



**Agenda Regular Meeting of the Planning
Commission
September 18, 2025 at 6:00 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Procedures for Planning Commission Meeting

The agenda and packet for the meeting will be posted at
<https://santafem.portal.civicclerk.com/>.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Consent Agenda
6. Approval of Minutes
 - a. September 4, 2025 Study Session
 - b. September 4, 2025
7. Approval of Findings/Conclusions
8. Consent
9. Old Business
10. New Business
11. Staff Communications
 - a. Study Session for the Visioning Phase of the General Plan Update (“Santa Fe Forward”).
12. Matters from the Commission
13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.



City of Santa Fe, New Mexico

Santa Fe Forward Assessment Report

Nick Fazio – Project Manager

Amy DiCarlantonio – Assessment Report Task Lead

Let's Go!

Sep. 18

2025

Agenda

- Welcome and Introductions
- Background
 - Purpose
 - Process
- Assessment Report Process
 - Initial Stages
 - Public Involvement
 - Chapters Delivered
 - Key Findings
- Questions/Answers
- Next Steps



Why Update the General Plan?



Purpose:

- Establishes a collective vision for Santa Fe
- Foundational policy guide to set priorities and values
- Lays out long-term goals and implementation strategies

Need:

- Some priorities and needs have changed
- Capitalize on opportunities
- Address challenges from an evolving world

Benefits:

- A consensus vision and plan streamlines implementation and operations
- Guides private and public investments
- Creates equitable opportunities for all Santa Feans

Key Elements of *Santa Fe Forward* General Plan Update

Resilient, Sustainable, & Equitable
Respectful of Heritage, Supporting the
Present, & Guiding the Future



- **Vision, Goals, & Policies**
- **City's Physical Form & Function**
- **Economic, Social, & Natural Environment**
- **Public Services, Facilities, & Culture**



Assessment Report

Key Elements

- **Existing Conditions:** Evaluating housing, demographics, transportation, and the economy.
- **Community Input:** Highlighting key needs through resident feedback.
- **Policy Recommendations:** Addressing zoning, regulations, and actionable strategies.
- **Scenario Planning:** Guiding future phases with neighborhood models.
- **Built on Past Work:** Building on insights from the 1999 General Plan and beyond.



Assessment Report Initial Stages

The Assessment Report provides a snapshot of Santa Fe's current conditions, progress since 1999, and looks ahead to future development. Serving as the basis for *Santa Fe Forward*, it draws from gathered data, insights from civic leaders, and engaging community participation.





Draft Report: June 13, 2025

Draft chapters were delivered and made accessible via digital and print:
<https://santafeforward.org/learn-more>



Open House: June 14, 2025

The project team shared the draft assessment report findings for public comment and project awareness. The public had 16 days to submit comments on the draft report.



Final Report: Fall 2025

The Final Assessment Report is a final product that considered comments received during the public engagement process. It will be available online and in print.

Data Collection

Examples:

- U.S. Census Bureau
- National Register of Historic Places
- U.S. Bureau of Labor Statistics
- New Mexico Department of Workforce Solutions
- Los Alamos National Laboratories
- County Assessor
- City available data
- City of Santa Fe Office of Affordable Housing
- Applicable plans: Santa Fe Hazard Mitigation Plan, 1999 General Plan, many others



Civic Leaders Involved:

- City of Santa Fe
 - Janice Biletnikoff – Project Manager
 - Heather Lamboy – PLUD Director
 - Maggie Moore – PLUD Deputy Director
 - Mayor Alan Webber
 - Staff leads from 24 City departments reviewed chapters relevant to their operational focus.
- Technical Working Group
 - 16 members providing technical expertise and knowledge
 - Facilitated by City staff
- And more!



Public Comment Period June 14 – July 20

Draft Assessment Report Boards

We've reached our first major milestone for Santa Fe Forward - the Draft Assessment Report. This draft report helps us understand where we are today so we can plan effectively tomorrow.

[Click here to view the full Draft Assessment Report](#)

The draft Assessment Report considered public comments during the draft stage to help guide revisions for the final report. During the review period, the team reviewed and incorporated comments from:



52

Comments from comment form and survey



80

In-person attendees

Community engagement was focused on equitably engaging residents, interested parties, and community partners.

The image shows a grid of 16 report board thumbnails. Each thumbnail has a title, a brief description of the topic, and key findings or statistics. The topics include:

- What is Santa Fe Forward?
- Planning Process
- Land Development Code Update
- How to Stay Involved
- Nature, Climate, Sustainability, & Resiliency
- Community Services & Governance
- Basic Utilities
- Transportation & Access to Opportunity
- Housing, Social, & Economic Opportunity
- History, Culture, & the Arts
- The Built City
- People, Population, & Income

[Click to view and download the Report Boards as a PDF](#)

Open House | June 14

The public was invited to engage in the open house through:

- City of Santa Fe social media channels (Facebook, Instagram, X)
- Bilingual radio ads on KSWV
- Bilingual newspaper ads in the Santa Fe New Mexican and Santa Fe Reporter
- Posting flyers at over 20 public facilities
- Passing out hundreds of postcards
- Santa Fe Forward Newsletter to over 1,000 subscribers



Community Participation:

Starting on June 28, the project team has been tabling at community events around town.

- 13 separate community events
- Over 30 hours of attendance
- More than 196 comments received in-person
- More than 70 project distribution list sign-ups





Community Participation: Summer 2025



Report Sections:

- Ch 1: Executive Summary
- Ch 2: Introduction
- Ch 3: Demographic Profile
- Ch 4: Land Use, Community Places, Open Space, and Parks
- Ch 5: Historical and Cultural Resources
- Ch 6: Arts and Culture
- Ch 7: Housing
- Ch 8: Economic Development
- Ch 9: Development Capacity
- Ch 10: Transportation
- Ch 11: Community Services and Facilities
- Ch 12: Natural Resources
- Ch 13: Resilience and Climate Change
- Ch 14: Water
- Ch 15: Governance
- Ch 16: Equity Analysis
- Ch 17: Policy Implication and Recommendations



The assessment report totals over **500 pages!**

Corresponding **Fact Sheets** provided a concise summary of the draft report to share with the community.

Key data points and recurring patterns emerged throughout the report, leading to the creation of **Key Findings** across eight **themes**.



Assessment Report

Key Findings by Theme

- Nature, Climate, Sustainability, and Resiliency
- Community Services and Governance
- Basic Utilities
- Housing, Social, and Economic Opportunity
- Transportation and Access to Opportunity
- History, Culture, and the Arts
- The Built City
- People, Population, and Income

Nature, Climate, Sustainability, & Resilience

- Key natural areas and cultural features like the Santa Fe River and the acequias need stewardship to support recreation, habitat, and safety.
- Natural spaces serve ecosystem and community livability benefits
- Hillside protections, tree preservation, and water quality improvements are essential to Santa Fe's environmental future.
- Environmental quality should be maintained and enhanced
- Warmer and drier climate
- Increasing risks from drought, wildfire, flash flooding, and extreme heat

 **6,610**
ACRES
of open space
in Santa Fe County

Designated **Tree City**
USA, with nearly
8,000
INVENTORIED
TREES 

Most significant risks include:



WILDFIRE



**EXTREME
HEAT**



DROUGHT



FLOODING

The 25-Year
Sustainability
Plan outlines **91** to address **carbon**
STRATEGIES **neutrality, resilience,**
economic vitality, and
social equity.

Community Services & Governance

All neighborhoods in the city are within a **5-mile RADIUS** of police and fire stations


HEALTHCARE FACILITIES concentrated in central Santa Fe, **limiting accessibility** for outliers.

Of nursery and preschool-aged children **27%** **LIVING BELOW POVERTY LINE**

FY 2025 Budget **DECREASED 9.1%** from FY 2024

Although the city is well covered by police and fire stations, crime and public safety is still a concern of many

Declining school enrollment reflects demographic shifts and exacerbated by affordability challenges, poverty, and perception of educational quality

Healthcare access and options are primarily needed on the south and west sides of Santa Fe

Smart technologies would help City service delivery and decision-making

Coordination of regional needs can help fund and provide services, healthcare and infrastructure

Basic Utilities

- Water management is well-managed, but vulnerable to long-term supply risks due to climate change
- Significant investments are needed for basic maintenance and enhancements to utility infrastructure
- Stormwater management improvements through consolidation of responsibilities within the City
- Continued waste reduction requires more incentives and regulations
- Electricity, natural gas, and communications should adopt a proactive approach to setting performance standards to improve service, asset management, resiliency, and clean energy transition

Public Service Company of New Mexico (PNM) aims for **100% CARBON-FREE** energy by 2040

87% WATER USE came from **surface sources** in 2023

The Santa Fe River now **runs dry** up to **220 DAYS** PER YEAR
Water used to flow all summer

Annual residential solar permits rose from **0.5 to 4.4** PER 1000 RESIDENTS
2010-2022

Housing, Social, & Economic Opportunity

67% of housing is **SINGLE HOUSING UNITS**
detached homes or attached townhomes



49% **RENTERS**
Spent **more than 30%** of their income on housing in 2020


vs. **39%** **HOMEOWNERS**



Average rents **INCREASED**
74% since 2016



\$572k
Cost of a typical home is **nearly double** that of 2015



- 1/3 of Santa Fe households spend more than 30% of their income on housing
- More housing supply and a variety of housing types are needed
- Evidence suggests wealthier residents are replacing long-time residents
- Dominant economic sector wages are not keeping up with cost of living
- Arts, culture, and film are strong drivers
- Economic diversification needed for competitive advantage
- More commercial and industrial space is needed for economic growth

Transportation & Access to Opportunity

- Need for safer, multimodal streets and better access for pedestrians, cyclists, and transit users
- Cerrillos Road is a challenging corridor with high potential
- Close gaps in the active transportation network for seamless connections
- Automobile parking is expensive and comes with large footprint.
- Systemwide updates to the bus system are needed, such as higher frequency transit along key routes
- Transportation investments should be aligned with housing, economic development, and public spaces

Santa Fe Trails
ANNUAL RIDERSHIP
~**400k**



ONE Bus Route
w/frequency **less than 30**
MINUTES
Remaining 9 bus routes w/frequency at 60mins+



Santa Fe Regional Airport
+350k
PASSENGERS SERVED
in 2024

87
22
CRASHES
between 2012 and 2022



History, Culture, & the Arts

Annual Santa Fe
Indian Market: 

1000+ **200+**
ARTISTS **TRIBAL**
 **and** **NATIONS**


arts sector contributes
\$1 BILLION
ANNUALLY

- Cultural identity and unique architectural character is a community asset worth protecting
- Historic preservation efforts, if not balanced, can restrict and slow new development.
- Broadening participants in the arts and culture community supports equity, resilience, and cultural and economic value
- Creativity and innovation presents opportunity to preserve, enhance, and invest in Santa Fe equitably
- Equitably elevate arts and culture contributors to grow the industry

The Built City

- Puebloan, Spanish, and Territorial architecture and urban design
- South and west areas auto-oriented development
- Services, amenities, and infrastructure are needed on the south and west sides to serve growth trends
- Updates to Land Development Code should focus on simplification and flexibility to support housing and economic growth
- Green space contributes to a distinct quality of life and better public health
- Parks, trail corridors, and natural lands all shape the city, but distribution is uneven

81% 
residents live within a
10-minute walk of a park

68% 
zoned parcels designated
as **RESIDENTIAL USE**

 **100+ PROPERTIES**
on the National Register of Historic
Places and State Register of Cultural
Properties, Sites and Districts.


OVER 170
miles of trails

People, Population, & Income

A medium growth scenario projects a
POPULATION PEAK
OF **99,000**




Majority of households earning
LESS THAN
\$70,000



Residents identifying
50% HISPANIC
OR **LATINO**



RESIDENTS AGED
65-84
more than doubled
in the past 20 years



- Santa Fe residents are older on average compared to peer cities
- Ethnic diversity in Santa Fe is long-standing
- Half of residents identify as Hispanic
- Destination for Indigenous migration
- Population is projected to grow until 2040, then plateau and decline
- Recent domestic migration trend toward higher income
- Pressure of displacement for economically vulnerable populations
- Areas most at risk to displacement are neighborhoods near acequias

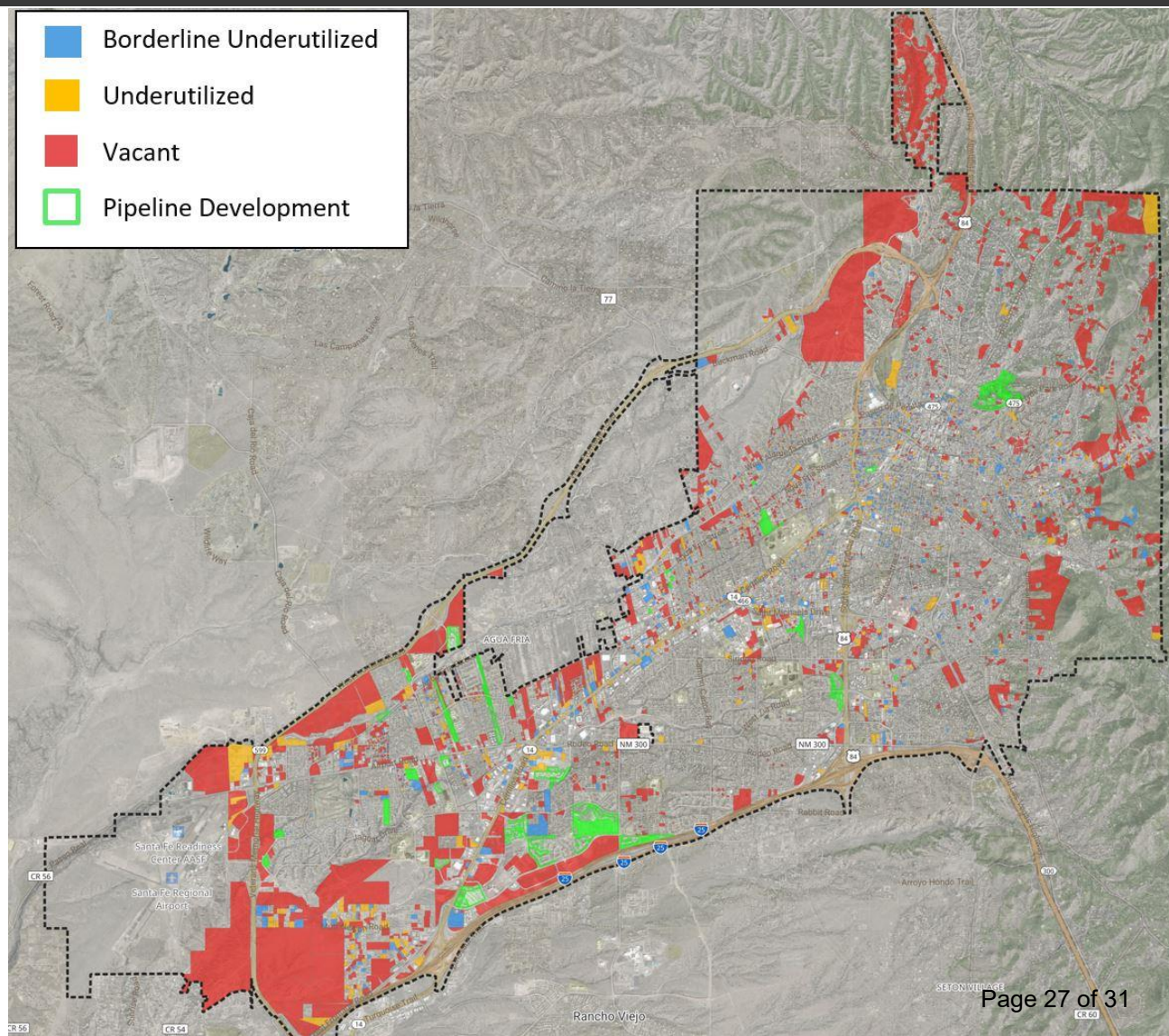


Other Key Findings

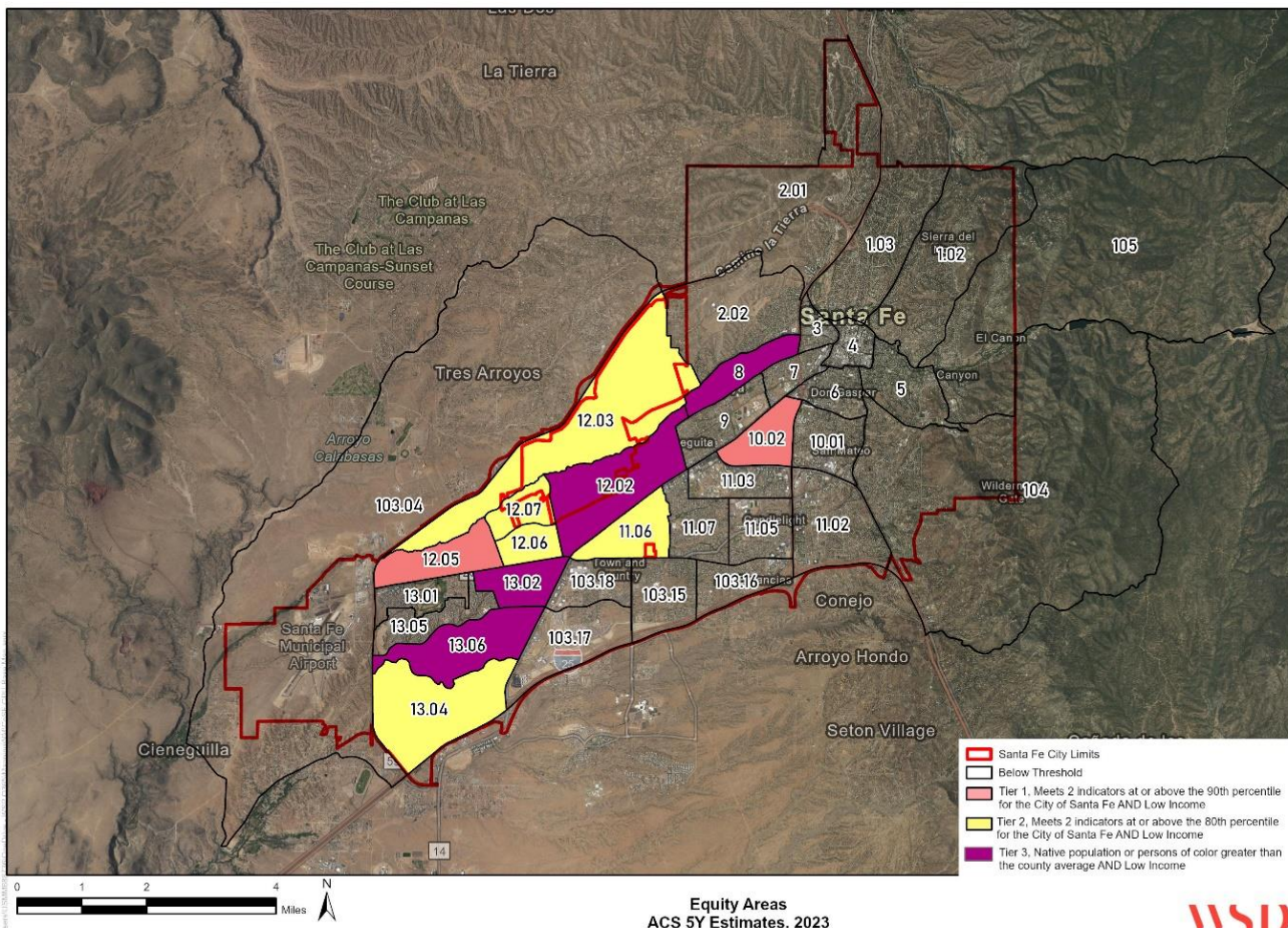
- Development Capacity
- Equity
- Policy Implications

Development Capacity

- Identifying areas for preservation, enhancement, and investment areas will help focus future growth and manage change in a responsible way.
- Over 5,500 acres of vacant land, plus 1,000 acres of underutilized land, that may offer future development potential.
- Redevelopment opportunities are distributed across the city.
- Surface parking lots remain a critical redevelopment challenge and opportunity.



Equity Analysis



Equity Areas
ACS 5Y Estimates, 2023



- An Equity Analysis identified **11 census tracts as Equity Communities**, all of which are low-income and concentrated west of Highway 285 and east of Highway 599.
- These areas face compounded household, transportation, and environmental health burdens – often linked to adjacency to highways, industrial infrastructure, and the airport.



Policy Implications

- The City made significant progress across all topic areas.
- Most of the policies from the 1999 General Plan were either only partially implemented or remain ongoing.
- Quantifying success for some policies also proved difficult.
- Some policies are no longer relevant.

Let's Move Santa Fe **Forward**, Together

Visit: SantaFeForward.org

Email: info@SantaFeForward.org





Thank You.

