



AGENDA

REGULAR MEETING OF
THE PLANNING COMMISSION
NOVEMBER 18, 2021 AT 6:00
PM
MEETING VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, the ban on public gatherings of more than five (5) people, and the need to incorporate technology and practices to re-institute in-person meeting consistent with the limitations established by the Order, the Planning Commission meeting will be conducted virtually using Zoom.

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted at <https://santafe.primegov.com/public/portal> at least seventy-two (72) hours before the meeting.. The direct Zoom link is: <https://us02web.zoom.us/j/88934452321?pwd=Ync5eE1ia0ExcUQ4eXF5em5ZZW5Fdz09> and use password: **786484**.

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:
US: **(253) 215-8782** or **(346) 248-7799** or **(929) 205-6099**
Webinar ID: 810 0507 2259.

Public Comment:

- By video: A person attending the Zoom meeting by video conference (using a computer, mobile device, or smart phone) may provide public comment during the meeting. Attendees should use the "Raise Hand" function to be recognized by the chair to speak at the appropriate time.



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• By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting. Phone attendees should press *9 to use the “Raise Hand” function to be recognized at the appropriate time.

• In writing: A person may submit written public comments by 5pm the Monday prior to the meeting via the virtual comment “button” at

<https://santafe.primegov.com/public/portal>.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES:

E. APPROVAL OF FINDINGS/CONCLUSIONS

F. OLD BUSINESS

1. Consideration of Bill No. 2021-___. (Councilor Abeyta)
An Ordinance Relating to the Land Development Code, Chapter 14 SFCC 1987; Establishing Permitted Uses, Definitions, Standards, and Incentives for Qualifying Innovation Projects and Qualifying Innovation Village Projects, Located Within Planned Unit Development Districts, That Allow for Building Heights of up to Seventy-Five (75) Feet, Administrative Approval of Final Development Plans, and the Same Architectural Design Standards That Apply to Qualifying Projects in the Midtown LINC Overlay for Projects That Consist Primarily of Economic Base Jobs and Adjacent Residential Development; Amending the Following Sections to Add Provisions for Qualifying Innovation Projects and Qualifying Innovation Village Projects: 14-3.1(H), Notice Requirements; 14-3.8(B) and (C), Development Plan Applicability and Procedures; 14-3.17(C), Time for Appeal; 14-5.7, Planned Unit Development Districts; Table 14-7.3-1, Table of Dimensional Standards for Non-Residential and Mixed Use Districts; and Table 14-8.7-2, Table of Architectural Design Standards and Point Allocation; Amending Section 14-12.1 to Add a Definition for Economic Base Job; and Making Such Other Changes as are Necessary to Carry out the Purpose of this Ordinance.



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Committee Review:

Introduced: 04/28/21

Planning Commission: 07/15/21

Planning Commission: 11/18/21

Quality of Life Committee: 12/01/21

Public Works and Utilities Committee: 12/06/21

Governing Body (request to publish): 12/08/21

Governing Body (public hearing): 01/12/22

- G. NEW BUSINESS
- H. STAFF COMMUNICATIONS
- I. MATTERS FROM THE COMMISSION
- J. ADJOURNMENT

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


Memorandum



Date: July 9, 2021

To: Planning Commission, Public Works and Utilities Committee, Quality of Life Committee, and Governing Body

From: Noah L. Berke, AICP, Current Planning Division Manager 

Via: Jason M. Kluck, Interim Planning and Land Use Department Director 

RE: Proposed Legislation to Allow the Creation of Qualifying Innovation Projects and Qualifying Innovation Village Projects

EXECUTIVE SUMMARY:

This Bill would amend the Land Development Code by establishing two new types of development projects: Qualifying Innovation Projects and Qualifying Innovation Village Projects. The Bill includes proposed changes to Santa Fe City Code (“SFCC”) Subsections 14-3.1(H) (notice requirements), 14-3.8(B) and (C) (development plans), 14-3.17(C) (time for appeal), 14-5.7 (PUDs), and 14-12.1 (new definition of “economic base job”); and to Tables 14-7.3-1 (dimensional standards) and 14-8.7-2 (architectural design standards). The goal of this proposed legislation is to provide incentives for development of large vacant tracts of land in the City in a manner that will generate economic base jobs, thereby diversifying the City’s economy and attracting technology and innovation companies. The incentives in the proposed legislation are similar to incentives set forth in the City’s Midtown LINC Ordinance, SFCC § 14-5.5(D) as they provide for administrative reviews and height incentives for development that will house economic base jobs.

Qualifying Innovation Projects:

With the proposed amendments a “Qualifying Innovation Project” would be a project located within an approved Planned Unit Development District (“PUD”) of at least fifty (50) acres in size with uses that consist primarily of economic base jobs and with buildings that are constructed to meet LEED (leadership in energy and environmental design) standards. An “economic base job” would be a job that yields goods or services that are sold outside the state (provided that the goods or services may also be sold inside the state) or a job that is paid for with out-of-state resources, such as taxpayers or operating businesses in other states, federal funding, or non-local grants. Economic base jobs attract “new” money needed for the state economy to grow the “economic pie.”

The Bill would provide the following development incentives to Qualifying Innovation Projects:

- If the Governing Body has approved a PUD overlay district and associated preliminary development plan, then a final development plan for the project would be subject to

expedited review and administrative approval by the Land Use Director, without an additional public hearing before the Planning Commission; and

- The project would be subject to the architectural points standards that apply within the Midtown LINC Overlay District, which accommodate modern materials, designs, and construction methods.

Qualifying Innovation Village Projects:

With the proposed ordinance changes in the Bill up to fifty percent (50%) of the area designed as a “Qualifying Innovation Project” could be further designated as a “Qualifying Innovation Village Project”. In addition to the requirements described above, an “Qualifying Innovation Village Project” would be required to meet on-site parking requirements primarily through structured parking and must meet affordable housing requirements through the construction of affordable dwelling units. A “Qualifying Innovation Village Project” would be entitled to the following development incentive, in addition to the incentives listed above:

- To facilitate dense, mixed-use communities, structures within a C-1 (Office and Related Commercial) or C-2 (General Commercial) zoning district may be built to a maximum allowable height of seventy-five feet (75’) and would not be subject to the maximum allowable height limit of the underlying zoning district.

BACKGROUND:

Existing PUD Ordinance

The City has special regulations for Planned Unit Development Districts (PUDs), which are a special type of overlay district created through a rezoning procedure. *See* SFCC § 14-5.7. PUDs are “intended to allow the creation of planned districts, each conceived as a unit of cohesive development and integrated uses in either a single development operation or a planned series of development operations that may take place over a period of several years” and “to allow and encourage innovative site planning and design to ensure that each planned unit development compatibly integrates with development on adjoining properties and creates an attractive, healthful, sustainable and stable environment for living and working that is superior to the development attainable under existing zoning regulations.” SFCC § 14-5.7(A)(1).

Several PUD overlay districts have been established in both residentially zoned and commercially zoned areas of Santa Fe. A property owner who wishes to establish a PUD must submit applications for a PUD rezoning and a development plan. PUD rezoning and development plan applications require an Early Neighborhood Notification (ENN) meeting, Development Review Team (DRT) review, review and recommendation by the Planning Commission, and review and final decision by the Governing Body.

New Procedures for PUDs that Contain Qualifying Innovation Projects

This proposed legislation would modify the PUD, SFCC § 14-5.7, to allow the creation of a new category of PUDs that includes Qualifying Innovative Projects and Qualifying Innovation Villages Projects. The legislation includes the following new procedures:

- If the Governing Body has approved a PUD and associated preliminary development plan that contemplates the establishment of a Qualifying Innovation Project or Qualifying Innovation Village Project, a final development plan for the project could be approved administratively by the land use director and would not require another public hearing before the Planning Commission.
- An Applicant for final development plan approval would be required to post notification of the administrative review and mail notifications of the administrative review to all physical and mailing addresses within 300 feet of the project.
- The land use director's decision to approve, approve with conditions, or deny an application for final development plan could be appealed pursuant to the land use appeal ordinance, SFCC § 14-3.17.

Planning and Land Use Department Review of Proposed Legislation:

Under SFCC Section 14-3.3, the Planning and Land Use Department is required to review proposed amendments to the text of Chapter 14 to ensure compliance with the following criteria:

- (1) compliance with law;
- (2) consistency with the general plan;
- (3) consistency with other policies adopted by the Governing Body;
- (4) consistency with the purpose and intent of Chapter 14 and of the section being amended;
- (5) consideration of how the amendment relates to other provisions of the Santa Fe City Code and the avoidance of unintended consequences; and
- (6) consistency with any approved neighborhood conservation overlay districts.

The Planning and Land Use Department has reviewed and crafted the proposed legislation to ensure that all of the above criteria are met. In general, the proposed legislation meets these criteria because the legislation complies with existing law; is consistent with the general plan, the policies adopted by the Governing Body, and the purpose and intent of Chapter 14; and will not pose any conflicts with existing neighborhood conservation overlay districts. Additionally, the proposed legislation was carefully incorporated into Chapter 14 in a manner that avoids inconsistencies or ambiguities within the Santa Fe City Code.

The proposed legislation could, however, result in unintended consequences, despite the effort to avoid them. Specifically, there is no guarantee that this legislation will accomplish the objective of attracting new jobs and money to the City. It is possible that existing businesses that meet the definition of "economic base job" will move into new, seventy-five (75) foot tall office buildings and leave older, existing office buildings vacant.

Additionally, the proposed legislation includes two requirements that are unusual, as compared to the existing code, and may require the adoption of new administrative procedures to ensure implementation. First, the legislation extends development incentives to projects with buildings

that are constructed to meet LEED certification standards, or equivalent. The Planning and Land Use Department does not currently have application or review procedures for ensuring that buildings are constructed to these standards.

Second, the proposed legislation would result in the creation of projects that have “use” requirements and limitations that do not align with the uses allowed and prohibited in the underlying zoning district, as set forth in the Table of Permitted Uses, Table 14-6.1-1. Currently, the Table of Permitted Uses governs the permitted uses in all situations, with the exception of qualifying Midtown LINC projects, for which the owner must file a restrictive covenant to ensure that the uses are consistent with the Midtown LINC ordinance. See SFCC § 14-5.5(D)(13)(c). The City references the Table of Permitted Uses at the time of business license application to ensure that the proposed business meets applicable limitations on use. The proposed legislation does not create a mechanism for the City to review business license applications to ensure compliance with the specific use limitations that would apply to Qualifying Innovation Projects. Moreover, it is unclear how the City would ensure that the buildings in a Qualifying Innovation Project are used primarily for economic base jobs on an ongoing basis.

ACTION REQUESTED:

The Planning and Land Use Department requests that the Planning Commission and council committees consider the proposed legislation and make a positive recommendation to the Governing Body and that the Governing Body adopt the proposed legislation.

ATTACHMENTS:

Draft Bill
FIR

[bracketed material] = delete

underscoring material = new

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CITY OF SANTA FE, NEW MEXICO

BILL NO. 2021-__

INTRODUCED BY:

Councilor Roman “Tiger” Abeyta

AN ORDINANCE

**RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987;
AMENDING SECTION 14-3.1(H) TO REQUIRE MAILED AND POSTED NOTICE
PRIOR TO THE LAND USE DIRECTOR’S ADMINISTRATIVE REVIEW AND
DECISION ON AN APPLICATION FOR A FINAL DEVELOPMENT PLAN THAT
INCLUDES QUALIFYING INNOVATION PROJECTS; AMENDING SECTION 14-3.8(B)
AND (C) TO CREATE A PROCEDURE FOR THE LAND USE DIRECTOR TO REVIEW
AND APPROVE OR DENY A FINAL DEVELOPMENT PLAN THAT INCLUDES
QUALIFYING INNOVATION PROJECTS; AMENDING SECTION 14-3.17 TO
PROVIDE A THIRTY (30)-DAY APPEAL PERIOD FOR A LAND USE DIRECTOR’S
DECISION TO APPROVE OR DENY AN APPLICATION FOR A DEVELOPMENT
PLAN; AMENDING SECTION 14-5.7 TO ESTABLISH PERMITTED USES,
STANDARDS, AND APPROVAL PROCEDURES FOR QUALIFYING INNOVATION
PROJECTS AND QUALIFYING INNOVATION VILLAGE PROJECTS LOCATED
WITHIN PLANNED UNIT DEVELOPMENT DISTRICTS THAT CONSIST PRIMARILY
OF OFFICES INTENDED FOR USE BY PEOPLE EMPLOYED IN ECONOMIC BASE**

1 JOBS AND ADJCENT RESIDENTIAL DEVELOPMENT; AMENDING TABLE 14-7.3-1
2 TO ALLOW A MAXIMUM HEIGHT OF SEVENTY-FIVE (75) FEET FOR STRUCTURES
3 WITHIN QUALIFYING INNOVATION VILLAGE PROJECTS LOCATED WITHIN A C-
4 1 OR C-2 ZONING DISTRICT; AMENDING TABLE 14-8.7-2 TO PROVIDE THAT
5 QUALIFYING INNOVATION PROJECTS ARE SUBJECT TO THE SAME
6 ARCHITECTURAL DESIGN STANDARDS THAT APPLY TO QUALIFYING
7 PROJECTS IN THE MIDTOWN LINC OVERLAY DISTRICT; AMENDING SECTION
8 14-12.1 TO ADD A DEFINITION OF ECONOMIC BASE JOB; AND MAKING SUCH
9 OTHER CHANGES AS ARE NECESSARY TO CARRY OUT THE PURPOSE OF THIS
10 ORDINANCE.

11
12 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

13 Section 1. Subsection 14-3.1(H)(5) of the Land Development Code (being Ord. No.
14 2011-37 § 3, as amended) is amended to read:

15 (6) Notice Requirement for Final Development Plans for Qualifying Innovation
16 Projects

17 At least thirty (30) calendar days before the land use director acts on an application for a
18 final development plan for a qualifying innovation project pursuant to subsection 14-5.7(F), the
19 applicant shall:

20 (a) post the property with a public notice poster obtained from city staff. Such
21 poster shall be prominently displayed, visible from a public street, and securely placed on the
22 property; and shall indicate the nature of the request, identity of the applicant, property affected,
23 earliest date that a decision will be made, and phone number for the city staff contact; and

24 (b) mail notice to all owners of properties, as shown in the records of the
25 county treasurer, and to the physical addresses of such properties where the property's address is

1 different than the address of the owner, and to all neighborhood associations that are within three
2 hundred (300) feet of the *property*. The notice shall state that the public may review the *application*
3 in the planning and land use department and that a final decision of the *land use director* to approve
4 or deny the *application* may be appealed to the planning commission within thirty (30) days of the
5 decision in accordance with section 14-3.17.

6 **Section 2. Subsection 14-3.8(B) of the Land Development Code (being Ord. No. 2011-**
7 **37, § 3, as amended;) is amended to read:**

8 **(B) Applicability**

9 (1) Early neighborhood notification and notice and conduct of public hearings
10 are required pursuant to the general provisions of Sections 14-3.1(F), (H) and (I).

11 (2) A *development plan* is required in conjunction with rezoning *applications*
12 in certain districts as provided in Chapter 14, Articles 4 (Zoning) and 5 (Overlay Zoning Districts).

13 (3) Approval of a *development plan* by the planning commission is required
14 prior to new *development* that meets any of the following criteria:

15 (a) *gross floor area* of thirty thousand square feet or more and is
16 located within any zoning district of the *city*;

17 (b) *gross floor area* of ten thousand square feet or more in a
18 *residential* district or in the C-1, C-2, C-4, BCD, HZ, I-1, I-2, BIP, PRRC, RS, SC or MU district
19 and is within two hundred (200) feet, including public *rights of way*, of RR, R-1 through R-6, R-7,
20 R-7-I, R-8, R-9, RC-5, RC-8, R10, R-12, R-21, R-29, RAC, AC, PRC and MH districts;

21 (c) *flea market* with fifteen or more vendors; or

22 (d) *outdoor commercial recreational uses* in any zone where the total
23 area devoted to recreation and related pedestrian circulation and amenities, excluding parking and
24 vehicular circulation areas, exceeds fifteen thousand (15,000) square feet in any zone; provided
25 that this provision does not apply to temporary carnivals, circuses and similar short-term

1 entertainment uses required to obtain a *permit* from the *city*.

2 (4) The *development* plans described in Subsections (B)(2) and (3) shall be
3 reviewed by the planning commission.

4 (5) This section applies where the cumulative square footage of multiple
5 *permits* meets or exceeds the criteria in Subsections (B)(2) or (3) or a combination of those
6 subsections when the *permits* are for coordinated *development* of a *project* comprising multiple
7 *buildings* or outdoor uses, including phased *projects* and *projects* involving *development* of
8 adjoining commonly owned *parcels*.

9 (6) This section does not apply to the construction of *single-family dwellings*,
10 each of which has a *gross floor area* of ten thousand (10,000) square feet or less, including
11 *accessory buildings*, on *lots* created prior to the effective date of Ordinance No. 1999-13 or on *lots*
12 within a subdivision that was subject to early neighborhood notification procedures. This section
13 does apply to construction of any *single-family dwelling* that has a *gross floor area* greater than ten
14 thousand (10,000) square feet, including *accessory buildings*.

15 (7) No additional *development* plan review is required if the new or changed
16 use or *development* described in Subsections (B)(2) and (3) was part of a *development* plan
17 approved as part of a rezoning or other action before the *governing body* or the planning
18 commission, and for which an early neighborhood notification meeting occurred as set forth in
19 Section 14-3.1(F).

20 (8) Approval of a *development* plan by the *land use director* is required for
21 multiple-*family development* comprising three or more *dwelling units* with a *gross floor area* less
22 than ten thousand (10,000) square feet.

23 (9) This section does not apply to the construction of *qualifying projects*
24 within the Midtown LINC Overlay District with the exception that:

25 (a) approval of a *development plan* by the *land use director* is

1 required prior to, or concurrent with, the issuance of a construction *permit* for a *qualifying project*
2 consisting of new *building* square footage totaling more than ten thousand (10,000) square feet;
3 and

4 (b) early neighborhood notification is required pursuant to Subsection
5 14-3.1(F) SFCC 1987 prior to the issuance of a construction *permit* for a *qualifying project*
6 consisting of new *building* square footage totaling more than thirty thousand (30,000) square feet.

7 (10) The *land use director* may review and approve or deny a final *development*
8 plan for a *qualifying innovation project* or *qualifying innovation village project* under subsection
9 14-5.7(F), provided that the following criteria are met:

10 (a) the *applicant* has provided public notice pursuant to subsection
11 14-3.1(H)(6) prior to the administrative review and decision; and

12 (b) the thirty (30)-day notice period set forth in subsection 14-
13 3.1(H)(6) has expired.

14 **Section 3. Subsection 14-3.8(C) of the Land Development Code (being Ord. No. 2011-**
15 **37, § 3, as amended) is amended read:**

16 **(C) Procedures**

17 (1) Submittal Requirements

18 *Applicants* for *developments* that require *development* plans under this
19 section shall submit plans and other documentation as required by the *land use director* that show
20 compliance with the applicable provisions of the Santa Fe City Code as provided in Section 14-
21 3.1(C) Form of Application, including plans that show:

22 (a) existing conditions on the site and within two hundred (200) feet
23 of the site;

24 (b) proposed modifications to the site, including the locations of
25 existing and new *structures, grading, landscaping, lighting, pedestrian and vehicular circulation,*

1 parking and loading facilities;

2 (c) the types, extent, and *intensity* of land uses that are proposed;

3 (d) proposed modifications to the *infrastructure* serving the site,
4 including public and private *streets*, driveways and traffic control measures, and utilities;

5 (e) documentation of compliance with *development* standards such as
6 required *yards*, *lot* coverage, height of *structures*, and *open space*;

7 (f) the phases of *development*, if applicable;

8 (g) for residential *development*, a proposal for provision of affordable
9 housing as required by Section 14-8.11 (Santa Fe Homes Program); (Ord. No. 2013-16 § 12)

10 (h) a *development* water budget as required by Section 14-8.13;

11 (i) for a *development* plan or final *development* plan, sufficient detail
12 to clearly show how each applicable *development* standard is to be met and identify any variance
13 or *waiver* required[⁷];

14 (j) for a preliminary *development* plan, sufficient detail to
15 demonstrate the feasibility of meeting all applicable *development* standards, including an analysis
16 of the type and extent of variances or *waivers* required, specific requests for which may be included.

17 (2) Coordination with Other Review Procedures

18 (a) *Development* plans required for rezonings by Articles 14-4 Zoning
19 Districts and 14-5 Overlay Zoning Districts shall be reviewed by the planning commission at a
20 public hearing with notice provided as required by Section 14-3.1(H) and then transmitted to the
21 *governing body* with any recommendations, as set forth in Section 14-3.5 Rezonings.

22 (b) A special use *permit* or variance request associated with a
23 *development* plan shall be reviewed concurrently and approved or denied by the planning
24 commission.

25 (c) If review and approval of a *development* plan by the planning

1 commission and the *governing body* is required in conjunction with a rezoning action, the *applicant*
2 may submit a preliminary *development* plan for consideration at the time of rezoning. If the
3 rezoning is approved, a separate *application* for a final *development* plan must be approved by the
4 planning commission prior to *development* of the affected *property*, provided that a final
5 *development* plan for a qualifying innovation project or qualifying innovation village project may
6 be reviewed and approved or denied by the *land use director* as set forth in subsection 14-5.7(F).

7 (d) If review and approval of a *development* plan by the planning
8 commission only is required, the *applicant* may first submit an *application* for a preliminary
9 *development* plan. If the preliminary *development* plan is approved, a separate *application* for final
10 *development* plan approval by the planning commission must be approved prior to the *development*
11 of the *property*.

12 (e) If review and approval of a master plan by the planning
13 commission and the *governing body* is required in conjunction with a rezoning action, and if
14 approval of a *development* plan by the planning commission would be required for one or more
15 phases, the *applicant* may either:

16 (i) submit a *development* plan for the entire affected area for
17 review and approval in lieu of a master plan; or

18 (ii) submit a *development* plan for one or more portions of the
19 affected area for review and approval concurrently with the master plan.

20 (f) Action on a *development* plan by the planning commission must
21 be taken at a public hearing with notice provided as required by Section 14-3.1(H).

22 (3) Consistency with Master Plans and Preliminary *Development* Plans

23 (a) *Development* plans must be consistent with applicable provisions
24 of approved master plans as provided in Section 14-3.9(B)(3).

25 (b) Final *development* plans within an area that is subject to an

1 approved preliminary *development* plan must comply with the provisions of the previously
2 approved preliminary plan unless it is amended or repealed. *Final actions* by the *governing body*,
3 *land use boards*, and the *land use director* concerning rezonings, subdivisions, special use *permits*,
4 *development plans*, and construction *permits* shall include a specific finding or determination that
5 the action complies with all applicable provisions of the preliminary plan.

6 (4) Scope of Amendments to *Development Plans*

7 (a) The *land use director* has the authority provided in Section 14-
8 2.11(C)(2) (Minor Modifications to *Development Approvals*).

9 (b) The planning commission has the authority provided in Section
10 14-3.19(D) Amendment of *Development Approvals*.

11 (5) Administrative Approval Procedure

12 Approval of a *development plan* by the *land use director* as provided in
13 Subsection 14-3.8(B)(8), does not require an ENN meeting, public hearing, or public notice and is
14 not required to be filed for record with the *county clerk*.

15 (6) Recording of Plans; *Infrastructure Construction*

16 (a) The signed original mylars of the *development plan* and associated
17 engineering and improvement drawings shall be filed with the *land use director* and shall be the
18 basis for issuance of construction *permits*. The *development plan* shall be filed for record with the
19 *county clerk* by the *land use director*.

20 (b) If dedication of *public rights of way* or easements is required, a
21 separate dedication *plat* shall be recorded concurrently with the *development plan*.

22 (c) *Infrastructure* improvements shall comply with Article 14-9
23 Infrastructure Design, Improvement and Dedication Standards.

24 **Section 4. Subsection 14-3.17(C) of the Land Development Code (being Ord. No.**
25 **2011-37, § 7) is amended as follows:**

1 (C) Time for Appeal

2 (1) Time for Appeal

3 Appellants shall file an appeal as follows:

4 (a) within thirty (30) days for appeals of *final actions* by *land use*
5 *boards* on subdivision *plats*, master plans, and *development* plans; or

6 (b) within thirty (30) days for appeals of approval or denial by the
7 *land use director* of an *application* for a final *plat* for *resubdivision* or summary subdivision or an
8 *application for a development plan*; or

9 (c) within fifteen (15) days of the date of *final action* for all other
10 appeals.

11 (2) Amended Appeals

12 An appellant may amend an appeal until the time for appeal has expired.

13 (3) Response

14 Any party may file a response to the appeal as set forth in Subsection 14-
15 3.17(H)(2).

16 (4) Date of Final Action

17 The date of the *final action* shall be deemed to be the date of the final
18 written decision and determined as follows:

19 (a) For final actions of the *land use director*, the date of issuance of
20 any written order (including a decision, letter, *permit*, or other document, and including recordation
21 of a final *plat* for *resubdivision* or summary subdivision) granting or denying relief or in the case
22 of *building permits*, the date of the posting of the *permit*; or

23 (b) For *final actions* of a *land use board* or the *governing body*, the
24 date that body adopts a written decision containing findings of fact and conclusions of law;
25 provided that if such body has not adopted findings of fact and conclusions of law within thirty-

1 five (35) days of the date the vote deciding the matter was taken, then the date of *final action* shall
2 be deemed to be such thirty-fifth (35th) day.

3 **Section 5. Section 14-5.7 of the Land Development Code (being Ord. No. 2011-**
4 **37, § 7) is amended to read:**

5 **14-5.7 PUD PLANNED UNIT DEVELOPMENT DISTRICT**

6 (A) **Purpose and Intent**

7 (1) This section is intended to allow the creation of planned districts, each
8 conceived as a unit of cohesive *development* and integrated uses in either a
9 single *development* operation or a planned series of *development* operations that may take place
10 over a period of several years. It is also intended to allow and encourage innovative site planning
11 and design to ensure that each planned unit *development* compatibly integrates
12 with *development* on adjoining *properties* and creates an attractive, healthful, sustainable and
13 stable environment for living and working that is superior to the *development* attainable under
14 existing zoning regulations.

15 (2) It is further intended that PUD regulations in this section and throughout
16 Chapter 14 accomplish the purposes of land use regulation to the same degree that existing zoning
17 regulations do in cases where planning and *development* are not on a unified basis.

18 (B) **Land Eligible**

19 A PUD district may overlay any zoning district or any portion of a zoning district as long
20 as it is consistent with existing plans for *streets*, utilities, parks, and other uses and *structures*.

21 (C) **Rezoning Requirements**

22 (1) An *application* for PUD rezoning shall be accompanied by an application
23 for a preliminary *development* plan and other related documents reasonably necessary to determine
24 compliance with Chapter 14 as may be required by the *land use director*. The *applications* for PUD
25 rezoning and preliminary *development* plan are subject to review and recommendation by the

1 planning commission and review and decision by the governing body.

2 (2) At the time an *application* for PUD rezoning is filed, the *applicant* may
3 submit a proposed final *development* plan and request that the requirement for a
4 preliminary *development* plan be waived. The planning commission and the *governing body* may
5 approve or deny the request to waive the preliminary *development* plan as part of their review of
6 the PUD rezoning *application*.

7 (D) **Uses**

8 Permitted, special use *permit*, and prohibited uses within the PUD are the same as in the
9 underlying zoning district, except as provided for qualifying innovation projects and qualifying
10 innovation village projects as set forth in paragraph F below.

11 (E) **Standards**

12 (1) The *development*, design, and *landscaping* standards permitted in the PUD
13 may vary from the standards of the underlying district, provided that findings of fact are made that
14 such variation:

15 (a) meets the PUD purpose and intent set forth in Subsection 14-
16 5.7(A) by creating a unified *development* that is superior to what would otherwise be attainable,

17 (b) is appropriate in relation to the overall *development*, and

18 (c) minimizes the impact on surrounding *properties*.

19 (2) The *density* of population and *intensity* of land use allowed by the
20 underlying zoning district shall be the overall *density* and *intensity* in the PUD. As long as the
21 overall PUD *density* and *intensity* remain unchanged, the *density* and *intensity* of different local
22 sites within the PUD may vary;

23 (3) Examples of the *development*, design, and *landscaping* standards variable
24 in the PUD include *lot* size, housing type, housing configuration, *yards / setbacks*, height, *lot*
25 coverage, distance between *buildings*, terrain management, and *mountainous and difficult terrain*.

1 Where no variation of a *development*, design or *landscaping* standard has been approved, the
2 *development*, design or *landscaping* standard at issue shall be the same as in the underlying district.

3 **(F) Qualifying Innovation Projects and Qualifying Innovation Village Projects**

4 If an approved planned unit *development* district is at least fifty (50) acres in size, then the
5 *development* plan associated with the planned unit *development* district may include “qualifying
6 innovation projects” and “qualifying innovation village projects” as set forth in this paragraph.

7 (1) *Qualifying innovation project.* A new *development* constitutes a qualifying
8 innovation project if the following requirements are met:

9 (a) The uses consist primarily of *business* and *professional offices* for
10 conducting the affairs of a business, profession, service, industry, or governmental organization
11 made up of *economic base jobs*, with the remaining uses consisting of any combination of *retail*
12 *establishment*, *commercial development*, *residential*, *light assembly and manufacturing*, or
13 educational uses; and may include additional *residential development* adjacent to these qualifying
14 innovation project uses.

15 (b) The following uses are not permitted: storage, *warehouse* freight
16 and movement, retail and grocery stores over ten thousand (10,000) square feet, and industrial uses.

17 (c) All buildings within the qualifying innovation project area must
18 be designed and constructed in a manner that qualifies for a leadership in energy and environmental
19 design (LEED) rating of certified, silver, gold, or platinum, or equivalent.

20 (d) Open space may be consolidated within the qualifying innovation
21 project in a manner that satisfies the overall open space requirements, pursuant to subsection 14-
22 7.5, for the planned unit *development* district.

23 (2) *Qualifying innovation village project.* Up to fifty percent (50%) of the
24 gross acreage of a qualifying innovation project area may be designated as a qualifying innovation
25 village project if the following requirements are met.

1 (a) On-site parking requirements, as set forth in Table 14-8.6-1, are
2 addressed primarily through structured parking.

3 (b) Applicable affordable housing requirements, as set forth in
4 subsection 14-8.11, are satisfied by construction of affordable housing within the planned unit
5 development district.

6 (c) Structures in a qualifying innovation village project within a C-1
7 or C-2 district are subject to a maximum height of seventy-five (75) feet, as set forth in Table 14-
8 7.3-1, and are not subject to the maximum allowable height limit of the underlying zoning district.

9 (3) Preliminary development plan. The preliminary development plan
10 submitted and approved with the application for PUD rezoning must designate areas planned for
11 qualifying innovation projects and qualifying innovation village projects, including the locations
12 of proposed buildings with a maximum height of seventy-five feet (75') and structured parking.

13 (4) Final development plan.

14 (a) Notice. An applicant for a final development plan that includes a
15 proposed qualifying innovation project or qualifying innovation village project must provide notice
16 pursuant to subsection 14-3.1(H)(6).

17 (b) Review and decision. The land use director may review and
18 approve or deny an application for a final development plan that includes a proposed qualifying
19 innovation project or qualifying innovation village project pursuant to subsections 14-3.8(B)(10).

20 (c) Approval criteria and conditions. The land use director shall
21 apply the approval criteria set forth in subsection 14-3.8(D)(1) to an application for a final
22 development plan and may require conditions of approval as necessary to implement the
23 requirements set forth in this subsection 14-5.7(F), to accomplish the proper development of the
24 area, and to implement the policies of the general plan.

25 **Section 6. Subsection 14-7.3(A) of the Land Development Code (being Ord. No.**

1 **2013-16 § 42; as amended) is amended to read:**

2 14-7.3 NONRESIDENTIAL AND MIXED-USE DISTRICTS

3 (A) Table of Dimensional Standards

4 The standards set forth in this table apply to all principal and accessory structures unless
5 otherwise provided in Chapter 14.

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TABLE 14-7.3-1: Table of Dimensional Standards for Nonresidential Districts (Note 1)

DISTRICT	Minimum District and Lot Size	Maximum Height of Structures	Minimum Setback Requirements (feet) See Note 1 for additional setback regulations	Maximum Lot Coverage (%) See Note 8 for non-residential open space requirements
C-1	Same as R-21 district including residential density and open space requirements: See Table 14-7.2-1 (Ord. No. 2013-16 § 42)	36 (See Note 7 for <u>qualifying innovation village projects</u>)	Nonresidential Uses: Street: 10 Side: 5 Rear: 10 Residential Uses: Same as for R-21 district.	Nonresidential Uses: 60 Residential Uses: 40
C-2	None Also see §14-7.5(D)(8)(c): Open Space Requirements	45 (See Note 7 for <u>qualifying innovation village projects</u>)	Street : 15 Side: 0 Rear: 10 (See Note 2 for setback abutting residential district)	60
C-4	For residential uses, same as contiguous residential district (See Note 10) For nonresidential uses, see 14-7.5(D)(8)(d): "Minimum Open Space Requirements" (Ord. No. 2013-16 § 42)	24 (See note 6 for height setback from property lines)	(See note 6 for height setback from property lines) Nonresidential Uses: Street : 10 Side: 5 Rear: 10 Residential Uses: Same as R-21 zoning district	Nonresidential Uses: 60 Residential Uses: 40

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C-4	For residential uses, same as contiguous residential district (See Note 10) For nonresidential uses, see 14-7.5(D)(8)(d): "Minimum Open Space Requirements" (Ord. No. 2013-16 § 42)	24 (See note 6 for height setback from property lines)	(See note 6 for height setback from property lines) Nonresidential Uses: Street : 10 Side: 5 Rear: 10 Residential Uses: Same as R-21 zoning district	Nonresidential Uses: 60 Residential Uses: 40
HZ	21,780 sq ft	70 for a hospital in the Las Soleras Hospital District; 36 otherwise	Same as for R1-R5 Districts.	In the Christus St. Vincent Hospital Zone District: Gross floor area shall not exceed 30% of total lot area. In the Las Soleras Hospital Zone District: floor area ratio shall not exceed 1.8:1
I-1	None, except as may be needed to satisfy other limitations applicable to an I-1 District.	65 (provided that any part of the building exceeding 36 feet in height shall be set back from each yard line at least one foot for each two feet of additional building height above 36 feet)	Same as for C-2 District.	50
I-2	None, except as may be needed to satisfy other limitations applicable to an I-2 District.	Same as I-1 District.	Street : 15 Side: 10 if abutting a residential district; 5 if not abutting a residential district Rear: 25 if abutting a residential district; 10 if not abutting a residential district	60

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I-2	None, except as may be needed to satisfy other limitations applicable to an I-2 District.	Same as I-1 District.	Street : 15 Side: 10 if abutting a residential district; 5 if not abutting a residential district Rear: 25 if abutting a residential district; 10 if not abutting a residential district	60	
PRC NOTE 9	Minimum District Size: 160 acres	—	—	—	
PRRC NOTE 9	Minimum District Size: 160 acres	—	—	—	
SC1 SC2 SC3	Minimum Lot Requirements: Note 5 SC1: 5 acres SC2: 10 acres SC3: 40 acres See also §14-4.3(K)(2), "Rezoning to the SC district"	SC1: 35 SC2: 45 SC3: 45	The requirements for minimum yards in SC districts shall be equivalent to the minimum yard requirements in any adjoining zoning district.	None	

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MU	None, except as may be needed to satisfy other limitations applicable to a MU district Also see § 14-7.5(D)(8)(b) for open space requirements.	A maximum height of 35 feet shall be permitted where two or more stories are included in a building ; where the mixed-use development is located adjacent to residential uses or residential zoning, all buildings and structures within 70 feet of the adjoining residential property line shall not exceed 25 feet in height. Also see §14-7.3(B)(1) for step-back requirements.	Street : Equivalent to the minimum yard requirements in any adjoining residential zoning district if not separated by a street ; otherwise none is required. Side: 30 feet from property line when abutting a residential district; 5 feet from property line if not abutting a residential district. Right of way may be counted as part of setback . Rear: 30 feet from property line when abutting a residential district; 10 feet from property line if not abutting a residential district. Right of way may be counted as part of setback . Also see § 14-7.3(B)(1) for separation requirements.	None, except as may be needed to satisfy other limitations applicable to a MU district Also see §14-7.3(B)(1) for footprint requirements and residential requirements
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TABLE 14-7.3-1: Table of Dimensional Standards for Nonresidential Districts (Note 1)

NOTES:

1. Additional regulations, see also:

Section 14-5 Overlay Districts and official zoning map. Provisions of overlay districts, including historic, escarpment or neighborhood districts may override standards in this table;

Section 14-8.4(J)(3), fifteen-foot buffer required for nonresidential uses adjacent to residential uses;

Section 14-8.4(I)(2)(d), five-foot planting strip where parking lot abuts required street yard ;

Section 14-8.2(D)(4)(e)(i), setback from shoulder of arroyo, stream or watercourse; and

Section 14-7.1(D), required yards.

2. Additional regulations: Rear yard ten feet, except on the rear of a lot abutting a residential district, in which case there shall be a required rear yard of not less than twenty-five feet or twenty percent of the depth of the lot , whichever is the least. See also Section 14-8.4(J)(3) Landscape Buffer for Nonresidential Uses, fifteen-foot buffer required for nonresidential uses adjacent to residential uses.

3. Additional regulations: The minimum total area of a BIP district shall be four acres. The minimum total area may be further divided into individual lots ; however, the site shall be master planned in its entirety and the master plan approved by the planning commission.

4. Additional regulations: The planning commission may consider reduced required yards to allow for greater flexibility in site design, and based on the proposed use and site development proposal. Required yard reduction may also be mitigated by other factors, including topography, proposed fences or walls or dense landscape separation. In no case, however, shall the required yards be less than twenty-five feet.

5. Additional regulations: Lots may be combined to meet the minimum site requirements or subdivided smaller than the minimum site requirements; provided that the planned shopping center district shall be preserved in such ownership or control so as to ensure the continued maintenance of private common use areas, including open space , drives, walks and off-street parking and loading facilities. This shall be accomplished by contracts, agreements, deed restrictions, covenants running with the land or other instruments in writing.

6. Within ten feet of a side or rear property line, no point on a structure shall be higher than fourteen (14) feet above the finished grade at the closest point on the perimeter of the structure . Within fifteen feet of a property line, no point on a structure shall be higher than twenty-four feet above the finished grade at the closest point on the perimeter of the structure.

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<p>7. [RESERVED] <u>Maximum height of structures for qualifying innovation village projects within a planned unit development district is seventy-five (75) feet.</u></p>
<p>8. See Section 14-7.5(D) for amount of open space required for non-residential uses.</p>
<p>9. In the PRC and PRRC districts, development standards shall correspond to the approved master plan as provided in Subsections 14-3.9(C)(3) and 14-3.8(C)(3).</p>
<p>10. Maximum residential density and minimum residential open space requirements for a C-4 parcel are the same as permitted in the lowest-density contiguous residential district. If there is no contiguous residential district, requirements are the same as for the closest residential district. In no case shall the requirements be more restrictive than for the R-8 district.</p>

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Section 7. Table 14-8.7-2 of the Land Development Code (being Ord. No. 2011-37 § 10; as amended) is amended to read:

Table 14-8.7-2: Architectural Design Standards and Point Allocations

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TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)

Architectural Design Standards		Points ¹
WALLS		
	Stucco, adobe	30
Predominant Exterior Surface Material	Brick, natural stone, and integrally colored unit masonry	25; 30*
	Concrete and non-integrally colored unit masonry	20; 30*
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10; 30*
	Mirrored glass curtainwall systems	-10
	Earhtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30
Color of Predominant Exterior Surface Material	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15; 30*
	High-intensity colors	-10; 10*
	Metallic colors, glass and black	-10
Exterior Surface Treatment	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations	10
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10

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ROOFS		
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	20
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10
	(A) All surfaces are concealed from public view	20
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15
Predominant Material	(C) Flat tiles of clay, concrete or slate	10
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	5
	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	-10

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BUILDING FORM		
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade	30
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story setbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0
DOORS AND WINDOWS		
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0; 20 *
Area	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0; 20 *

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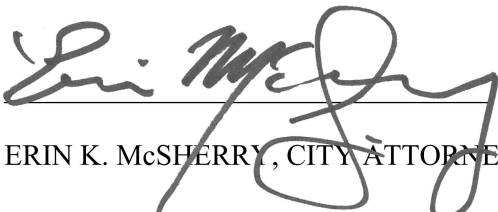
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20
Glazing	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	20
EQUIPMENT	(A) All glazing is clear or tinted neutral gray	10
	(B) Any use of colored glazing	0; 10*
	(C) Any use of mirrored glazing	-10
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10
<p>NOTES: 1. Point values denoted by an asterisk (*) apply within the Midtown LJNC Overlay District and to qualifying innovation projects within a planned unit development district.</p>		

1 Section 8. Section 14-12 of the Land Development Code (being Ord. No. 2011-
2 37, § 15, as amended) is amended to add the following definition:

3 **ECONOMIC BASE JOB**

4 A job that yields goods or services that are sold outside the state (provided that the goods or services
5 may also be sold inside the state) or a job that is paid for with out-of-state resources, such as
6 taxpayers or operating businesses in other states, federal funding, or non-local grants. Economic
7 base jobs attract “new” money needed for the state economy to grow the “economic pie.”

8 APPROVED AS TO FORM:

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11 ERIN K. McSHERRY, CITY ATTORNEY

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FISCAL IMPACT REPORT

General Information:


(Check) Bill: X Resolution: _____

Short Title(s): Qualifying Innovation Project Planned Unit Development Districts

Sponsor(s): Councilor Abeyta

Reviewing Department(s): Planning and Land Use

Staff Completing FIR: Noah L. Berke, Current Planning Manager Date: 6/23/2021 Phone: 955-6647

Reviewed by City Attorney:  Date: Nov 10, 2021

Reviewed by Finance Director:  Date: Nov 10, 2021

Summary:

The Bill amends the Land Use Code to facilitate development of “Qualifying Innovation Projects” and “Qualifying Innovation Village Projects” that are designed to accommodate economic base jobs within Planned Unit Development Districts of at least 50 acres in size. The Bill extends development incentives to such projects including increased height (to allow dense, mixed-use communities), expedited review and administrative approval of final development plans, and modernized architectural standards in exchange for the creation of economic base jobs, construction that meets LEED certification standards, structured parking, and the satisfaction of affordable housing requirements on-site. The Bill is intended to attract innovation and technology companies that have historically not located in Santa Fe.

Departments Affected:

Planning and Land Use

Consequences of Not Enacting Legislation:

Developers considering Santa Fe as a potential location for large projects designed to attract economic base jobs would have to comply with existing land use regulations, including the existing maximum allowable heights of thirty-six feet (36’) in a C-1 district and forty-five feet (45’) in a C-2 district, the existing architectural design standards, and the existing requirement that final development plans require a public hearing and review and approval by the Planning Commission..

Conflict, Duplication, Companionship, or Relationship to Other Legislation:

None. The Land Use Code will continue to be implemented in the same manner as it is presently.

Performance and Administrative Implications:

The legislation includes two requirements that are unusual compared to the existing code and may require the adoption of new administrative procedures to ensure implementation. First, the legislation extends development incentives to projects with buildings that are constructed to meet LEED certification standards or equivalent. The Planning and Land Use Department does not currently have application or review procedures for ensuring that buildings are built to LEED certification standards or equivalent. Second, the legislation would result in the creation of projects that have “use” requirements and limitations that do not directly correlate with the uses allowed and prohibited in the underlying zoning district, as set forth in the Table of Permitted Uses, Table 14-6.1-1. Currently the Table of Permitted Uses governs the permitted uses in all situations, with the exception of qualifying Midtown LINC projects, for which the owner must file a

restrictive covenant to ensure that the uses are consistent with the Midtown LINC ordinance. See SFCC § 14-5.5(D)(13)(c). It is contemplated that the requirements of this legislation may be implemented and enforced through the imposition of conditions of approval on a final development plan for a Qualifying Innovation Project.

Fiscal Implications:

If the changes to the City's code are successful in attracting innovation and technology companies to sizable parcels suited for development, then the changes would have a substantial positive impact on the local economy by providing economic base jobs from which the products and services being produced are paid for with revenue from out of state, thereby bringing new money into the economy. According to the New Mexico Jobs Council, for every economic base job created or destroyed, one to two service sector jobs are added or lost. See generally N.M. Legislative Jobs Council Final Report (Dec. 2014), available [here](#).

Fiscal Impact

Check here if no fiscal impact

Expenditures

Expenditure Type	FYE ___	FYE ___	FYE ___	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
<u>Personnel and Benefits*</u>	\$ _____	\$ _____	\$ _____	_____	_____	_____	_____
<u>Capital Outlay</u>	\$ _____	\$ _____	\$ _____	_____	_____	_____	_____
<u>Contractual/ Professional Services</u>	\$ _____	\$ _____	\$ _____	_____	_____	_____	_____
<u>Operating</u>	\$ _____	\$ _____	\$ _____	_____	_____	_____	\$ _____
<u>Total:</u>	\$ _____	\$ _____	\$ _____	_____	_____	_____	\$ _____

* This includes all staff time associated with executing the job functions of the proposed legislation.

Expenditure Narrative:

Revenue

Revenue Type	FYE ___	FYE ___	FYE ___	Recurring (R) or Non-recurring (NR)	Fund
General Fund	\$ _____	\$ _____	\$ _____	_____	_____
Special Revenue	\$ _____	\$ _____	\$ _____	_____	_____
CIP	\$ _____	\$ _____	\$ _____	_____	_____
Enterprise	\$ _____	\$ _____	\$ _____	_____	_____
Internal Service	\$ _____	\$ _____	\$ _____	_____	_____
Trust and Agency	\$ _____	\$ _____	\$ _____	_____	_____
Federal	\$ _____	\$ _____	\$ _____	_____	_____
Other	\$ _____	\$ _____	\$ _____	_____	_____
Total	\$ _____	\$ _____	\$ _____	_____	_____

Revenue Narrative:

F. OLD BUSINESS

1. Consideration of Bill No. 2021-___. (Councilor Abeyta)

An Ordinance Relating to the Land Development Code, Chapter 14 SFCC 1987; Establishing Permitted Uses, Definitions, Standards, and Incentives for Qualifying Innovation Projects and Qualifying Innovation Village Projects, Located Within Planned Unit Development Districts, That Allow for Building Heights of up to Seventy-Five (75) Feet, Administrative Approval of Final Development Plans, and the Same Architectural Design Standards That Apply to Qualifying Projects in the Midtown LINC Overlay for Projects That Consist Primarily of Economic Base Jobs and Adjacent Residential Development; Amending the Following Sections to Add Provisions for Qualifying Innovation Projects and Qualifying Innovation Village Projects: 14-3.1(H), Notice Requirements; 14-3.8(B) and (C), Development Plan Applicability and Procedures; 14-3.17(C), Time for Appeal; 14-5.7, Planned Unit Development Districts; Table 14-7.3-1, Table of Dimensional Standards for Non-Residential and Mixed Use Districts; and Table 14-8.7-2, Table of Architectural Design Standards and Point Allocation; Amending Section 14-12.1 to Add a Definition for Economic Base Job; and Making Such Other Changes as are Necessary to Carry out the Purpose of this Ordinance.

Committee Review:

Introduced: 04/28/21

Planning Commission: 07/15/21

Planning Commission: 11/18/21

Quality of Life Committee: 12/01/21

Public Works and Utilities Committee: 12/06/21

Governing Body (request to publish): 12/08/21

Governing Body (public hearing): 01/12/22

Name: Evelyn Seth

Comment - 11/09/2021 04:48 PM: (No Vote)

Vote NO on this ordinance and keep Santa Fe and it's views unique. There's is no reason (other than what developers desire to make more money) to even suggest this topic. If you are wanting to look like LA, Denver, San Francisco and/or Albuquerque then move there. The very beauty that makes this city and county unique is our historical architecture and the lovely mountain and big sky views that serve as a backdrop when driving around town. Instead, focus your ideas on things that needs to be addressed with the current, out-of- control new development such as safety, infrastructure, parks, walking and bike paths, road maintenance (do you know that streets in South Capitol were scrapped years ago and never resurfaced? Or road lane markings, crosswalks and intersections need to be repainted? Or vegetation along streets has grown so tall and unruly as to cause dangerous situations for pedestrians and vehicles?) How can developments like Las Campanes, La Tierra, Monte Sol, Aldea, Rancho Viejo, etc be approved without a plan included to have businesses built close by to meet the needs of the communities? Instead these residents must drive distances to buy groceries, etc. and new developments being planned are no different. I suggest these council members start representing the constituents in their respective districts; not developers, and think long and hard about what attracted them to this area and/or has kept them here all these years.

Name: Richard Mariner

Comment - 11/11/2021 11:39 AM: (No Vote)

The staff review is excellent and suggests to me that this proposed ordinance needs further deliberation. The inclusion of a Q.I.P and a Q.I.V.P within a PUD should be part of the overall PUD design process from the beginning to ensure compatibility. Under no circumstances should these innovative uses be inserted into a PUD that was not specifically designed to accommodate them. In addition, the Land Use Director should not have the authority to sign off on such projects. There should be strong meaningful incentives rather than easy sign-off.

In some areas, developments of significant scale are termed Developments of Regional Impact which require special examination to assure that the project is widely supportive of regional and local plans.

There should be criteria for allowing a building height of 75 ft. Such a height is not in the Santa Fe tradition and does raise concerns about view obstruction. Tall buildings should not exist here for the purpose of advertising the existence of the structure.

Name: Jeanne DiLoreto

Comment - 11/11/2021 02:21 PM: (Against)

I am against Bill Number 2021 from Councilor Abeyta and Councilor Lindell – An Ordinance Relating to the Land Development Code, Chapter 14 SFCC 1987; Establishing Permitted Uses, Definitions, Standards, and Incentives for Qualifying Innovation Projects and Qualifying Innovation Village Projects, Located Within Planned Unit Development Districts, That Allow for Building Heights of up to SEVENTY-FIVE (75) FEET.

Jeanne DiLoreto
149 Calle Don Jose
Santa Fe, NM 87501

Name: Marie Shook

Comment - 11/12/2021 12:37 PM: (Against)

Thank you Governing body and Planning Commission,

I regard to request for Height Ordinances changes to 75 feet, I strongly discourage, I am **NOT** in favor of and request these change **NOT** be made. Not at the MidTown Campus, nor anywhere in Santa Fe County. I find it very discouraging how the Governing Body and Planning Commission find these change to be made so easily be the stroke of a pen. Look at our beautiful city and allow your soul to see the damages you are allowing to occur under your watch, when you simply ignore the people for the almighty buck.

And ask yourselves will my children have water in this town in 25 years.

Name: Gaia DiLoreto

Comment - 11/12/2021 12:50 PM: (Against)

I do not support this bill.

Name: A Janine Burke

Comment - 11/12/2021 12:50 PM: (Against)

I am against raising the maximum allowable building height within the city limits any higher than what it is now.

Name: Andrea Olachea-Serrano

Comment - 11/12/2021 01:11 PM: (Against)

Strongly oppose.

Name: Andrea Olachea-Serrano

Comment - 11/12/2021 01:12 PM: (Against)

Strongly oppose

Name: Lori Ernst

Comment - 11/12/2021 01:40 PM: (Against)

I am for innovation as long as it can be done in a way that reflects the charm of Santa Fe (Adobe, buildings of a reasonable height, etc.). I also have concerns about the water supply. This is my third home in Santa Fe. I moved to Las Soleras to be closer to my daughter and granddaughter from up on the mountain. I'm really hoping I didn't make a mistake moving to the South side.

Name: Daniel Valdez

Comment - 11/12/2021 05:35 PM: (Against)

Oppose

Name: Melinda Olachea

Comment - 11/12/2021 05:36 PM: (Against)

Oppose

Name: Patrick Olachea

Comment - 11/12/2021 05:37 PM: (Against)

Against

Name: Carol Kernek

Comment - 11/12/2021 07:07 PM: (Against)

Strongly oppose

Name: William Kernek

Comment - 11/12/2021 07:07 PM: (Against)

Oppose this strongly

Name: Carmen Ortiz

Comment - 11/12/2021 07:19 PM: (Against)

OPPOSE

Name: Richard Serrano

Comment - 11/12/2021 07:20 PM: (Against)

Against

Name: Margaret Chavez

Comment - 11/12/2021 07:36 PM: (Against)

AGAINST

Name: Shawna Rosales

Comment - 11/12/2021 07:38 PM: (Against)

AGAINST ALL OF THIS.

Name: Juanita Rosales

Comment - 11/12/2021 07:40 PM: (Against)

AGAINST ALL OF THIS!

Name: Stephanie Garcia

Comment - 11/12/2021 07:40 PM: (Against)

AGAINST THIS!

Name: Joseph Trujillo

Comment - 11/12/2021 07:41 PM: (Against)

AGAINST THIS!!!

Name: Sabra Bull

Comment - 11/12/2021 07:46 PM: (Against)

Against!

Name: Mike Palaima

Comment - 11/12/2021 07:47 PM: (Against)

No

Name: Becky Gallegos

Comment - 11/12/2021 07:48 PM: (Against)

No

Name: Anne Maez

Comment - 11/12/2021 08:17 PM: (Against)

I do not support this bill.

Name: Raymond Maez

Comment - 11/12/2021 08:18 PM: (Against)

I do not support this bill.

Name: Jessica Muñiz

Comment - 11/12/2021 08:22 PM: (Against)

This bill should be voted against as written. As a life long resident of Santa Fe, Santa Fe is in dire need of affordable "single family homes" not monstrosities that will impair the views of the mountains. This is a complete disappointment that Councilor Abeyta would draft this ludicrous bill. Please vote against.

Name: Andrea Serrano

Comment - 11/12/2021 09:50 PM: (Against)

No

Name: jean hinlicky

Comment - 11/12/2021 10:29 PM: (Against)

against bec of adverse impact on open spaces and density

also concerned about aetting dangerous precedent for future building

upset that this has not been publicized and there has not been time and opportunity for public input

also upset that business and money are being prioritized like with recent short term rental changes. we the citizens are as important as business— why doesnt it feel like that??!

Name: Charles Rosacker

Comment - 11/12/2021 11:46 PM: (Against)

Against all of this.

Name: Rita Rosacker

Comment - 11/12/2021 11:47 PM: (Against)

Object to all of this.

Name: Judith Ebbinghaus

Comment - 11/13/2021 05:55 AM: (Against)

Will ruin character of Santa Fe

Name: Carmella Roybal

Comment - 11/13/2021 07:36 AM: (Against)

Strongly against all of this.

Name: Carmella Trujillo

Comment - 11/13/2021 07:37 AM: (Against)

Strongly oppose all of this.

Name: Sarah Apodaca

Comment - 11/13/2021 07:40 AM: (Against)

This is a slippery slope and will likely be taken advantage of by developers and we will have new even taller, even uglier buildings like 'capitol flats' on st. Francis and Cordova.

Name: Karen Baker

Comment - 11/13/2021 07:57 AM: (Against)

I do not support this bill. I understand we need to grow but this bill would compromise (destroy) our city's character. Please do not approve it.

Name: Pamela Strasen

Comment - 11/13/2021 08:07 AM: (Against)

I do not support this bill!

Name: Andrea Olaechea

Comment - 11/13/2021 08:07 AM: (Against)

My family and I strongly oppose this ordinance entirely. Santa Fe is being overbuilt at an alarming rate; there is no need for 75 foot buildings. Our hospitals, clinics, and several other living spaces are examples of following codes that do not obstruct views, roads and blend with the city. We should continue to follow that path. Instead, many new areas are being overbuilt, causing congestion and claustrophobic conditions amongst us. Santa Fe is going in an entire different direction than what has kept several of us here all of these years. We the people should be represented and given a proper say in all of this.

Name: Eric Strasen

Comment - 11/13/2021 08:08 AM: (Against)

I strongly oppose this bill

Name: Nathan Lambert

Comment - 11/13/2021 08:29 AM: (For)

Santa fe desperately lacks innovation and growth. I know this is largely on purpose in order to cater to a relatively small but generally wealthy subset of the population. I would love to see more growth, more activities, more "affordable" housing. It is currently impractical for most people to live in Santa fe outside of wealthy retirees and a few exceedingly rare high income young professionals. Additional housing could bolster the inventory and allow more youth and vibrance into our city which in my opinion desperately needs it. Additionally new construction can potentially replace the dilapidated properties strewn across Santa fe.

Name: Allison Tongate

Comment - 11/13/2021 09:01 AM: (Against)

Keep Santa Fe the "city different". Keep its historical and unique qualities for its residents and tourists. 75' foot buildings will be more than an eye sore. Dense urban housing can occur in smarter more congruent manners. This would irrevocably damage the nature of the city. Please vote no.

Name: Eleanor Gallegos

Comment - 11/13/2021 09:05 AM: (Against)

Strongly oppose this ordinance in its entirety.

Name: Philip Woolworth

Comment - 11/13/2021 09:28 AM: (Against)

I am against this bill or any similar or future bill that may come up regarding a change in building height or a change in the look of Santa Fe's architecture in general. Santa Fe is unique mainly because of its "look" and to destroy that is simply irresponsible from a quality of life and an economic point of view. Concerning this and the many new multi unit structures going up in Santa Fe, something must be said about the profound drought we are and will be experiencing for the foreseeable future. The sponsors of this bill will never get my future vote. It seems as though some form of corruption is taking place for the benefit of a few to the detriment of the rest of Santa Fe's citizens. Let's not let greed ruin this paradise we call Santa Fe New Mexico.

Sincerely,

Philip (Sandy) Woolworth
3 Calle Vecinos
Santa Fe NM 87507

Name: Jim McGiffin

Comment - 11/13/2021 09:33 AM: (Against)

I do not support this; structures of any kind 75 feet (or 6 stories) tall is totally inconsistent with what makes Santa Fe so visually stunning and attractive.

Name: Hope Quintana

Comment - 11/13/2021 09:51 AM: (Against)

Do not pass this ordinance to allow taller buildings. If taller buildings are allowed then guests and life long residents will lose sight lines to our gorgeous sunrises and sunsets. Additionally our beautiful small city that we love will lose its charm and turn into a dark and dirty city like so many others. 100% AGAINST THIS ORDINANCE

Name: Michal Anne Pepper

Comment - 11/13/2021 10:24 AM: (Against)

If you want to know why I oppose this bill, just go to Phoenix and look at their ugly condo and apartment buildings—they look like what the Soviet Union used to build. We already have at least one of those buildings in town—we don't need anymore. I am sure we can build affordable housing in two stories. I am also suspicious of all of the out of town and out of state money that flooded our recent municipal election. It indicates to me that outside interests want to exploit our beautiful city for their own gain. We are watching!

Name: Nena Morton

Comment - 11/13/2021 10:48 AM: (No Vote)

I am absolutely not in favor of this proposed plan.

Name: Joanne Fischer

Comment - 11/13/2021 11:54 AM: (Against)

The proposed public height ordinance is a TERRIBLE idea! There should be more public hearings if nothing else!

Name: Jonathan Parker

Comment - 11/13/2021 12:00 PM: (Against)

I am against this for several reasons.

I would like to see a longer period for public comment on this issue. It seems important enough to have more time to obtain the facts and reasons for this big change to the code.

Please postpone voting on this until the larger community has an opportunity to fully digest and submit input.

Thank you,
Jonathan Parker
1305 Calle Joya
Santa Fe, NM 87501
jp@jonathanparker.com

Name: Clare Maraist

Comment - 11/13/2021 12:05 PM: (Against)

As a long time resident who grew up in Santa Fe and even one with a history of real estate development in Santa Fe, I think this proposal is a detriment to our beautiful town. What makes Santa Fe so special is not only our beautiful skies and Mountain View's, but the structural rules and ordinances such as the height restrictions. Why do we want to change what makes Santa Fe so special. I do hope this is not approved and we can continue to keep our skylines as they are. If builders want more space, let them build down. Again, this coming from a former real estate developer. Thank You.

Name: Kimberly Block

Comment - 11/13/2021 12:10 PM: (Against)

Strongly oppose all of this ordinance.

Name: Barbara Clark

Comment - 11/13/2021 12:54 PM: (Against)

The proposed public height ordinance is a terrible idea! If nothing else there should be more public hearings." Higher buildings would ruin the historic feel of Santa Fe.

Name: David Gold

Comment - 11/13/2021 01:54 PM: (Against)

The proposed public height ordinance is a terrible idea! If nothing else there should be more public hearings.

Name: Carol Woolworth

Comment - 11/13/2021 02:09 PM: (Against)

I am shocked this bill has come up which is, in essence, a bid to destroy our incredibly lovely and historic town of Santa Fe. The majority of folks who have moved to this charming city came because of it's small size and low building mandate, which seems to have been to keep new construction at a 2 story level. Obviously that has not been happening as we see the cancer of newly constructed buildings spreading out in every direction with horrible ugly, unarchitected, box style apartment buildings with vast parking lots. These new constructions are now topping off at 3 stories. And now you want to go higher? When I drive into the city every day I'm always so happy to see the beauty of Santa Fe contained within its two story building constrict enabling the town to remain the town we all moved here to experience. Once this standard begins to allow up to 5 story construction our town is lost. It becomes anything other than Santa Fe, our amazingly beautiful home. And this doesn't even begin to question our lack of water and this over construction.

Carol Tippit Woolworth
3 Calle Vecinos
Santa Fe NM 87507

Name: Paul White

Comment - 11/13/2021 02:24 PM: (No Vote)

It appears that the City is really out of touch with public sentiment on this issue. There needs to be more public input. In public forums such as Nextdoor citizens are outraged at the lack of community input and fast-tracking 75 foot tall buildings. Counselors who have responded publicly are ignoring the outrage and giving false reasons why they support it. This needs to be tabled until there is more community input. There is a severe lack of outreach, lack of the ability to comment during meetings, developers get an inordinate amount of time to present their projects, citizens get 2 minutes. Less than 30% of voters voted in the last election, the mayor got about 15% of the voters in Santa Fe, yet he believes he has a mandate? This is deplorable.

Name: Rachel White

Comment - 11/13/2021 03:38 PM: (Against)

This proposal would change the character of Santa Fe in a negative way, potentially blocking sight lines and ruining the specialness of Santa Fe's low slung adobe style. While affordable spaces and infill are important priorities for our community, this is not the most thoughtful way to accomplish these objectives.

Name: janet saxe

Comment - 11/13/2021 04:21 PM: (Against)

The proposed public height ordinance is a terrible idea! If nothing else there should be more public hearings. I am sick of developers thoughtlessly destroying our beautiful city. The 3-story limit that already exists is only enforced in the privileged 87501. This ordinance will only serve to further undermine the quality of life in this city.

Name: Jonathan Shapiro

Comment - 11/13/2021 04:31 PM: (No Vote)

The increase in height is a terrible for this city. We already have big apt complexes going up. We do not need them to be more visible. Jonathan shapiro, arroyo vista, Santa Fe. 518 5268787

Name: Elizabeth Perez

Comment - 11/13/2021 04:35 PM: (Against)

I do not support this bill

Name: Ramiro Garcia

Comment - 11/13/2021 04:36 PM: (Against)

I do not support this bill

Name: Shiara Garcia

Comment - 11/13/2021 04:36 PM: (Against)

I do not support this bill

Name: Rosa Isela Perez

Comment - 11/13/2021 04:37 PM: (Against)

I do not support this bill

Name: Mario Perez

Comment - 11/13/2021 04:38 PM: (Against)

I do not support this bill

Name: Erica Newman

Comment - 11/13/2021 05:12 PM: (Against)

Don't turn Santa Fe into every other city in America.

I am an 8th generation Santa Fean who just moved back from a big city and it's the appreciation and beauty of my childhood that brings me back here to raise my own family. Santa Fe's beauty is special. Don't ruin it.

Name: Antonio Muniz

Comment - 11/13/2021 05:15 PM: (Against)

We do not need 6 story buildings. What we need is single family homes.

Name: Theresa Lucero

Comment - 11/13/2021 05:19 PM: (Against)

Santa Fe needs single family homes.

Name: Henry Lucero

Comment - 11/13/2021 05:21 PM: (Against)

Six feet buildings is ludicrous and will block the Mountain View. We need single family homes, not on top of one another for our young adults born and raised here.

Name: Isabelle Sandoval

Comment - 11/13/2021 05:50 PM: (Against)

My family has lived in New Mexico, Santa Fe, since 1611. The Plaza was established. No, I do not support buildings 75 feet pr taller.

Isabelle Sandoval

Name: Rita Escher

Comment - 11/13/2021 06:04 PM: (No Vote)

The proposed public high ordnance is outrageous and should be rejected without delay. Protect Santa Fe from becoming just another overbuilt, ugly city by protecting the community from developers who will happily build unsightly buildings that block views of the mountains and that do not blend into the environment. Don't let the City Different become just another overbuilt generic eye sore.

Name: Amanda Ledlow

Comment - 11/13/2021 06:08 PM: (Against)

Do NOT support this!!

Name: Kimberly Wiley

Comment - 11/13/2021 06:25 PM: (Against)

I am against this bill. I live on the south side of Santa Fe, and I believe that I and my neighbors will be negatively impacted by this ill-planned development. Buildings with heights up to 75 feet will permanently and negatively change Santa Fe's low profile skyline and block views on the mountains for many. "Santa Fe Style" is world famous. Why ruin it? Councilor Abeyta was not reelected to his seat, and so no longer represents District 3.

Name: Joe Jones DDS

Comment - 11/13/2021 06:32 PM: (Against)

I vote AGAINST Bill 2021. This bill will change Santa Fe's low-profile skyline and drastically affect our city's ambience and character. Please do not allow this to happen.

Name: Cindy Christensen

Comment - 11/13/2021 06:38 PM: (Against)

I do not support this bill. Part of the charm of Santa Fe is not having high rise buildings anywhere.

Name: Mary Rankovich

Comment - 11/13/2021 06:40 PM: (Against)

I am very concerned about the ability to build to a 75 ft level. That is not what we want in Santa Fe.

Name: Stephanie Sayre

Comment - 11/13/2021 06:55 PM: (Against)

Santa Fe is special because of her picturesque setting. You are going to destroy it and turn it into another metropolis like Denver, or New York; little by little as you take away restrictions that kept the city, "the city different

Name: Kathleen Reyes

Comment - 11/13/2021 06:58 PM: (Against)

I vote NO for this bill. Stop destroying the quality of Santa Fe why I moved here. Quit killing the goose that laid the "golden egg" all that makes Santa Fe special!! All for money????!!

Name: Karla Harby

Comment - 11/13/2021 06:59 PM: (No Vote)

The problem of keeping young folks in Santa Fe cannot be solved with a building project. It's naive to think it could.

Young people leave because of many factors, including: specific opportunities elsewhere; much better educations and training than they can get anywhere in this state; and to live in a more scenic, dynamic, younger, more walkable and especially more diverse centers, such as Denver for example.

Last but not least, young workers are seeking jobs that pay a living wage.

Do you have a list of companies that would hire our young people if only--if only--they had a skyscraper office or a residential campus to put them in? Is that what's keeping major tech companies away from Santa Fe? Of course not. You do not have such a list of companies.

What's more, young people do not want to work in the office campus your developer friends want to get paid to build. And they don't have to.

Why do you think young people want to live in a skyscraper at the edge of town? Another boring rental or a condo. Do you know any young people who say this? I sure don't. They want cute, affordable single family homes just like everyone else.

Small, affordable starter homes is what Santa Fe should be encouraging on large parcels. Instead we get luxury housing and second and third homes for rich retirees and ugly, oversized multi-family housing that in many communities will deteriorate in appearance and value over time.

And note---this City's record on affordable housing is discouraging. Developers need only pay a fee and then they do not need to provide any housing at a reduced rate.

So let's not kid ourselves. Any new buildings will not have any affordable units in them.

1. I do not believe the city council has the power to dictate specific jobs and firms—Councilperson Lindell wrote to me: "*think meow wolf, Netflix, high tech centers, science, research and development firms*"-- in a privately owned and leased building of any height. Even New York City does not try to tell private owners whom to lease to with such specificity. It's not legal.

The most lawmakers can do is require "office" or "retail" or "medical" or "industrial" "live work/mixed use" when state law permits. These restrictions are explicitly justified by noise concerns, parking and congestion, community good in the case of medical offices, and smokestack emissions/trash in the case of industrial use.

Regarding a use ordinance specifying innovation firms only for these skyscrapers--OK, would it survive a court challenge? Has it ever been challenged? Would it survive, in a recession, which is inevitable? I doubt it.

The wealthy owners of the skyscraper will simply seek a variance to put in back office banking, or self-storage units, and it will be granted. Easy as pie.

Or, they will simply enjoy the tax write-offs when the skyscraper sits there empty.

2. Please be aware that employees of high tech industries are Working From Home (WFH) at unprecedented rates--most especially young people.

We sold a Santa Fe house to someone who is WFH for a major tech company in San Francisco.

Perhaps you have heard media reports of the "Great Resignation," a movement by people under 40 (approximately) to quit their jobs rather than go back to an office, as well as to quit exploitative jobs that do not pay a living wage.

Many experts feel the era of office skyscrapers is over--except, of course, for the developers who cannot adapt to changing conditions, and who convince politicians to let them build these eyesores and then run away with the money.

I believe developers are behind this proposal. It creates valuable construction jobs, yes, but then they are gone, and the beauty of our city, which is priceless, remains diminished forever.

Santa Fe could end up like Atlanta, just one example, where vacant office buildings litter the landscape. It's ugly. You should go visit and see for yourself.

3. The Presbyterian hospital was "acceptable" in height because of the weakness of St. Vincent's and the chronic deficiencies in health care in this entire state. It is also far out and away from residential centers. To compare an essential hospital to an unnecessary office skyscraper is disingenuous.

Clearly this is about quick money for developers at the expense of sensible, ecologically sensitive development in our city.

If you really wanted to help young people you would advocate for affordable housing and living wages.

Thank you for reading. I do hope you reconsider.

Karla Harby

Name: Meg Blissell

Comment - 11/13/2021 07:21 PM: (Against)

The proposed 75' height for new buildings is a TERRIBLE idea!! One wonderful thing about our city that sets us apart from all others is the low building heights all over town, making it much more welcoming. Let's not be like everyone else. We are the CITY DIFFERENT—if you don't like it, then go back to where you came and leave our zoning alone. Thank you.

Name: Ronnie Chafel

Comment - 11/13/2021 07:21 PM: (Against)

I think this is a terrible idea, to allow for building heights of up to 75 feet. At the very least, I support having more hearings on this issue.

Name: Lucy Smith

Comment - 11/13/2021 07:48 PM: (Against)

I don't like the idea of tall buildings dotting the landscape of the south end.

Name: Olga Ascoli

Comment - 11/13/2021 07:49 PM: (Against)

I do not support this bill.

It will change Santa Fe's low-profile skyline and drastically affect our city's ambience and character.

Name: Kirsten Lear

Comment - 11/13/2021 08:05 PM: (Against)

Our city sits inside of exquisite rolling hills and mountains where the sky reigns. People flock here from all over the world to experience this. Why would we allow buildings to overtake the beauty we all treasure? We are the "city different" because we have not allowed buildings to destroy everyone's right to see for miles and keep a neighborhood feeling even in our downtown area.

Name: Keri Goorley

Comment - 11/13/2021 08:22 PM: (Against)

The propose change to height ordinance increasing it to 75ft is a terrible idea. Please allow for more public input

Name: Joan Schnee

Comment - 11/13/2021 09:09 PM: (No Vote)

Allowing buildings to be built to a height of 75' will destroy the architectural integrity that makes Santa Fe one of the most cohesive, beautiful cities in the world. The City Different is a direct reflect of the architecture of our beautiful city.

We moved here in March and a major draw to Santa Fe is the scale of the city- it's lower site lines that blend with great sensitivity to the landscape. Six story buildings destroy the views, scale of the city and disrespect the historical significance of our architecture.

Respect the land and do not pass this ordinance.

Joan Schnee

Name: Josie Valdez

Comment - 11/14/2021 02:48 AM: (Against)

Having such buildings will ruin the charm of Santa Fe. It'll increase air pollution, noise pollution and potential crime will sky rocket.

Name: Jennifer Merriman

Comment - 11/14/2021 03:19 AM: (Against)

This seems very ill-advised, given that this would completely change the architectural character of the city, impede views of mountains, etc. I am not convinced that Santa Fe has already maximized its utilization of property within the city limits in a way that would necessitate pursuing this strategy in order to build more housing.

Name: Cathy Campbell

Comment - 11/14/2021 04:42 AM: (Against)

I am AGAINST this ordinance and especially against allowing building heights of up to 75 feet. This is a bad idea.

Name: Kirsten Graham

Comment - 11/14/2021 05:57 AM: (Against)

We strongly disagree with this proposal!

We must keep Santa Fe's distinctive character and charm, and DISALLOW this proposal that does nothing to forward the city's appeal.

Name: Pamela Thompson

Comment - 11/14/2021 06:05 AM: (Against)

The proposed bill to allow taller buildings is a BAD ONE! please do not support this! It Will change the landscape of our beautiful city and ruin our views! We need to be conservative about building and this proposal is a very a bad idea

Name: Gail Szpatura

Comment - 11/14/2021 06:16 AM: (Against)

I am against the proposed public height ordinance. Too much building is going on already and this would impact the already crowded streets, water, and other systems. If nothing else there should be more public hearings.

Name: Catherine Semrod

Comment - 11/14/2021 06:22 AM: (Against)

The beautiful and quaint vistas are the essence of what make Santa Fe a special place to live and visit: Vistas both in town and when hiking the trails above town are unique and are why many of us choose to call Santa Fe home. Don't remove this essential aspect of Santa Fe by allowing for taller buildings or allowing for random designs.

Name: Bethany Moore

Comment - 11/14/2021 06:52 AM: (Against)

Please do not allow for this type of building in Santa Fe. Already there are apartment buildings going up around town that tower over everything, obstruct views and ruin the very special, unique and pleasant architecture & culture of this city. I love living here, and want to continue living in a place that hasn't lost its essence. Please don't allow this town to turn into "any town, USA".

Bethany Moore
Pueblos del Sol

Name: Erica Gomez

Comment - 11/14/2021 06:53 AM: (Against)

No

Name: Mindy Paul

Comment - 11/14/2021 07:14 AM: (Against)

This ordinance needs more community input and participation. Vote no to allow Santa Fe residents to have a greater participation in planning for growth.

Name: KK Hannegan

Comment - 11/14/2021 07:16 AM: (Against)

To allow buildings to be 75 ft tall or six stories tall is a violation of all Santa Fe stands for in its charm, aesthetic, and size. What draws people to Santa Fe is the big skies, big mountain views. We don't want our precious city of Holy Faith to be another nightmare of blighted views. We don't have the water or resources for those size buildings. This is all about making some corporate land developers wealthy. It's not about preserving the treasure of Santa Fe. I firmly oppose this plan.

Name: Arthur Lazar

Comment - 11/14/2021 07:19 AM: (Against)

Please, no not here in Santa Fe. I do not support this bill.

Name: Jaye Lasko

Comment - 11/14/2021 07:29 AM: (Against)

This is a terrible idea! This bill would change the landscape of Santa Fe for the worse. We are a unique city, and allowing this to pass will open the door for changes that will potentially make us look like everywhere else.

Name: MARIE HOFFMAN

Comment - 11/14/2021 07:32 AM: (Against)

I do not support this bill which would diminish the unique character of Santa Fe, something that makes it so very attractive to tourists, a great source of income to the community, and residents who moved here specifically because it was "the city different".

Name: Forrest Carlton

Comment - 11/14/2021 07:33 AM: (Against)

T

Name: Stephanie Wimer

Comment - 11/14/2021 07:49 AM: (Against)

I disagree with the new height restrictions of 75 feet on buildings in Santa Fe. This new height not only will ruin the overall landscape of the city, but the traffic congestion will far outweigh any positives. I believe the city and builders can find other ways not to be so greedy.

Name: Emily Waltz

Comment - 11/14/2021 07:51 AM: (Against)

This ordinance, if passed, will ruin the charming landscape of Santa Fe which it's residents cherish and tourists come to experience. I am against the passing of this ordinance and I'm a constituent who votes. At the very least, there should be more public hearings. Thank you.

Name: Floyd Bednarz

Comment - 11/14/2021 07:58 AM: (Against)

The earlier version of a modified building height ordinance for taller buildings was ill-conceived & wrong for Santa Fe. From what I have been able to read, this reincarnated version of the proposed public height ordinance is still a terrible idea! This ordinance would benefit few (it smacks of shady dealings), but would affect most Santa Feans & surrounding county residents adversely. There should be more public hearings and an explanation of why such an ordinance change is believed to be beneficial to the people & tax-paying citizens of Santa Fe.

Name: danis kelly

Comment - 11/14/2021 08:04 AM: (Against)

This proposed height change is an abomination.

Santa Fe would no longer be the attractive, charming city it has been, and the views of the Sangre de Christos would be wiped out completely.

This is a terrible idea for a quick nickel and a painful future for Santa Fe, NM.

Name: Judy Walker

Comment - 11/14/2021 08:15 AM: (No Vote)

With all due respect, building up to 75' in our quaint, historic city would be atrocious. There are already empty, unused buildings in our city- utilize these. Catering to well off patrons should not be what our city is about- we are about diversity in economics, multiculturalism, and maintaing our architectural heritage. Stop overgrowing Santa Fe and start paying attention to those already here and need assistance in housing, playgrounds, and recreational facilities. Please do the right thing.

Name: Howard Gershon

Comment - 11/14/2021 08:16 AM: (No Vote)

The proposed public height ordinance is a terrible idea! If nothing else there should be more public hearings."

Name: Linda Rosencranz

Comment - 11/14/2021 08:22 AM: (Against)

This is a bad idea. There appear to be no architectural standards or limitations on which areas of the city such buildings will be permitted.

Name: Tom Jones

Comment - 11/14/2021 08:26 AM: (Against)

Six story buildings are a bad idea.

Name: Steve Tebbetts

Comment - 11/14/2021 08:32 AM: (No Vote)

The proposed public height ordinance is a terrible idea! If nothing else there should be more public hearings.

Name: Janet Elder

Comment - 11/14/2021 08:34 AM: (Against)

How can city planners even contemplate changing the unique character of the city by injecting six-story buildings into the cityscape? The proposed bill is a bad one, and it opens the door to even greater architectural insults to the City Different. PLEASE REJECT THIS BILL.

Name: Ava Brenner

Comment - 11/14/2021 08:45 AM: (Against)

I am very against this bill.

Name: Susan Stokes

Comment - 11/14/2021 08:47 AM: (No Vote)

" The proposed public height ordinance is a terrible idea! If nothing else there should be more public hearings."

Name: PAUL ZBOJNIEWICZ

Comment - 11/14/2021 08:57 AM: (Against)

Ideas like this only make rich people richer and hurt Santa Fe's uniqueness. Vote NO!

Zbojniecicz

232 Rodriguez St

Name: William Karp

Comment - 11/14/2021 09:03 AM: (Against)

NO. Why are Councilors from other districts dictating how we in District 4 should be absorbing continued commercial development and exceeding Santa Fe regulations on height requirements? What ever happened to "Affordable" housing in our district? Developers in Las Soleras are continually coming back to ask for increased densities from those specified in the original agreements. This is just another example of how our city is being decimated.

Also, why is there a continuing vacancy on the commission from District 4? Shouldn't we have adequate representation before action is taken in District 4?

Will Karp
4391 Waking Sky
willkarp@comcast.net

Name: Sandra Duran

Comment - 11/14/2021 09:03 AM: (Against)

I do not support this bill.

Name: Sandy Hill

Comment - 11/14/2021 09:04 AM: (Against)

The proposed increase height ordinance is horrible. It will ruin Santa Fe. One of the things we all love about Santa Fe is that we all views in town. This is not LA, NY or other big cities that have tall building, blocking the views and sunlight. Please do not pass this ordinance!

Name: Allison Hoyman

Comment - 11/14/2021 09:30 AM: (Against)

If this bill were to go forward it would take away all the character that defines Santa Fe.

Name: Gracie Schild

Comment - 11/14/2021 09:34 AM: (Against)

Buildings this tall are inappropriate in Santa Fe. If Washington DC can have height limits work, then so can Santa Fe, with so much better views and landscape to protect. There is no advantage to anyone except developers in this scenario, and developers have gobbled up enough money in this market as it is. Why make this city as ugly as Albuquerque or Phoenix? No one will want to move here.

Name: David Hoyman

Comment - 11/14/2021 09:39 AM: (Against)

Do we really want to ruin the aesthetic that is Santa Fe, New Mexico? Do we want the biggest little city in New Mexico to become Albuquerque Lite? And where oh where will the water come from? Santa Fe is doing a fine job of building out instead of up. Let's keep it that way. The thought of this project turns my stomach.

Name: Joan Dickerson

Comment - 11/14/2021 09:43 AM: (Against)

I oppose the 75 foot height variance

Name: Andrea Serrano

Comment - 11/14/2021 10:09 AM: (Against)

Strongly against all of these changes.

We are able to diversify our economy with modest heights as we have had for years. Places like Genzyme (years back), surgical clinics, hospitals, labs, government buildings etc all have given 1000s of jobs.

If I wanted to work as a medical professional in a huge building (that steals views from inhabitants), I'd chosen Albuquerque or to leave the state. These change are taking what is special about Santa Fe away. This will forever change Santa Fe in a negative way, making mine and others futures here uncertain. We are not established for this type of overbuilding and over growth either. it is being argued that this is to keep young people here and to act as though this is the only way to do so is completely false. If "Netflix" or "meow wolf" or who ever else Santa Fe is being sold to wants to come here they can still do so while respecting current Santa Fe building codes and ordinances.

Name: dolores woodson

Comment - 11/14/2021 10:29 AM: (Against)

This is a terrible idea. At the least, have more public meetings.

Name: William Menke

Comment - 11/14/2021 10:36 AM: (Against)

We oppose the change in height restrictions because this simple act will forever destroy the character of the city. Our land is plentiful – let's make effective use of it and blend in our structures to achieve our very legitimate goals. Let's use the community's development dollars to allow developers to build these projects profitably. Preserving our culture is a critical use of community funds and priorities.

Name: barb glover

Comment - 11/14/2021 10:36 AM: (Against)

The proposed public height ordinance is a terrible idea! If nothing else there should be more public hearings. Please consider this: Valuable construction jobs may be created, yes, but then those jobs are gone, and the beauty of our city, which is priceless, remains diminished forever. It's vital at this time to realize from past experience and observations of runaway development across the country, that to allow this type of incongruous construction would be the next step in blind misunderstanding of what the term 'progress' really means.

Name: Howard Korder

Comment - 11/14/2021 10:40 AM: (Against)

This is a bad idea, wildly at odds with the traditions and character of our city, and rife with the possibility of unintended consequences. Where is the evidence that 75-foot buildings will attract major out-of-state businesses? What plans are proposed to accommodate the increased burden on existing infrastructure? What assurances are being offered that such developments will be anything other than generic hulks, looming over the landscape?

Over and over again, from the Eldorado Hotel to Zia Station, developers have promised the moon and delivered an eyesore. This current proposal is unsound in its conception and demands far more careful consideration than it's been given.

Name: Fran Bassett

Comment - 11/14/2021 10:57 AM: (No Vote)

Not totally opposed to such a concept, if thoroughly thought-through with the proper support. But, the certainty is, the current iteration, of Innovation Village, cannot come close to what is suppose to be a self-sustaining master plan. What's lacking in the narrative is without a doubt the type impact it will have on the aesthetics, density and resources of surrounding communities. A project of such enormity should be much more community-driven and not just a developer's notion. It should not be allowed to move forward without the full support and clear understanding of the people, most impacted, who will continue to live and work in the surrounding communities. These are the people who should be made aware of the scope of this undertaking. And, what's really at stake.

Name: MG Harman

Comment - 11/14/2021 11:27 AM: (Against)

Please DO NOT RUSH this proposal! It will affect the city forever. Public input and intelligent discussion must be allowed. We need more Parks, Trees and Green Space – NOT more buildings & definitely NOT any tall buildings. Gracias for listening.

Name: Billie Blair

Comment - 11/14/2021 11:58 AM: (For)

The Planning Commission would be wise to consider the need for economic development over the objections of those who believe, incorrectly, that we will see this type of development throughout the city. Santa Fe needs the creation of live/work spaces that are environmentally friendly (for example, no parking lots) and I am definitely in favor of abandoning the payment in-lieu of creating affordable housing in ALL City ordinances, especially in this thriving real estate market. Only two lots in the Cit are currently zoned commercial and meet the threshold size to accommodate this proposal. The view-shed of the majority of objectors will not be affected as they likely do not live on the southside. Santa Fe Downs came on line in the early 1970s, and it has not affected people's perceptions of Santa Fe as they approach – nor has the addition of Presbyterian Hospital. The alternative to building UP is building OUT with strip-mail construction, a development pattern of the 1950s.

Name: Brenda Jerome

Comment - 11/14/2021 12:14 PM: (Against)

The proposed public height ordinance is a terrible idea! It would change the landscape of our city after minimal public discussion. If nothing else there should be more public hearings.

Name: Leah Jimenez

Comment - 11/14/2021 12:21 PM: (Against)

I vote against this. Thank you! -LJ

Name: Anita Sanders

Comment - 11/14/2021 12:30 PM: (Against)

It's bad enough that parts of the south side of town look more like Albuquerque than Santa Fe. Do we want to be known as The City Different or The City Meh? We don't allow 6 story buildings downtown. Why have them at the entrance to our city?

Name: Sydney Lenit

Comment - 11/14/2021 12:36 PM: (No Vote)

It's a terrible idea to expand the building height limit to 75'. Don't do it. All it will do is make Santa Fe ugly. BIG MISTAKE!!

Name: Mershawn Griego

Comment - 11/14/2021 12:45 PM: (Against)

I am against this bill

Name: Kristin Muchmore

Comment - 11/14/2021 12:53 PM: (For)

I firmly believe this is essential to manage the growth of Santa Fe and keep our community thriving.

Name: Gary Lasswell

Comment - 11/14/2021 01:02 PM: (Against)

I am opposed to this proposed Bill 2021. I live in the Estancias de Las Soleras neighborhood, which is directly across Beckner Rd. and the proposed Innovation Village project. The proposed Bill 2021 would permit tracts that are 50 acres or larger to construct buildings that are 75-ft tall. The Bill also requires structured (indoor) parking that would enable, by lack of the typical amount of outdoor parking, the 5-story tall buildings to be tightly clustered together.

A 75-ft tall structure is 66% taller than the existing code for commercial buildings (C-2 zoning, 45-ft height), and it is more than twice the height of Office building codes (C-1 zoning, 35-ft height). When we purchased our home in the Las Soleras community we made our decision knowing that the tract along Beckner, directly across from us, could one day be used for commercial development; however, we anticipated that any such future commercial development would conform to the existing codes at the time of our 2017 purchase.

In a Nextdoor posting, Councilor Lindell referenced the "acceptable" height precedent for 75-ft buildings in Las Soleras as set by the 70-ft height of the Presbyterian Hospital. I agree that the Presbyterian Hospital is acceptably sited in Las Soleras in part because it is (1) at a low topographical point in Las Soleras (3- ft below the level of I-25, and (2) surrounding subdivisions. i.e., Estancias de Las Soleras and Ross's Peak, are sited well above it, plus (3) the hospital sits many hundreds of feet away from I-25 on the opposite side of Beckner Rd., thus it does not interfere with the view or ambience of the city and mountains for travelers on I-25 of the neighborhoods around it.

In regard to the 110-acre tract under consideration as the Innovation Village, this tract is located across Beckner Rd. from, and level with, single-family homes in the Estancias de Las Soleras subdivision. All of this tract sits higher than the hospital and it borders I-25, a mere 100 feet away! That means the backs of a substantial portion of 75-ft tall commercial buildings in the proposed Village would line the Interstate obstructing the view of Santa Fe and the mountains at the entrance to our city. Welcome to the City Different, aka Albuquerque-lite!

I realize the proposed Bill has city-wide applicability and I don't necessarily oppose the idea and intention of an innovation hub. The question is how to achieve the goal without compromising and impairing the unique ambience and character of Santa Fe with our low-profile skyline and earth-toned building exteriors that, through reasonable aesthetic considerations, connect citizens and tourists alike to the land, mountains and sky that is so unique to Santa Fe.

The problem with this proposed Bill 2021 also includes the fact that we still lack the forward guidance of a revised General Plan for Future Land Use, and we no longer have the vision of a Long Range Planning Division— which hasn't existed since 2018! Plus, there has been no public discourse or input leading up to the creation of this

proposed Bill. This is a prime example and result of piecemeal legislation. It demands far more thought and research and public involvement. Not doing so could likely result in unintended consequences and drastic impacts to neighborhoods and the City at large.

Name: Noreen Sullivan

Comment - 11/14/2021 01:15 PM: (Against)

This concept is a terrible idea. Much more careful planning and consideration needs to be in place regarding development in Santa Fe. This type of construction has such a Negative Impact on infrastructure, environment, character and ambience, water usage, population density, to name a few. It is a disgrace to visually pollute our historical city region, its entrances, outskirts, with several story buildings, as well as those multi story structures both in the city and those that are on the outer areas. The idea of allowing 75 ft tall construction is unnecessary. I oppose this bill.

Name: Toni Garcia

Comment - 11/14/2021 01:41 PM: (Against)

THIS IS A TERRIBLE IDEA!!!! KEEP SANTA FE BEAUTIFUL!!!!!!!

Name: James Ransom

Comment - 11/14/2021 02:10 PM: (Against)

Among the things that give Santa Fe its unique place among American cities, the absence of sight obscuring buildings is crucial. This bill opens the door for destroying what makes Santa Fe Santa Fe.

Name: Buck Schwarz

Comment - 11/14/2021 02:13 PM: (Against)

75ft is not a good look for Santa Fe.

Name: Linda Brown

Comment - 11/14/2021 02:15 PM: (No Vote)

The proposed public height ordinance is a terrible idea! If nothing else there should be more public hearings.

Name: Evgeny Krylov

Comment - 11/14/2021 02:19 PM: (No Vote)

The proposed public height ordinance is a terrible idea! I (and I'd venture to say - the vast majority of the Santa Fe community, as well as all of the tourists and visitors that consider Santa Fe such a special place) strongly believe that the unique Santa Fe look and spirit must not be sacrificed in favor of the short-term profits of the developers. If nothing else there should be more public hearings.

Name: Jennifer Graves

Comment - 11/14/2021 02:33 PM: (No Vote)

This is a terrible bill for the future of Santa Fe. There is a reason that we attract people and are called the "City Different". We LOOK different architecturally and our zoning has enabled us to stay that way. As more 3 story apartments are being built we are losing our distinctive look and views of our mountains. A 75' allowance would change the character of our City considerably and we will be on our way to becoming the "City Ordinary".

Name: Evgeny Krylov

Comment - 11/14/2021 02:51 PM: (Against)

The proposed public height ordinance is a terrible idea! If nothing else there should be more public hearings.

Name: Matthew Carver

Comment - 11/14/2021 03:09 PM: (No Vote)

The proposed public height ordinance is a terrible idea! If nothing else there should be more public hearings

Name: Barbara Gaerlan

Comment - 11/14/2021 05:21 PM: (Against)

I am opposed to the City of Santa Fe allowing buildings of 75 feet on land zoned for commercial use. Innovation projects should be able to innovate such that they can accomplish their goals while retaining Santa Fe's current architectural character.

Name: Celia Prehn

Comment - 11/14/2021 05:25 PM: (Against)

I am against the intrusive design of 75' tall structures in Santa Fe. Adhere to the low level profile that is in keeping with the historic city. Six storey will lead to eight and then thirteen stories . The economic benefits will be for developers only – not the good of the city.

SAVE SANTA FE. Vote NO to 75' tall buildings.

Name: Jo Ann Sullivan

Comment - 11/14/2021 06:29 PM: (Against)

I oppose Bill# 2021 to allow Santa Fe building heights of 75 feet .

Name: Georgellen Burnett

Comment - 11/14/2021 06:34 PM: (Against)

No, no, not only no, but hell no. I've lived in Atlanta and Honolulu and when you start warehousing people in tall buildings, behavior changes and not for the better. I refer you to Cabrini Green in Chicago and Pruitt Igoe in St. Louis. Although changing economic factors were also part of the reason for their downfall, the architecture was also to blame. I lived in a low rise dormitory in college, but knew several people who lived in high rise dorms. They hated it. Too many reasons to list. May I suggest low rise development in the style of Langston Terrace in Washington, DC. Part of being an historian is crying in the wilderness to beg people to not make the mistakes of the past. This is a mistake.

Georgellen Burnett

Name: Patricia Waldygo

Comment - 11/14/2021 06:57 PM: (Against)

Santa Fe is charming and unique because of its longstanding zoning restrictions. Don't turn Santa Fe into Albuquerque! Beauty is a tourist attraction; ugliness is not. This plan is shortsighted and the result of greedy, small minds valuing profit over livability. All of these tall buildings will obscure the mountain views that Santa Fe is famous for.

Name: Jennifer Rabinowitz

Comment - 11/14/2021 07:21 PM: (Against)

This is a bad idea and a slippery slope. Keep Santa Fe beautiful. Protect her! 75' buildings? It's an abomination!

Name: Mary A. Judge

Comment - 11/14/2021 07:38 PM: (Against)

The proposed change to the building ordinance to 75' will change the fabric of Santa Fe and is not a good idea. I oppose this, and at least think there should be more time for review.

Name: roy george

Comment - 11/14/2021 08:19 PM: (No Vote)

no

Name: Michael Mellon

Comment - 11/14/2021 08:29 PM: (For)

I support the strategy to address the underlying issues of economic development especially for our young in order to grow community into a rich thriving environment with all age groups represents not just the retired. There has been lots of misinformation spread on social media and a good amount of hysterical responses to "75". Please lay out the rationale and full explanation to the public.

Name: Tina Salas

Comment - 11/14/2021 09:54 PM: (Against)

I absolutely oppose this. Santa Fe is known for its big beautiful mountains, blue/clear skies. How can we enjoy any of that with buildings obscuring or view? Let's continue to be the city different. Stop trying to change us and ruin this town.

Name: Melinda Silver

Comment - 11/14/2021 11:14 PM: (Against)

One of the major characteristics of our city and what makes it unique is the current height restrictions. Already our skyline is being destroyed by apartment complexes that are designed without sensitivity to the aesthetics and beauty of our city. Everyone in Santa Fe deserves to enjoy the properties that make this city unique and beautiful. Do not obliterate our views of the mountains and the skies. With city planning such as this, our city will lose its character and destroy the reason that people want to live here and visit here.

Name: Katherine Pelaccio

Comment - 11/15/2021 04:46 AM: (No Vote)

I do not support this bill!

Name: Sue Kimberley

Comment - 11/15/2021 05:49 AM: (Against)

Absolutely no to this idea. Our beautiful city is unique. Please keep it this way. Don't turn it into just another town. It's already being damaged by the sudden appearance of (10+ ?) huge low income housing units. STOP!!!!

Name: Anne Everett

Comment - 11/15/2021 06:25 AM: (Against)

This is being pushed through without consideration of the impact on traffic, resources, environment or what makes our city different and beautiful. Please put aside greed for a moment and consider the long term impacts before opening this door to exceptions with ease.

A Everett

Name: evelyn seth

Comment - 11/15/2021 06:51 AM: (No Vote)

No to allowing the height of buildings of more than 2 stories.

Name: Cathy LaForte

Comment - 11/15/2021 06:57 AM: (Against)

I am against the 75' building height ordinance. It is a terrible idea! I have lived here for 41 years and have seen Santa Fe change in some very negative ways and this is by far the most negative thing that has come up! We don't have water here to support such a thing and our roads can't accommodate the traffic that has increased over the last couple of years.

Name: Karen Rowell

Comment - 11/15/2021 07:14 AM: (Against)

Please don't change the face of our city by building up and ruining the skyline.

Name: Sandy Lynch

Comment - 11/15/2021 07:28 AM: (No Vote)

Extending the the present building height limits to seventy-five feet is a very bad idea. It would alter the unique appearance of our city, which is our biggest draw. Please do not pass this.

Name: Gracia Toubia

Comment - 11/15/2021 07:32 AM: (Against)

The bill is a bad idea. It will change what Santa Fe is. At the least It should be open to public hearings.

Name: Cary Spier

Comment - 11/15/2021 08:05 AM: (No Vote)

This is frightening that anyone would consider allowing this. You will ruin Santa Fe and change the landscape forever. My family has been here since the 1940's and we are all the stewards of this city and must preserve the historical beauty.

Name: Ourania Kastrinos

Comment - 11/15/2021 08:17 AM: (Against)

In Consideration of Bill No. 2021 I strongly object to the proposal to increase the building height limit to 75 ft. The recently built high-rise structures have already damaged the traditional Santa Fe landscape. It is a horrible idea to keep building high-rises. It will destroy the image of Santa Fe as "City Different" and decimate the tourist industry.

Name: Vadim Zotev

Comment - 11/15/2021 08:20 AM: (Against)

I am strongly against the Bill No 2021, increasing the height limit for Santa Fe building. STOP DESTROYING SANTA FE!

Name: Judith james

Comment - 11/15/2021 08:35 AM: (Against)

Why would you vote to change the the building height in our beautiful city? We do not need to block our beautiful views of the mountains and just become another city like all the other cities in the nation. WE ARE THE CITY DIFFERENT AND LET'S KEEP IT THAT WAY. Please vote **against** the 75' height of buildings and save our city.

Name: Linda Burns Herman

Comment - 11/15/2021 09:23 AM: (Against)

I am advised that this commission is considering allowing construction of buildings up to 6 stories/75 feet! This would be a tragedy and travesty in Santa Fe. This should not be allowed ever and at the very least public comment should be considered. As one who lives in the historic district and was obliged to follow often arbitrary "rules" that cost \$\$\$\$ more than was necessary, this kind of thoughtless building permit is what ruins cities like Santa Fe. One wonders whose pockets are being lined, post election. So disheartening and disappointing. Linda Burns Herman, South Capital

Name: Darla Pearson

Comment - 11/15/2021 09:26 AM: (Against)

The plan to allow construction of 6-story buildings with a height of 75' is a terrible idea. Such a change to the land development code would have a detrimental effect of the over-all ambiance of our beautiful old city. VOTE NO ON BILL NO. 2021.

Name: Natalia Krylova

Comment - 11/15/2021 09:29 AM: (Against)

The proposed public height ordinance is a terrible idea! If nothing else there should be more public hearings

Name: Sally Green

Comment - 11/15/2021 09:42 AM: (Against)

Against. Keep Santa Fe ordinance as is, not big tall ugly buildings please.

Name: Janine Pearson

Comment - 11/15/2021 09:58 AM: (Against)

This proposed ordinance would change the landscape and character of our city! Why do we keep changing ordinances based on these developers economic needs...because that is what this is about in the end. What is the point of having ordinances? Santa Fe is so very unique because of the existing ordinances.

Name: Amy Fairchild

Comment - 11/15/2021 10:01 AM: (Against)

50-acres of 75-FT high buildings?

The proposed Bill 2021 discussed on earlier posts here permits the minimally required 50-acre or more tract to contain buildings (plural) that are 75-ft tall. In addition, the Bill requires structured (indoor) parking which would enable, by lack of the typical amount of outdoor parking lots, the tall buildings to be tightly clustered together. Also, per city staff, a single-story requires 14-ft construction height, so these would be 5-story buildings. Nonetheless, 75 feet is 66% taller than the existing code for commercial buildings (C-2 zoning) at 45-ft high. And it's more than twice the height of Office building codes (C-1 zoning) at 35-ft. Las Soleras with its 110-plus acre tract bordering I-25 and the Estancias de Las Soleras neighborhood is not merely being considered for this development, conceptual plans have been drawn up for the tract and promoted. Even so, the reach of the proposed Bill is citywide, meaning that other tracts in town could become available. In addition, the Bill would establish a precedent that could open the door for future Bill amendments to allow 75-ft tall structures to be built within the city and on smaller tracts—a dicey prospect. On Nextdoor Councilor Lindell referenced the "acceptable" height precedent for 75-ft buildings in Las Soleras as set by the 70-ft high Pres. Hospital. Yes, the hospital is acceptably sited in Las Soleras in part because it is 1) at a low topographical point in Las Soleras (30-ft below the level of the interstate,) and 2) surrounding subdivisions (Estancias de Las Soleras and Ross's Peak) are sited well above it, plus 3) the hospital sits many hundreds of feet away from I-25 on the opposite side of Beckner Rd. Thus, it does not interfere with the view or ambiance of the city and mountains from travelers on I-25 or the neighborhoods around it. In regard to the 110-acre tract under consideration, however, it is located across

Beckner Rd from, and level with, single-family homes in Estancias. All of it sits higher than the hospital site and it borders I-25, a mere 100-ft from it. That means the backs of a substantial portion of 50-acres worth of 75-ft commercial buildings would line the interstate obstructing the view of Santa Fe and the mountains at the entrance to our city. Welcome to the city different, aka ABQ-Lite! That said, I believe John Rizzo's idea and intention for an Innovation Village is brilliant; it could potentially fill many of the needs we and the city face. The question is how to accomplish that without impairing the unique ambiance and character of Santa Fe with our low-profile skyline and earth-colored buildings that beyond aesthetic considerations connect citizens and tourists alike to the land here, the mountains and sky. The problem includes the fact that we still lack the forward guidance of a revised General Plan for Future Land Use, and we no longer have the vision of a Long Range Planning Division—which hasn't existed since 2018! Plus there has been no public discourse or input leading up to the creation of this proposed Bill. This is a prime example and result of piecemeal legislation. It demands far more thought and research. And public input. Not doing so could likely result in unintended consequences and drastic impacts on our city.

Name: Brian Fairchild

Comment - 11/15/2021 10:02 AM: (Against)

50-acres of 75-FT high buildings?

The proposed Bill 2021 discussed on earlier posts here permits the minimally required 50-acre or more tract to contain buildings (plural) that are 75-ft tall. In addition, the Bill requires structured (indoor) parking which would enable, by lack of the typical amount of outdoor parking lots, the tall buildings to be tightly clustered together. Also, per city staff, a single-story requires 14-ft construction height, so these would be 5-story buildings. Nonetheless, 75 feet is 66% taller than the existing code for commercial buildings (C-2 zoning) at 45-ft high. And it's more than twice the height of Office building codes (C-1 zoning) at 35-ft. Las Soleras with its 110-plus acre tract bordering I-25 and the Estancias de Las Soleras neighborhood is not merely being considered for this development, conceptual plans have been drawn up for the tract and promoted. Even so, the reach of the proposed Bill is citywide, meaning that other tracts in town could become available. In addition, the Bill would establish a precedent that could open the door for future Bill amendments to allow 75-ft tall structures to be built within the city and on smaller tracts—a dicey prospect. On Nextdoor Councilor Lindell referenced the "acceptable" height precedent for 75-ft buildings in Las Soleras as set by the 70-ft high Pres. Hospital. Yes, the hospital is acceptably sited in Las Soleras in part because it is 1) at a low topographical point in Las Soleras (30-ft below the level of the interstate,) and 2) surrounding subdivisions (Estancias de Las Soleras and Ross's Peak) are sited well above it, plus 3) the hospital sits many hundreds of feet away from I-25 on the opposite side of Beckner Rd. Thus, it does not interfere with the view or ambiance of the city and mountains from travelers on I-25 or the neighborhoods around it. In regard to the 110-acre tract under consideration, however, it is located across Beckner Rd from, and level with, single-family homes in Estancias. All of it sits higher than the hospital site and it borders I-25, a mere 100-ft from it. That means the backs of a substantial portion of 50-acres worth of 75-ft commercial buildings would line the interstate obstructing the view of Santa Fe and the mountains at the entrance to our city. Welcome to the city different, aka ABQ-Lite! That said, I believe John Rizzo's idea and intention for an Innovation Village is brilliant; it could potentially fill many of the needs we and the city face. The question is how to accomplish that without impairing the unique ambiance and character of Santa Fe with our low-profile skyline and earth-colored buildings that beyond aesthetic considerations connect citizens and tourists alike to the land here, the mountains and sky. The problem includes the fact that we still lack the forward guidance of a revised General Plan for Future Land Use, and we no longer have the vision of a Long Range Planning Division—which hasn't existed since 2018! Plus there has been no public discourse or input leading up to the creation of this proposed Bill. This is a prime example and result of piecemeal legislation. It demands far more thought and research. And public input. Not doing so could likely result in unintended consequences and drastic impacts on our city.

Name: Rosemary Thompson

Comment - 11/15/2021 10:03 AM: (Against)

50-acres of 75-FT high buildings?

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Name: Ellen Ackerman

Comment - 11/15/2021 10:08 AM: (No Vote)

The proposed public height ordinance would seriously change the character of our city. One of the things everyone loves here are the views of the mountains and the sky. Taller buildings would drastically change that. There needs to be public hearings for more public input on this proposal.

Name: Cynthia Stetson

Comment - 11/15/2021 10:26 AM: (Against)

strongly oppose extending building heights to 75 feet. This interferes with the unique cityscape that Santa Fe currently has, and without heavy scrutiny could destroy view spaces and character. Currently it does not appear that heavy scrutiny will occur and that extending building heights could occur without adequate review of impacts. At a minimum, more public input and discussion needs to occur before moving forward.

Name: norma cross

Comment - 11/15/2021 10:28 AM: (Against)

I am against this ordinance, there needs to be more access to information, more public input, and a good deal of consideration regarding the consequences of this type of development.

I suggest a team of innovative planners and architects be hired to create plans for sustainable development, if this is indeed what Santa Fe needs.

Meanwhile, it looks like there are quite a few empty commercial spaces for rent...do we need more?

Do people want to live in apartments overlooking the freeway? What will they rent for? How many people can live in one apartment?

Where will the water come from?

Who really benefits? The developers, the land owners? At what cost to the community?

You really can't solve a problem by creating another one.

Name: Aku Oppenheimer

Comment - 11/15/2021 11:18 AM: (No Vote)

The proposed public height ordinance needs public hearings and much more public involvement in the evaluation of its benefits and detriments.

Name: Patricia Hastings

Comment - 11/15/2021 11:33 AM: (Against)

The proposed public height ordinance is a terrible idea! A huge NO to six stories in Santa Fe. If nothing else there should be more public hearings.

Name: Richard Lange

Comment - 11/15/2021 12:01 PM: (Against)

The proposal for 50-acres or more of clustered buildings 75-foot high violates existing code and tenets of the General Plan.

Article 1.7.9 states future growth should, "Maintain and respect Santa Fe's unique personality, sense of place, and character" include the community demands that, "... new growth should not erode the qualities that contribute to Santa Fe's unique character and ambiance."

Lacking viable data that substantiates the need to breach existing code in this extreme way belies there being a valid basis for the proposed amendments.

What is known, however, is that this bill would forever alter our low-profile skyline which intrinsically binds us to the land, mountains and sky. Just as perilous, it would set a precedent for similar code abrogators—all at the expense of the city's character and ambiance.

Lacking a revised General Plan and having no guidance from a Long Range Planning Division ... the bill presents far too radical a change to be recommended for Council approval.

I, therefore, urge Commissioners not to recommend Bill No._2021 for approval.

Name: Eugene Sheeley

Comment - 11/15/2021 12:06 PM: (For)

This is a shocking proposal. It would allow the destruction of the beauty and charm of Santa Fe—factors that encourage visitors and make Santa Fe a desirable location to live. I am totally against it. Who benefits? Not the residents of Santa Fe, not visitors to Santa Fe.

Name: Robert Bern

Comment - 11/15/2021 12:08 PM: (Against)

Six story buildings is a horrible idea.

Name: william gregg

Comment - 11/15/2021 12:19 PM: (Against)

I oppose the ordinance that would allow 75 foot buildings. This is in no way adheres to the spirit of Santa Fe architecture and culture

Name: Gretchen Brock

Comment - 11/15/2021 12:22 PM: (Against)

I urge the Planning Commission to vote against this proposal. The City of Santa Fe has not conducted Long-Range Planning meetings since 2017 and the Long-Range Plan is still in draft form. The City of Santa Fe has not updated its Master Plan since 1999 as far as I can tell. It is irresponsible of the Planning Commission to present this change in the ordinance without assessing the long-term effects of unplanned growth. It is critical for the City to assess traffic, water availability, current and future infrastructure needs, development patterns, affordable housing, and community input across the entire city. For the proposed "Innovation Village," my question is why the project cannot be achieved within the existing building and height codes for this part of the city. I have seen no compelling reason to justify a change in building height for this project. There is no indication that this project will provide affordable single-family homes that is so desperately needed in the city.

Name: Beverly Jimmerson

Comment - 11/15/2021 12:23 PM: (Against)

This would destroy the ambiance we love about Santa Fe.

Name: C. Jones

Comment - 11/15/2021 12:38 PM: (Against)

Re: ordinance 2021.

Changing the ordinance for building height in Santa Fe is a very bad idea. Santa Fe does not need more density. Already the impact of the 3 and 4 story apartments that have been built recently are having many negative consequences. Traffic has increased on most roads which impacts life and air quality. Sitting in traffic near even these smaller height building looks like sitting in a larger city because they block the views of the mountains which belong to all citizens of Santa Fe and should be respected. The apartments do not even have to adhere to same building exteriors that most buildings have to make them blend in.

The views from my property looking towards central Santa Fe and I-25 have diminished and lost almost all of the opportunity to see the stars in that direction because of light pollution from development of Presbyterian Hospital and a second Walmart, etc. This has been just in the last 2-3 years. So taller and more apartments would make that much worse for the city.

Santa Fe is a beautiful unique natural environment and should be treated as such. We should not allow the apartment developers to determine what is best for this City Different. If you do it will look like a smaller version of Dallas, Houston, Phoenix and many other cities that have given in to developers wanting increased height and will ruin the unique character of Santa Fe.

Also what about our worries about the water supply. There are still droughts and Santa Fe is a desert. We do not want to be in the position of having to bring in water from another location. Tech can be very big water and energy users. Developers really don't care much about that but citizens do and so should our elected leaders!

I am not confident that the current city leaders understand that not everything has to be a big money making venture. Having a good quality of life, fresh air, great mountain views, unique natural lighting, beautiful night time skies with stars and colorful sunsets are so much more important and are irreplaceable than having a big business money making profit center for the city.

Name: randy parker

Comment - 11/15/2021 12:39 PM: (Against)

i strongly oppose this bill

Name: Robert Glanz

Comment - 11/15/2021 12:53 PM: (Against)

I strongly oppose the proposed building height ordinance. It is a destructive plan that will further turn the "City Different" into just another overbuilt generic American city. Plus, we don't have enough water. Plus, as real estate developers enrich themselves, Santa Feans would pay the price. No increase in building height for Santa Fe!

Name: Anna Krylova

Comment - 11/15/2021 01:09 PM: (Against)

The public heights ordinance goes against everything Santa Fe! Please do not let financial profit motives ruin our great city. Besides ruining the uniqueness of Santa Fe, please consider the effect on the already diminishing water supply in Santa Fe. I plead with you to vote against allowing the proposed increase in building heights! Whatever profit gains are expected from allowing taller buildings will most certainly be offset by the lost charm and reduced tourism revenue.

Name: Celeste Guerrero

Comment - 11/15/2021 01:39 PM: (Against)

The proposed public height ordinance is a terrible idea! If anything, there should be more public hearings on this issue that has such a great impact on Santa Fe.

Name: Kirill Velizhanin

Comment - 11/15/2021 01:43 PM: (Against)

Increasing the allowed building heights up to 75 feet is wrong, in my opinion. The cultural and historical heritage of Santa fe will really suffer from this.

Name: Dagne Pantuliano

Comment - 11/15/2021 01:57 PM: (No Vote)

The proposed public height ordinance needs public hearings and much more public involvement in the evaluation of its benefits and detriments.

Name: Victor La Cerva

Comment - 11/15/2021 02:14 PM: (No Vote)

The proposed height change is a bad idea. Adversely affects the character of our city, and we don't need high buildings given the lack of water in our future. Find another way to deal with more affordable houseng. How about tiny home parks?

Name: Margaret Marshall

Comment - 11/15/2021 02:31 PM: (No Vote)

I urge you NOT to recommend approval.

Specifically, I urge you NOT to recommend approval of allowing building heights of up to 75 feet in Santa Fe. Allowing this would be disastrous, as well as completely inappropriate, for Santa Fe. Building heights of up to 75 feet are simply not in any way compatible with what the city of Santa Fe has always been and what many Santa Fe residents fervently would like to see Santa Fe continue to be: a unique and special city grounded in great beauty and history.

Additionally, allowing simple administrative approval of final development plans should absolutely NOT be recommended for approval. Why would we want to circumvent the processes currently in place that allow citizens of Santa Fe to have a voice in what happens in our neighborhoods and our city?

Santa Fe needs more affordable housing, yes, but the suggestion that the only way to achieve this is through approval of development that is bloated, ugly, and inharmonious (inharmonious especially for Santa Fe) is simply ludicrous.

Please send a message to developers that they need to go back to the drawing board and propose development that is consistent with Santa Fe. Reasonable development that respects, preserves and is harmonious with Santa Fe's unique character is entirely feasible.

Thank you.

Name: Tim Maxwell

Comment - 11/15/2021 02:42 PM: (Against)

Please don't approve this change to the code. We all love our views to the horizon, which would be impacted by this change.

Name: Kathy Rivera

Comment - 11/15/2021 03:29 PM: (Against)

I am against this ordinance. I do not support allowing building heights up to 75 feet under the current language of the ordinance.

I recommend more community discussion and additional language to protect the overall look and feel of Santa Fe. this ordinance feels too rushed after the election.

Name: Margaret Ishida

Comment - 11/15/2021 03:31 PM: (Against)

I am against the ordinance allowing building heights of up to 75 feet. This should be put to a community vote.

Name: Blair Cooper

Comment - 11/15/2021 03:36 PM: (Against)

The proposed ordinance allowing for building heights up to 75 feet is an awful idea. This will forever change the appearance, the character of Santa Fe and should not be permitted.

Name: Lourdes Lujan

Comment - 11/15/2021 03:49 PM: (Against)

The proposed public height ordinance is a terrible idea! If nothing else there should be more public hearings.

Name: Mary Griswold

Comment - 11/15/2021 03:51 PM: (Against)

I am against the ordinance to allow for 75 ft building heights. Please keep Santa Fe beautiful !

Name: Bob Jones

Comment - 11/15/2021 03:56 PM: (Against)

I very much oppose the higher buildings for Santa Fe. This proposal should have more opportunity for public comment.

Name: Mary Elizabeth McGaw

Comment - 11/15/2021 04:00 PM: (Against)

I am not in favor of allowing buildings heights of up to 75 for for these purposes. Once this starts, it can never be undone.

Name: Thomas McGaw

Comment - 11/15/2021 04:03 PM: (Against)

I am against allowing building heights up to 75 feet for the zones stated in the proposal. Once this starts, it can never be undone.

Name: Daniel Street

Comment - 11/15/2021 04:12 PM: (Against)

I am not in favor of allowing building heights of 75 feet. This is not necessary for Santa fe.

Name: Joan Conrow

Comment - 11/15/2021 04:22 PM: (Against)

I urge you to vote against this bill at this time. Mayor Webber has promised that he will form a task force to look at the broader topic of growth in Santa Fe. It seems this is precisely the sort of issue that such a task force should consider. The planning commission and city council have been making piecemeal changes to important existing restrictions like height and view corridors — changes that set precedents and that have significant implications for the city's future. Such changes should be considered as part of a larger review of the city's policies on growth. Additionally, efforts should be made to solicit broad public comment, rather than rushing it through a governing process that most people either do not know about or are unsure how to engage.

Thank you.

Name: Barbara Harrelson

Comment - 11/15/2021 04:55 PM: (Against)

Dear Chair Gutierrez and members of the Santa Fe Planning Commission,

I respectfully urge you to postpone action on Bill No. 2021 until the public and the neighborhoods have been duly notified of this proposal, and have been able to participate in all discussions and deliberations at every juncture. I do not believe that this ordinance is in the best future interests of Santa Fe, and I do not understand why we have to rush this proposal and push it through without appropriate and adequate consensus.

Yes, we need jobs and housing, and we need job opportunities for our youth, but I do not believe that site-specific Innovation Projects involving 75 ft. tall buildings in (at present) commercially zoned areas are necessary to achieve any of these goals. The Planning and Land Use staff analysis of this bill says that "The proposed legislation could, however, result in unintended consequences, despite the effort to avoid them. Specifically, there is no guarantee that this legislation will accomplish the objective of attracting new jobs and money to the City. It is possible that existing businesses that meet the definition of "economic base job" will move into new, seventy-five (75) foot tall office buildings and leave older, existing office buildings vacant. "

Most current city officials seem to agree that we are overdue in revising and updating the current Land Use Code and General Plan, but it must be done by professionals in an objective process involving all stakeholders, especially the public, who are involved in a necessary appraisal of Managed Growth for Santa Fe. We do not want piecemeal fixes at the behest of particular officials with a personal agenda to satisfy a certain proposal of an interested party.

Please reject all provisions of Bill No. 2021 until we can reach agreement on what is best for the future of our beloved Santa Fe.

Thank you for your consideration.

Name: Dr Anne T Millikin

Comment - 11/15/2021 05:01 PM: (Against)

This ordinance is designed for developers, not for our City and county. We do not need nor want this proposed ordinance. I have spoken with many people concerning this proposed ordinance, and it seems it is being railroaded through, that is how it seems and feels, in bed with the developers who stand to make monies from this. In speaking with residents of Santa Fe city and county, the only person who was not against this is a developer himself who stands to make a good living off of this, while living in Tesuque, he is not concerned about what happens to the south of town – he wrote this to me in response to my mentioning that we have no need of this, we have not even the infrastructure needed at this point for all of the apartment buildings that are being constructed south and west of town. This is no good for our town's air quality, roads, and we certainly do not have the water resources for even the already under construction and proposed and permitted building. We would love if our elected officials would actually take care of our city different, as it is not even slowly being sold off.

Name: Ariana Jarvis

Comment - 11/15/2021 05:02 PM: (Against)

Allowing a blanket approval of building heights of up to 75 feet (or 5 stories) will be detrimental to this city's character and culture. I am not against allowing any buildings of this height, since this is essential for some types of services like the Presbyterian Hospital. Instead, building height should be approved on a case-by-case basis, rather than opening up Santa Fe to developers to build as high as they want, simply so they can maximize profits.

Instead of approving this, you need to bring back the Long Range Planning Division—which hasn't existed since 2018. Careful, methodical, and thoughtful planning is what this city needs. When I first visited Santa Fe, I was impressed by the consistency of the look and feel of the buildings and streets, so as to blend into the landscape and fit into the natural world. This city feels connected, neighborhoods are inviting.

There has been no public discourse or input leading up to the creation of this proposed Bill, and is a prime example of piecemeal legislation. More thought and research, as well as public input, need to go into city planning or the results will result in unintended consequences and drastic impacts on our city.

I know this will happen, because I've seen it happen first-hand. I left Seattle, because it no longer felt the way it once did. Building heights grew taller and taller. Houses were torn down to build cookie-cutter multi-story apartments. Every neighborhood started to look the same, losing its identity in the process. In the end, these once quirky places felt cold and unwelcoming. These replicating monoliths were closing in from every direction, suffocating the streets below.

As a millennial, I understand the need to offer affordable housing, but I expansion at-all-costs with no foresight or intention is not the answer. I also left Seattle, because housing was incredibly unaffordable, despite the constant housing construction. Another, better way to make housing more affordable is to increase wages (i.e. minimum wage) to be inline with inflation, improve education and training programs so young people can get better/higher paying jobs, and offer financial aid programs for first-time homeowners and low-income residents. Packing low-income residents into a giant apartment complex is not the answer. That sounds miserable.

Don't follow the path of Seattle. They let greed and expansion at all costs turn what was once a beautiful, unique city into blocks and blocks of identical complexes with no character or identity. Their lack of planning and control has sucked the life out of the city, and didn't help alleviate the lack of affordable housing. Building more, taller, faster isn't the answer.

Please preserve what drew me to this city in the first place and don't let it become a carbon copy of Seattle. Please keep Santa Fe beautiful. Please keep Santa Fe "the city different."

GURULE, GERALDINE A.

From: BERKE, NOAH L.
Sent: Monday, November 15, 2021 4:55 PM
To: GURULE, GERALDINE A.
Subject: Fwd: Comments on Ordinance for Qualifying Innovation Parks for Planning Commission November 18th

Noah Berke, AICP, CFM
Planner Manager
Land Use Department
(505) 955-6647
(505) 490-5930

From: William Mee <williamhenrymee@gmail.com>
Sent: Monday, November 15, 2021 5:51:26 PM
To: BERKE, NOAH L. <nlberke@santafenm.gov>; Mayors Office <mayor@santafenm.gov>; MIHELICIC, KRISTINE M. <kmmihelicic@santafenm.gov>
Cc: Daniel Chacon <dchacon@sfnewmexican.com>; Sthomas@sfnewmexican.com <Sthomas@sfnewmexican.com>; Rick Martinez <morgmartinez@yahoo.com>; Paul White <paulwhitesf@gmail.com>; Aarin Richard <aarinrichard@gmail.com>; Aku Aku <akusantafe@gmail.com>; alissawilliams@hotmail.com <alissawilliams@hotmail.com>; Terry Rostro <trostro@gmail.com>; <hilarioromero99@yahoo.com> <hilarioromero99@yahoo.com>
Subject: Comments on Ordinance for Qualifying Innovation Parks for Planning Commission November 18th

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

For Inclusion in the City Planning Commissioner Packets

To Whom it May Concern:

This comment is written in regards to an “Ordinance Relating to the Land Development Code, Chapter 14 SFCC 1987; establishing Permitted Uses, Definitions, Standards, and Incentives for Qualifying Innovation Village Projects, located within Planned Unit Development Districts, that allow for Building Heights of up to Seventy-Five (75) Feet.”

The hidden costs in the 75-foot tall building Ordinance, are that in the Fiscal Impact Report, it doesn’t take into account that anything over 3 stories will require elevators, a design component in a building that only a few Albuquerque companies will be able to provide. Then to build it only out-of-state vendors will be able to bid. The 75-foot tall superstructure will be in steel, a design component in a building that only a few Albuquerque companies will be able to provide. Then to

build it only out-of-state vendors will be able to bid. So what is the point of building this all, when it lessens the profit to the local economy?

It may be possible to have more lower buildings that fit into the Santa Fe Style and don't obstruct the view-shed. The Innovation Park concept can be welcomed into the community if it's creative backer is willing to adhere to local customs.

The Ordinance itself breaks with tradition and all the accepted City processes for adopting an Ordinance since the Ordinance Resolution process was instituted at the turn of the 1900's. This Ordinance is intended to be a "Text Amendment" to the Ordinance process and is the creation of San Diego resident and former Land Use Director Carol Johnson. A Text Amendment requires no advanced public meetings, like the required Early Neighborhood Notification (ENN) meeting since it is perceived as merely changing wording. Yet, the three story limitation has been a precedence for over four hundred years. Granted the first two hundred and eighty years were in adobe, and wall construction could not withstand the weight, but the precedence was set and it was universally accepted as what was livable. Some of those earlier buildings with these limitations of physics still exist.

The Ordinance is featured as "Old Business" although it is clearly "New Business" since it was pulled from the last Agenda without action. Further, no designated staff person is assigned to record the comments received, which breaks with ALL Public Noticing requirements of the past.

The concept that Qualifying Innovation Parks could be approved Administratively by the Land Use Administrator, makes this position a kingmaker. It is beyond any existing power they have presently and violates the Balance of Powers in the new City Charter. It becomes an extraordinary power. This lends itself to corruption when one-man rule is installed.

Out-of-state visitors are already writing letters to the editor about how they think Santa Fe is losing its charm because of over-development. How the City Different is becoming Everytown, USA. Nowhere is this more evident then on the Cerrillos Road Exit to I-25 and its proliferation of Big Box Stores. This is why Santa Fe Beautiful led by Rick Martinez built the first of six gateway welcome to Santa Fe signs. We have five more to build on the approaches before we destroy the view-sheds of previously protected approach corridors.

We are about to kill the Goose that lays the golden eggs, and wind up with a mouth full of feathers. This town is still billed as a "tourist destination" (recently as an "International designation") and people that come call it: European, charming and spiritual. If there is NO MORE emphasis on our historic nature and "Santa Fe Style" and Pueblo Style, and the open spaces are turned into high-rise apartments for 4th, 5th, and 6th homeowners it will ruin our Tourism. We are ruining our Eco-tourism also (this is what we are putting all our tourism advertising dollars into NOW; to encourage skiing, hiking, and biking, etc)---under the course we are under we are in this Ordinance FINISHED as a tourist destination. We need to highlight our historic roots, our European and Pre-European (Native American), our clean air and water, and beautiful vistas and Mountains. The more than 6,000 units built, remodeled and permitted since 2019 are going up and turning this area into New Jersey. No Pueblo style or adobe color. It is all greens, grays, white and

orange in the color palate. Not even a fake viga. Yet, they all passed the 200 point style checklist of Land Use. People are talking about removing the Historic District in the guise of providing Affordable Housing. Who is making the money off of this? Who will ever come here again on the path we are on?

Sincerely,

William H. Mee
2073 Camino Samuel Montoya
Santa Fe, N.M. 87507