempts to respect the recommendations by each planning group and coordinate the results. The desire to keep the processes consistent continues to be an ongoing goal.

One of the most frequently asked questions during the public participation process is how the future land use plan will effect or be tied to future zoning. The answer that is most often given is that the plan becomes the template that will guide and direct future zoning. The goal is for zoning to be done in consistence with the plan.

How this is to be accomplished will be dependent on the applicable jurisdiction, thus annexation plays a role in how land gets zoned. Irrespective of the jurisdiction, implementation should be seamless. If the City annexes lands within the area, the City will either initiate rezoning[2] of those lands in accordance with the adopted plan or will allow a property owner to initiate rezoning of his land at his/her discretion. For those lands that remain within the EZO, there would need to be revisions made to that code that better reflect these new land use systems. In either case, new or revised zoning districts will need to be created to fully implement the plan. This also includes the development of design standards that would be applied as zoning overlays to those areas shown as future neighborhood pattern models within the neighborhood plans.

[2] Newly-annexed territory would come into the City as R1 zoning.



SW Santa Fe Community Area Master Plan
Future Land Uses (Preliminary Draft)

Legend

Neighborhood Plan Units

Future Land Use Designations

- *Mountain/Corridor (1du/10+ ac)*
- *Residential Very Low Density (1-3 du/ac)*
- *Residential Low Density (3-7du/ac)*
- *Residential Moderate Density (7-9 du/ac)*
- *Residential Medium Density (7-12 du/ac)*
- *Residential High Density (12-29 du/ac)*
- *Regional Commercial*
- *Community Commercial*
- *Neighborhood Center*
- *Business Park*
- *Office*
- *Industrial*
- *Institutional*
- *Parks*
- *Open Space*
- *Greater Agua Fria Area*
- *Agua Fria THC*
- *Mixed-Use/Transitional*

Exhibit 4.1

N
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S

City of Santa Fe
New Mexico

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Demographics and Resource Allocation

The Southwest Planning Area Existing Conditions Report (July 2000)

City and County staff completed the Southwest Planning Area Existing Conditions Report in July of 2000 which included detailed estimates of the existing total number of dwelling units in the area, the current population and the projected growth to 2020. These estimates were done prior to the release of the 2000 census data, therefore, were based on 1990 census data projections.

Original figures indicated a housing inventory make-up as shown in Table 4.2.1 (by the original subareas). There were a total number of 6,500 estimated housing units

Table 4.2.1 – Housing Inventory 2000 by Subarea (from the *Existing Conditions Report*)

	Mobile Homes	Apartments	Duplexes/ Townhomes	S-F Detached	TOTAL UNITS
Cerrillos/Airport/ Rodeo (1)	1,270	702	179	679	2,830
Agua Fria (2)	575	48	62	495	1,180
Airport Corridor (3)	1,586	364	155	375	2,480
TOTAL UNITS	**3,431**	**1,114**	**396**	**1,549**	**6,490**
% by housing type	*53%*	*17%*	*6%*	*24%*	*100%*

for the SW Area, whereby manufactured housing/mobile homes comprised over half those units. Based on these housing units estimates (using a 2.42 persons per household multiplier with a .92 occupancy rate), the original population estimate for the year 2000 was approximately 14,500 persons.

Population projections for the year 2020 were also based on these original figures, as well as population projections done for the 1999 City General Plan. It was estimated that by the year 2020, the area would add approximately 1,915 dwelling units (30% increase), with a corresponding increase in population of nearly 4,700 persons, bringing the total estimated population to nearly 19,200 persons. Other than those areas in the General Plan that have future land uses designated, the projections were not based on projected uses, but on population trends.

Updated Demographics and Projected Development Buildout

With the release of the 2000 census data and with the completion of the proposed future land uses, city staff has revised the existing and projected housing unit and population estimates for the area by neighborhood planning area. Table 4.2.2. illustrates the revised existing housing unit and population estimates for the area. The revised numbers generally reflect an approximate 15% increase to the original figures. This is based on the larger percentage growth that actually occurred over the last ten years within that sector of the community.

Planning Area	*Total Population*	*Total Housing Units*
River Corridor	1,673	577
Western Area	6,002	2,131
Cerrillos Rd. Corridor	2,358	850
Central Area	4,940	1,751
Agua Fria THC	2,051	760
Southeastern Area	3,867	1,403
Southcentral Area	522	173
Total Area	***21,413***	***7,645***
Unincorporated Area	***13,938***	***4,799***

Table 4.2.3. Revised Housing Unit and Population Estimates for the SW Area

Planning staff then also recalculated the projected number of housing units based on proposed residential land uses within vacant lands. Included was also the projection of added commercial square footage based on the land use intensities and the corresponding water demands that would be generated as a result of both. The results are illustrated in Table 4.2.4. and they represent total future buildout (rather than year 2020). The revised land use projections represents an additional 1,400 housing units from the original 2020 projections.

*Planning Area**	*Added # of Housing Units*	*Added Commercial Square Feet*	*Added Water Demand*
River Corridor	981	399,300	232.2
Western Area	252	364,700	83.3
Cerrillos Rd. Corridor	826	1,123,300	233.5
Central Area	777	200,000	228.5
Agua Fria THC	-	-	-
Southeastern Area	495	95,400	110.5
Southcentral Area	95	103,900	32.3
Totals	***3,426***	***2,286,600***	***920.3***

Table 4.2.4. Preliminary Land Use Plan Buildout Scenario

*Land Use/Development Assumptions:
1. RVLO develops at 2.5 units per acre, except River Corridor where RVLO/Agua Fria Area develops at 1 unit per 2.5 acres due to rural protection designations.
2. RLOW develops at 4.5 units per acre.
3. RMED develops at 9.0 units per acre.
4. RHIG develops at 20.0 units per acre.
5. CCOM, CBUS, CREG, COFF, CNEI, TMXU develop at .15 F.A.R., except Cerrillos Corridor where it is .20.
6. TMXU develops with RMED housing on half of the acres, and commercial development on the other half.

Water Demand Assumptions:
7. RVLO will use .25 afy per unit.
8. RLOW & RMED will use .20 afy per unit.
9 RHIG will use .21 afy per unit.
10. CCOM, CBUS, CREG, COFF & TMXU will use 0.6 afy per 10,000 sq. ft.
11. CNEI will use 1.5 afy per 10,000 sq. ft.
12. PARK will use 1.8 afy per acre.
13. POSP will not use any water.
14. INST will use 0.6 afy per 10,000 sq. ft. in office locations and 0.8 afy per 100 elementary students in Central Area

It should be noted that the projection “horizons” between the two future housing unit estimates differ. The original 1,900 housing unit projection was based on a 2020

planning horizon while the 3,400 housing unit projection is at area buildout. A straight-line growth projection rate would infer buildout to occur within 34 years. It may be assumed, however, that the rate of growth to buildout may begin to decrease—that the relatively high rate of growth that has occurred over the last ten years for the area is not likely to be sustained for several reasons. These include:

- *Increasing competition in housing supply within that sector of town*. Master planned communities such as Tierra Contenta, Rancho Viejo and, potentially, Los Soleras have and are providing an increasing amount of housing supply to that market area. What will have the greatest affect on development for the area will be the competition in supply for affordable units.
- *Less opportunity for the very large mobile home parks*. Many of the mobile home parks (MHP's) in that area came on line in a relatively short period of time. The current use of the special exception zoning that would allow for MHP construction has been reasonably exhausted. Mobile home areas may most likely develop as subdivisions in the future, which tend to buildout at a relatively slower rate and produce slightly lower densities overall.
- *Southwest Area as infill*. As the area moves toward buildout (currently between 38-41% vacant lands), remaining undeveloped tracts typically are smaller in size and can be more challenging to develop[1]. This may contribute to the slowing rate at which development is likely to occur.
- *Changes in future water policy or water availability*. If certain changes in water policy are implemented, they may potentially spread growth out over a longer period of time. In addition, the supply or availability of water will ultimately affect the rate of growth. The rate of growth will ultimately depend on future water policy and availability. The proposed land uses may influence the future landscape, however, water policy will direct when development will actually occur.

Based on these assumptions, it may be assumed that the rate of growth over the last ten years will begin to decrease, and that buildout may occur possibly between 35 to 40 years.

With regard to future City water commitments, there are currently 6,181 housing units (out of the 7,625 units), or 81%, currently connected to the City water system. In contrast, 1,444 housing units are not regular customers of the city water system, including the Agua Fria THC of 760 units. The Agua Fria Community Water System (serving approximately 200 homes) is, however, connected to the City system and is able to receive water as a pass through. If the City were to annex the unincorporated areas excluding the Agua Fria THC, only 684 units out of the 4,039 units (17%) that would be subject to annexation are not currently city water utility customers.

[1] There are several factors that may contribute to this. They can include increasing traffic issues, neighborhood impact concerns, increase in land value as the area develops, remaining undeveloped tracts of land may be more constrained, etc…

Connections and Circulation Plan

Relationship to the Arterial Road Task Force (ARTF) Future Roads Network Plan

The Southwest Area Master Plan does not alter the adopted ARTF Future Roads Plan. That planning process represented an extensive public participation process at many levels and took place over several years. Since this master plan addresses primarily land use and design, it was decided early in the process that any attempt to modify the ARTF plan would be inappropriate.

Staff has been directed, however, by the City Council to explore and make recommendations on connections and circulation patterns based on the proposed land uses and urban forms. In addition, the *Final Report* provides some basic road patterns and guidelines for future development. Principle 2 of the *Final Report* also states that neighborhoods should be connected within and among themselves. *Based on these criteria, the city planning, development review and transportation/traffic teams have collectively produced a suggested plan for local street, sub-collector, and collector level roads based on the future land patterns (Exhibit 4.2).* This plan would be supplemental to the road network standards contained within the design guidelines for future development. As the connections and circulation plan illustrates, the proposed systems are intended to work in consort with the adopted ARTF plan[1].

Methodology for Plan Development

In development of these road systems, many of the basic assumptions, and limitations, that emerged from the ARTF Plan were carried over[2]. Comments regarding future connections from the neighborhood workshops were also respected. In essence, the approach that staff took in developing the plan was to assemble those individual roads or connections that had been approved or recommended through the development process as well as look at minor neighborhood connections that could be facilitated by future development.

What staff also considered was avoiding patterns that would facilitate future "cut-through" traffic. There was also a concerted effort to avoid additional connections to Agua Fria Road, but where those connections were necessary, try and disperse traffic to existing secondary or minor arterials or collectors[3]. No additional future roads were indicated through or within the Agua Fria THC proper, nor were there any additional river crossings included. Many of the suggested collectors or local streets shown connect to the expanded road network as shown in the ARTF plan.

[1] The original growth projections that were used during the ARTF Future Roads project were fairly similar to the projected growth resulting from this process. It is therefore assumed that the ARTF assumptions remain valid.
[2] This includes such issues as a discontinuity of Caja del Rio at the river, no further connections to Powerline Drive and a continued lack of connectivity along Richards Ave.
[3] Alternative connections such as Rufina St., San Felipe and Constellation Drives.

Staff has also provided alternative connections that may prove more appropriate, depending on how and when development actually occurs. The circulation patterns are intended to demonstrate conceptually where future roads would most likely be needed as a result of future development. It does not indicate or portray the actual physical alignments or traffic loads or capacities. That level of detail would have to be determined at the time of development. *As stated in several of the neighborhood plans, the level of development intensity would be directly proportional to the connections proposed, the road capacity of the existing networks or some combination thereof.* This would have to be demonstrated as each development project is considered. That would include the appropriate road system (i.e., collector versus sub-collector) as well as actual alignments, however, no roads with capacities greater than a collector level should be considered if it is not called for in the ARTF plan. Future traffic signalization is also included as a matter of reference.

Finally, the connection and circulation plan indicates where the major urban trail spines should be located in order to create a viable pedestrian and equestrian network. This would include the River Trail[4], the Arroyo de los Chamisos Trail, a trail along Rufina Street that would continue through the drainage easements located between Country Club MHP and Fairway Village and tie into the River Trail near San Felipe Road. An added future pedestrian trail has been included that would tie the Tierra Contenta trail system to those neighborhoods and schools south of Airport Road. A secondary "loop" trail is also indicated along the proposed South Meadows arterial that will provide the critical north/south connection between the River and Rufina trails.

Other than those public or private efforts that are currently underway to acquire trail easements and/or build trails, future trails and minor trail connections (and their easements) should be required as part of the development process. This will encourage the smaller, but essential, neighborhood connections.

[4] The main trunk of the River Trail would be located within the 200 foot public access easement on the north side of the River, with a secondary trail located through the State Land Office on the south side of the river. This will allow the trail to continue past the NM599 bridge on either the north or south bank. Further river trail access is being determined as part of the Airport Road Development District Plan.

SOUTHWEST AREA MASTER PLAN CONNECTIONS AND CIRCULATION

PRELIMINARY DRAFT

COUNTY RD 70
ALAMEDA
NM 599
AGUA FRIA
JEMEZ
LOPEZ
CERRILLOS
RICHARDS
RODEO
AIRPORT
PASEO DEL SOL
SOUTH MEADOWS
ACADEMY
GOVERNOR MILES

SW Area Master Plan
Proposed Connections and Circulation
(Preliminary Draft)

Legend

Future ARTF Alignments
- *Alternative Alignments*
- *Areas for Future Study*
- *ARTF Recommended*

Proposed Collectors/Local Connections
- *Alternative road*
- *Expansion of existing road (recommended)*
- *Future road (recommended)*
- *Proposed (approved or partially constructed)*
- *Secondary (future local connection)*

Future Signalization
- *Existing*
- *Pending*
- *Future*

Proposed Trail Spines (Primary)
- *Hike/Bike*
- *Hike/Bike & Equestrian*

Exhibit 4.2

N W E S

City of Santa Fe New Mexico

1000 0 1000 Feet

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