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Exhibit 35

The Santa Fe Community College District Plan

- a. Context; pages 1-3, 9-13, 15-32, 40-44, 64-65
- b. Maps; Santa Fe Metro Area Growth Management Plan, Context Map, Land System Map, Land Use Zoning Map, Utilities Map
- c. Resolution No. 2000 - 148

# INTRODUCTION

TRADITIONAL VILLAGE DEVELOPMENT SETTLEMENT PATTERNS



We have taken refuge in the words of Randall Arendt in his thought-provoking book *Rural By Design*:

*The problem is "how to grow gracefully, in a manner consistent with the traditional character of the community, so that new development fits harmoniously into the fabric... (of the rural landscape) and helps to reinforce the local sense of place."*

## ***L Creating a New Pattern for Growth***

The heart of the Community College District planning effort has been to develop a new way to think about metro area edge problems and to develop a new set of rules and regulations for developments in the non-urban areas near the City of Santa Fe. It became clear early in the planning process that the basic premise of the Plan is that the land, the remarkable countryside, should determine the patterns. The patterns of development should be the patterns of the land, not the other way around. It was obvious that our present rules and regulations do not necessarily fit and encourage this notion. In a most real sense, our present is in conflict with our past. We need to change the norm.

The traditional land use pattern in the region—villages—followed the features of the land with agriculture and governance as the organizing principle. The Community College District Plan proposes to follow the features of the land with community centers and connections supporting modern economic development as the organizing principle.

The Plan seeks to create neighborhoods and a community which can sustain itself over time by building protection

CONVENTIONAL SUBDIVISION SETTLEMENT PATTERNS

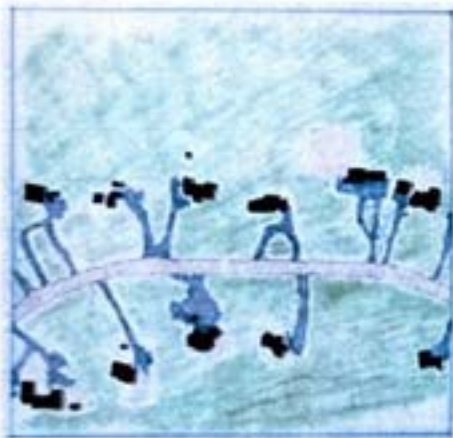




## LAND USE DIVERSITY



Traditional Pattern



Conventional Subdivision

of resources and support and opportunity for residents into the development pattern before development occurs.

Change presents conflict and planning for the long range presents many unknowns. How are we to know that what we plan for today won't itself become inappropriate twenty or more years from now? We have rallied around the belief that the land should be the guiding force of development and will ultimately guide the evolution of our place.

### **2. Rationale for the Community College District**

*(Santa Fe County Growth Management Plan)*

The New Community District concept was developed during the process of creating the Santa Fe County Growth Management Plan, adopted by the Board of County Commissioners by Resolution 1999-137 on October 26, 1999. It specifically grew out of the many discussions about alternative and preferred development scenarios possible and logical in the metropolitan area around the City of Santa Fe. The idea was germinated from the many fruitful discussions about traditional land use patterns, how they compared to modern subdivision patterns, and how their positive attributes might be brought back to bear on present and future community development.

The Santa Fe County Growth Management Plan designated one New Community District, the Community College District in which to focus more compact village development outside of the designated urban area over the next twenty years and longer.

*(From the Santa Fe County Growth Management Plan, p. 120)*

#### **"THE COMMUNITY COLLEGE DISTRICT IS LOCATED WHERE:**

- a. water utilities are either in place or are planned;
- b. roads and transit facilities and opportunities are in place or are planned;
- c. major regional community and institutional facilities are in place or are planned;
- d. public services, such as schools and recreation opportunities, can be planned for and provided efficiently and in cooperation with other entities;
- e. there is an opportunity to demonstrate a new village development pattern based on historic patterns and a planned hierarchy of interconnected village centers on vacant parcels near the City of Santa Fe that are experiencing pressure to develop;
- f. land owners have expressed a willingness to develop their property in a more compact, village manner including community centers and amenities; and

g. opportunities exist to become a 'receiving area' for a Transfer of Development Rights (TDR) Program.

The Santa Fe Community College has emerged as the focal point for community development in the large County area to the south of the City of Santa Fe. As such, it is a major employment, education and cultural center serving the City, County and other regional areas. In addition, its presence in the area has led to the development of related public and institutional uses including churches and other educational institutions. These types of uses are integral to the creation of 'community' and historically have been uses around which new communities and settlements have successfully developed, including the City of Santa Fe itself.\*

### **3. County Context And Vision**

It is important to note that the fundamental idea for new community growth areas and new rural community growth principles are an outgrowth of the General Plan Vision for Santa Fe County. The complete discussion of the basic principles for new community and new village development is contained in the New Community Districts and The Community College District chapters (pp. 117-135) of the Santa Fe County Growth Management Plan.

A series of maps was prepared for the County Growth Management Plan that became the basis for the planning of the Community College District. These are contained in the Plan and include: Community College District (Exhibit 5); Santa Fe Community College District/Existing Context (Exhibit 6); Santa Fe Community College District/Land System (Exhibit 7); Santa Fe Community College District/Community Issues (Exhibit 8); Santa Fe Community College District/Community Structure (Exhibit 9); and the Santa Fe Metro Area Growth Management Plan (Exhibit 10).

These maps and their District delineations became the basis for organizing the planning of the Community College District. Figure 1, The Santa Fe Metro Area Growth Management Plan shows the context for the Community College District.

### **4. General Plan Vision For Santa Fe County**

**SANTA FE COUNTY WILL BE A PLACE OF COMMUNITIES**

*where social connections and local uniqueness are valued and fostered;*

*where local communities have an opportunity to plan for their future;*

*where the natural environment and open space are protected;*

*where water resources are conserved and available for present and future generations;*

*where diversified housing and economic development are integrated and assured;*

*where the plan directs the location of growth to efficiently accommodate the use of limited resources; and*

*where private property rights are protected and development requirements shall strike a reasonable balance between health, safety and welfare of the public and reasonable expectations of the land owner.*



# THE DISTRICT PLANNING PRINCIPLES



## ***1. The Land System***

- a. Design future development in the District to conform to the ability of the land to accommodate it.
- b. Protect significant open space, environmentally sensitive areas and the connections between them through creative design, voluntary dedication, incentives, purchase and regulations.
- c. Establish final delineation of land types and development areas based on detailed mapping and site investigations of individual properties.

## ***2. Community Structure and Development Pattern: Villages, Community and Neighborhood and Employment Centers and Institutional Campuses***

- a. A fundamental principle of the Plan is to establish a community development pattern that is an alternative to suburban sprawl. Suburban sprawl is characterized by: low density, high land consumption; high infrastructure costs; lack of identity; lack of community; total reliance on the automobile; inefficient use of natural resources; and the destruction of natural land features and habitat.
- b. Provide flexible guidelines for planning and design of future developments.
- c. All future developments will contribute to the overall community of the District in terms of employment, institutions and services (including shopping) diverse housing opportunities, recreation and open space.
- d. Create development areas (neighborhoods, villages, Employment Centers and Institutional Campuses) that are mixed use.
- e. Develop the District into a hierarchy of clusters developed on the principles of: mixed use; variety in form and image; pedestrian orientation, high density centers; a focus on transit; and economic and cultural diversity that reflects the patterns of northern New Mexico villages and small towns. These clusters can be called new community centers, villages, neighborhoods, employment centers or institutional (educational and cultural) campuses, so long as they meet the development principles of the District Plan.
- f. Provide diverse housing opportunities and community oriented affordable housing integrated within neighborhoods and villages that meet the needs of all District residents.

## ***3. Circulation and Connections***

- a. Maximize external road connections to the District.



- b. Connect the College District to downtown Santa Fe and other employment centers by transit.
- c. Provide a rich network of small roads that minimize traffic speeds and promote connectivity of roads and trails.
- e. Minimize the scale of roads, to be pedestrian and community friendly.
- f. Utilize transit centers and stops as anchors in community centers.
- g. Design an overall road network that minimizes short cuts through the District.
- h. Develop individual trails, roads and transit routes into an integrated transportation system.

#### **4. Open Space**

- a. Create a continuous open space system that connects natural land features, parks, recreation areas and public spaces within the Santa Fe Community College District to:
  - protect natural drainage systems and natural aquifer recharge areas,
  - protect core wildlife habitat and corridors,
  - protect important community cultural and natural resources,
  - provide recreational amenities,
  - define and separate village and neighborhood areas,
  - provide a connective community trails network,
  - protect important community views, and
  - maintain the rural character of the County.
- b. Utilize open space to protect environmentally sensitive areas, views, high points and other special land features.
- c. Locate open space in proximity to dwellings.
- d. Provide physical and visual access to open space.
- e. Preserve open space in a manner that

provides equitable compensation or transfer of development rights or development incentives to offset situations where the portions of a site that are required for preservation significantly exceed the percentage of open space required.

#### **5. Infrastructure**

##### **a. Water**

1. Respect natural systems in the District watershed as well as existing communities and lifestyles within the watershed area.
  2. Manage water resources to promote a sustainable water supply through a balanced aquifer strategy consisting of conjunctive management of imported water, local groundwater and local surface water resources.
  3. Manage stormwater to enhance water harvesting for irrigation, stabilization of soils and vegetation, habitat enhancement and aquifer recharge.
  4. Implement aquifer storage and recovery program(s) pursuant to the New Mexico Groundwater Storage and Recovery Statute.
  5. Obtain delivery of unused San Juan – Chama contract water for aquifer storage and recovery. Put surplus water to beneficial use.
  6. Regulate water use in new residential and commercial development through water conservation ordinance provisions.
  7. Expand the Santa Fe County water system.
  8. Connect new village development to a District or community water system.
  9. Protect arroyos and existing drainages to ensure preservation of natural recharge zones.
- D. Work with adjacent water providers and systems on long range water planning.**

##### **b. Wastewater**

1. Connect new village development to a wastewater system, provided by the County or by developers and approved by the County, meeting District objectives for managing waste water as a resource.





2. Treat effluent to the quality needed for its planned reuse, consistent with NMED standards.
3. Use treated effluent for irrigation, habitat enhancement and aquifer storage and/or return flow credits.

#### **c. Drainage**

1. Manage storm water runoff in a manner that minimizes flooding, erosion, non-point source pollutant loading, changes in water runoff water temperature, and does not reduce infiltration and ground water recharge and the associated impact on the environment.
2. Utilize alternative storm water management practices that are non-structural, with a more creative approach that is more biologically complex but that will still involve some structural components. This can include use of porous paving, strategic vegetative planting, contour grading, drainage across lawn areas, rain barrels, cisterns, vegetated swales, back yard depressions, infiltration trenches, shallow topographic depressions and reduced roadway and driveway drainage structures.
3. Base storm water management plans in the College District on the premise that storm water is most effectively controlled at or near the source using alternative management practices that utilize source controls to minimize drainage leaving the site and thereby prevent pollution pick-up by runoff.
4. Utilize local structural methods like Stormceptors and Vortech units to remove most contaminants, and lined containment ponds near storage or potential spillage areas so that treated runoff can be recharged into the groundwater or discharged into arroyos.

#### **d. Electrical**

1. Place new high voltage electrical transmission lines underground whenever financially feasible.
2. Install all distribution lines and subdivision electrical service lines underground.

3. Locate any new overhead transmission lines or electrical substations in areas which minimize public health and safety concerns and design to mitigate visual impact.

4. Set new development back from electrical facilities an adequate distance for public safety.

5. Allow private enterprise and Homeowner or Community Associations to own and operate private electrical distribution and/or generation systems.

#### **e. Natural Gas**

1. Locate high pressure gas lines in areas which minimize public safety concerns.
2. Set back new development from gas lines an adequate distance for public safety.

#### **f. Telecommunications**

1. Allow telecommunication towers and other facility sites as part of District Infrastructure.
2. Locate and design telecommunication facilities to mitigate health, safety, and visual impacts.
3. Provide all residents with the opportunity to access current telecommunication technology through a minimum level (category 3) of wiring in homes.

#### **g. Infrastructure – General**

1. Provide appropriate easements and rights of way at no cost in new development to provide for the extension of infrastructure throughout the District in accordance with a District master plan for infrastructure.
2. Utilize existing and planned infrastructure in an efficient manner, thereby creating the greatest benefit from capital expenditures.
3. Allow demonstration or prototype projects which include alternative or new technologies, and which meet public health, safety, and welfare criteria.
4. Encourage the pursuit of grants and other funding or public/private partnerships to finance new technology programs.



## **6. Community Services and Facilities**

- a.** Integrate community facilities as mixed uses in New Community and Neighborhood Centers, Village Zones, neighborhoods, Employment Centers and Institutional Campuses.
- b.** Determine appropriate ways that financial and management responsibilities can be shared, assigned and organized.
- c.** Preserve and build on historic and cultural resources within the District and the region to increase the relevance and character of the community.
- d.** Create community connectedness by placing community facilities within walking distance to residents and connecting all parts of the community with walks, roads and transit.
- e.** Develop the institutional and funding capacity within the District to implement and operate the infrastructure, community facilities, community programs and services in the District.

## **7. Economic Development**

- a.** Strategically position the District within the regional economy.
- b.** Provide a variety of jobs in a diverse array of settings complementary to the economic needs of the District.
- c.** Provide a variety of learning environments and programs related to employment opportunities within the District.
- d.** Develop a sustainable and adaptable economy within the District, with adequate density and sufficient trade area.
- e.** Create high density centers linked by a variety of transportation modes.
- f.** Develop financing mechanisms for investing in a high quality infrastructure network and other assets to stimulate development.

## **8. Environmental and Sustainable Systems**

- a.** Conserve and sustain natural resources within the developing areas by making efficient use of water, energy, building materials, and recycling.
- b.** Apply building strategies that respect, maintain and enhance natural features of the land.
- c.** Create walkable, mixed use development clusters that reduce vehicle miles traveled and infrastructure, and as a result, conserve energy and protect the environment.
- d.** Establish District regulations that allow and encourage sustainable design, technologies and practices.

## **9. Affordable Housing**

- a.** Provide affordable housing within and in close proximity to New Community and Neighborhood Centers so that residents can reduce transportation costs by living near transit, commercial and community services.
- b.** Provide a wide variety of affordable housing types, including single family, attached, multifamily, rental, live-work and accessory units that provide choice and meet the diverse needs of residents.
- c.** Provide housing that is affordable to operate with low energy and water costs and low life cycle costs.
- d.** Aid buyers to acquire financing including down payment assistance, and energy efficient and low-interest mortgages.
- e.** Provide a variety of financial services, training and planning assistance to low and moderate income residents to assist them to purchase and manage homes.
- f.** Distribute affordable housing in small increments throughout the District to avoid the stigma associated with low cost housing projects.





#### ***D. Operations and Maintenance***

- a. Develop communities within the District that become self-sustaining to the extent possible, with minimal reliance on local government for funding and programs.
- b. Provide the mechanism for residents of the community to have or obtain the ability to generate the revenues needed to provide for basic services and other human service needs.
- c. Provide the mechanism for local government to monitor and recognize the fiscal contributions of new and old communities in determining budget levels to which these areas will be funded by the County.
- d. The developers of new communities should contemplate and provide for the infrastructure; community improvements and associations needed to provide services and the vehicle needed to sustain them.

# THE DISTRICT PLAN

## THE LAND USE PLAN

### A. SUMMARY DESCRIPTION

The proposed Land Use Plan is the heart of the Community College District Plan. It answers the basic question posed by the entire plan: If we want to change from the sprawling conditions developing in the central County, what is it that we want to change to? What choices do we really have? There is, of course, the 'no growth' option but in a place as dynamic and beautiful as Santa Fe County, this is a most unrealistic effort. The forces of growth will always be bearing down on such a place. A more realistic approach is to acknowledge what it is that we truly value, understand it and then both protect it and integrate it into new developments. The District provides the opportunity to include 8,000 new dwelling units in the next twenty years into a new land use structure specifically designed to mitigate and avoid the negative effects of sprawl. In this regard, the proposed Community College District Plan is capable of achieving sufficient open space and compatible densities and mixed uses that will allow for the development of significant affordable housing and the design and implementation of transit-oriented communities.

There are four fundamental premises of the Land Use Plan: *compact forms, designated centers, connections and community structure*. The City of Santa Fe was at one time very compact. The traditional communities of Santa Fe County are compact settlements centered on some unique community quality whether it was agriculture, commerce, religion, government, art or all of those aspects combined. Modern residential subdivisions do not exhibit these qualities. Traditional communities throughout the County also exhibit multiple connections: roads, arroyos, trails, vistas, open space and, historically even rail lines. But perhaps most importantly, the special places of Santa Fe County express community - real community - offering opportunities to live, work, play and interact together. Modern subdivisions rarely, if ever, offer these multiple opportunities. When you take these conditions, place them on a resplendent landscape and separate them with large amounts of open area, you have Santa Fe County in all of its intrinsic beauty. The District Land Use Plan is, therefore, an effort to bring the best development aspects of the past into the dynamic and demanding trends of the present and the future.

The District Land Use Plan proposes *three distinct compact development forms: Village Zones, Institutional Campuses and Employment Centers*. Each of these is mixed use in nature but proposed to accommodate different social and economic needs within the District. Each of these forms will be required to have a *center*, focusing on both diversity and density. All of these forms will be located in village areas which will be *separated* and remain separated with well-defined *edges and buffers*. Existing subdivisions will be respected but connected to new development through transitional areas and road, transit and open space *connections*. Rural, low-density areas will also be provided although they, too, would be clustered where possible around rural activities. The District will be supplied by imported water and by groundwater in order to provide a diversified, and thus more dependable, long range supply. The Plan limits development on individual wells in order to protect the quality of the aquifer and its use for storage and recharge for the future. This protects an



area that can accommodate much of the projected growth in the region from large lot development.

In summary, what the District Land Use Plan proposes is developmental choice and a structure for community growth and evolution over a long period of time.

#### **The Plan Maps**

- The CONTEXT MAP illustrates the location of existing neighborhoods and commercial, institutional and village development that is already approved or built.
- The LAND SYSTEMS MAP shows the location of the land types based on soils, slope, vegetation and drainages.
- The LAND USE ZONING MAP for the Santa Fe Community College District will be incorporated into the adopted Community College District Ordinance as the Zoning Map. It has been built in steps using the Land System Map as the first layer. Analysis of the land system determined which lands are to be designated as open space corridors and which lands are to be developable. Next the locations for Village Zones and centers were determined based on the location of existing institutions, access, detailed plans already completed and opportunities to create the density needed to support centers with transit and walkability.
- The CIRCULATION MAP was created to tie the Village Zones and centers to each other and to the region outside the District with a network of trails, roads, and transit opportunities.
- The UTILITIES MAP locates existing major utilities and future utilities corridors.
- A PLANNING AREAS MAP has been created to structure further detailed analysis of traffic and phasing for coordinated open space, services and capital improvements.

#### **Boundary Adjustments**

Following analysis and study by the planning committee, the Plan proposes two additions to the boundaries of the Community College District as depicted in the Growth Management Plan:

1) Include all of the Rancho Viejo lands from the Mountain ridge (Vargas Peak) east to I-25 and classify the lands as open space or Rural Zone according to the appropriate land system types.

2) Include the lands located between SR 14 and I-25 and NM 599. This land is already subject to the Metro Area Highway Corridor District policy and design standards. The Plan recommends this area be included because of the relationship with the Employment Center and New Community Center immediately east of SR 14. Development on both sides of SR 14 can be designed to implement the connections principles, especially the new road and streetscape standards, of the District which strongly reinforce goals of the Commercial Gateway.

Other areas which abut the District and which require coordination and cooperation to implement the Circulation Plan and proposed buffering, such as the west side of SR 14 south of NM 599 and the property between Old Agua Fria Road and I-25 at St. Francis may be studied in the future for inclusion in the District.

### **Conformance with the County Growth Management Plan**

To achieve the District Plan's goals of open space and traffic reduction through compact, higher density developments capable of supporting transit service, the Plan abandoned the proposed density bonus system in favor of internal transfer of development rights, designated open space and development areas, required affordably priced housing and the ability to have higher densities and density changes in the future. The overall densities of the District Plan are within the parameters set forth in the County Growth Management Plan.

These goals and directives of the District Plan have altered the need to consider the use of a traditional Transfer of Development Rights (TDR) program, first envisioned by the Growth Management Plan. While a traditional TDR program may no longer be an initial objective of the Plan there may be other ways to incorporate TDRs within the District based on the need to preserve agricultural lands in neighboring La Cienega and to implement the Santa Fe Metro Area Highway Corridor Plan along I-25.

### **B. THE LAND SYSTEM/THE LAND SYSTEM MAP**

#### **Introduction**

The land uses in the Community College District Plan have been derived from two sources. One is the community program which is described elsewhere in the District Plan. The second determinant is the natural land system which is the subject of this section. See Figure 3, Land System Map.

Preserving the character and environmental value of the natural landscape is a fundamental priority of the College District Plan. To this end the characteristics of the landscape that influence visual character, environmental quality and developability in the District have been identified and summarized on the Land System Map. The land conditions illustrated on this map provide the basis to determine which areas of the District will become open space and which areas can accommodate the densities required to support healthy community development with the least detriment to visual and environmental values. The pattern of landscape types shown on the Land System Map establishes the boundaries for the development zones delineated on the Land Use Zoning Map.

This section describes the criteria used to delineate the landscape types. The criteria are intended to establish a balance between preservation of the natural landscape and creation of concentrations of development that are adequate to create a vital community. The application of these criteria to the Land System Map is only as accurate as the base mapping from which it is derived. The Land System Map has been prepared based on USGS (seven minutes series) mapping with a twenty-foot contour interval. Vegetation was taken from high altitude aerial photographs. This level of mapping is adequate to establish basic land systems in the Community College District Plan but will not be suitable for detailed design of community plans. It is intended that developers refine and adjust the land system delineation by applying the criteria to more detailed mapping of topography, vegetation, drainages and flood plains and that an administrative adjustment of the land classification boundaries be made when development master plans are approved.



## Land Types and Descriptions:

### MOUNTAINS

A small range of mountains runs north and south through the southeast corner of the District. The mountains are characterized by steep slopes with moderate to heavy piñon/juniper cover. They are to be preserved in open space and will be used for hiking, picnicking and for wildlife management.

### FLATLAND/GRASSLANDS



The flatland/grasslands areas are meadows that are covered with grass or sparse tree cover. These areas are elevated above arroyos and relatively level with slopes generally under five percent. The edge of the flatland/grasslands generally occurs along a line where slopes exceed 10%.

Flatland/grasslands are the areas within the District that are most suitable for concentrated community development. The boundaries of the Village Zones shown on the Land System Map correspond directly to the Flatland/grasslands areas. As a result this land type will accommodate the development of New Community Centers, Neighborhoods and Neighborhood Centers, Institutional Campuses and Employment Centers in the district.

### FLATLAND/PIÑON, JUNIPER



Flatland/Piñon, Juniper areas are meadows that are covered with piñon and juniper. These areas are elevated above arroyos and relatively level with slopes generally under five percent. The edge of the flatland/piñon, juniper generally occurs along a line where slopes exceed 10%.

Due to the level topography these areas are highly developable and are included in the Village Zones on the Land System Map. This landscape type is to be developed in a manner that achieves higher densities but still maintains trees and the forest character through careful site design, building clusters, and spot grading instead of overlot grading where there is a concentration of cover.

### HILLSIDE/PIÑON, JUNIPER

The hillside/piñon, juniper land type includes the hillside areas that transition between the flatland areas and the arroyo corridors and that are covered with piñon and juniper. The uphill and downhill edges generally occur along the 10% slope lines that delineate the arroyo corridors and flatlands. The character of this land type varies significantly throughout



*Chamisa in fall*



*Native blue gramma grass in winter*



the District. Some portions have consistent gentle slopes where development impacts can be easily managed. Other hillside/piñon, juniper areas are highly irregular and laced with small drainages and have varying densities of tree cover. The differences are not easily discernable at the current scale of mapping.

The hillside/piñon, juniper land type is included in the Fringe Zone in the Land Use Zoning Map. The Fringe Zone provides for low density development sited in the trees in a manner that maintains the natural character of the hillsides and manages surface water runoff to control erosion and intense concentrations of water.

There is an area west of the Santa Fe Southern Railroad Tracks in the southern portion of the District where the hillsides/piñon juniper land type is highly dominant and isolated from the more developable flatland areas. This area is identified on the Land Use Zoning Map as a Rural Zone which is to be developed at lower densities than the Fringe Zone.

#### HILLSIDES/GRASSLAND



Hillside/grasslands are grass-covered hillsides that slope between the flatlands and the arroyo corridors. The uphill and downhill edges generally occur along the 10% slope lines that delineate the arroyo corridors and flatlands. These conditions exist primarily along the west edge of the District and are highly visible from SR 14 and I-25.

This land type is included in the Fringe Zone on the Land Use Zoning Map. This zone generally provides for lower density development that is designed to blend into the natural topography, manages surface water runoff to control erosion and intense concentrations of water and provides planting that mitigates the visual impacts

of hillside development from SR 14 and I-25.

#### ARROYO CORRIDORS

The arroyo corridor land type includes arroyos and the adjacent level land that together form the level bottoms of the major drainages that pass through the District.

The full width of these corridors are to be preserved as open space to create continuous green ways through the District. They will be utilized for habitat protection, surface water management, underground utilities, road crossings, trails, recreation and view corridors.







*Over time the Arroyo Hondo has cut a wide depression in the land; Vista Ocasá homes and Rancho Viejo Village I in the distance*

#### ARROYO HONDO CORRIDOR

The Arroyo Hondo is not typical of other arroyos because of its broad width. Applying the standard definition of Arroyo Corridor to the Arroyo Hondo Corridor would limit the development of level lands along Arroyo Hondo beyond that anticipated by the District Plan.

Consequently the edges of the Arroyo Hondo Corridor in this area will be defined as setbacks from the hundred year flood plain that are a minimum of 50 feet on the outside of the flood plain. The Arroyo Hondo Corridor will be the area between these setbacks. This area will be utilized for habitat protection, surface water management, underground utilities, road crossings, trails, recreation and view corridors.

#### C. THE LAND USE PLAN /THE LAND USE ZONING MAP

The following are the zoning categories developed for the District based on the analysis of land type, the Vision and District planning principles and the existing context. The locations of the Zones are shown on Figure 4, the Land Use Zoning Map.

##### 1 Village Zones

Village Zones are the development areas where the most intense uses will be clustered including New Community Centers, Neighborhood Centers, Neighborhoods, Employment Centers and Institutional Campuses.

VILLAGE ZONES ARE LOCATED IN AREAS WITH THE FOLLOWING CHARACTERISTICS:

- 1) Village Zones are to be located on level areas of the District that can be developed with the least disturbance to the natural drainage ways and the pinon/juniper and grassland hillsides that border the drainage ways.
- 2) Village Zone boundaries generally follow the areas designated as "Flatlands/grassland" and "Flatlands/Pinon, Juniper" on the Land System Map. Some limited Village Zones exist on low level areas that border the Arroyo Hondo.
- 3) Village Zones are further delineated by several Village and Neighborhood Separators that generally run north-south and separate long linear Village Zones.

- 4) A minimum average residential density of 3.5 dwelling units per acre is required for Village Zones. Village Zones include the area of New Community and Neighborhood Centers and Neighborhoods; school sites will not be counted for purposes of minimum density.

## 2. New Community Centers

The New Community Centers shown on the Land Use Zoning Map are the most intensive development areas in the District. During the formation of the plan they were described as having the characteristics of town or village centers. New Community Centers are intended to be the focus of civic, community and smaller institutional uses as well as retail and commercial services.

THE INTENT OF THE PLAN IS THAT NEW COMMUNITY CENTERS BE DEVELOPED WITH THE FOLLOWING CHARACTERISTICS:

- 1) They are to be compact and mixed use with the highest density possible within the building height restrictions. Intensity of development will be regulated using minimum and maximum floor area ratio calculations. A minimum floor area ratio (FAR) of 0.3 is recommended for the center. The maximum FAR is 3.0
- 2) Commercial, civic/institutional and residential buildings within the centers are to be oriented to the street in order to create active urban street spaces in the manner of town plazas or traditional main streets.
- 3) New Community Centers are to include housing that provides a more urban choice for residents, locates people in the center, supports commercial uses, and creates street activity in the evenings and on weekends. The target is to have residences occupy a minimum of 25% of the net useable floor area of the buildings in the centers. The percentage may vary based on the specific characteristics of each center and the proximity and density of surrounding residential development.
- 4) New Community Centers are to be developed with street, open space and walkway connections to surrounding residential

*Lower left: Residences above center commercial space  
Lower right: Santa Fe's is the largest and most formal example of local plazas*









Upper left: Taos Street: an existing neighborhood center in Santa Fe  
Upper right: Los Cerrillos "main street" is neighborhood center scale



provide the mechanism and motivation for developers to create diverse and distinctive neighborhoods. Neighborhood Centers are not shown on the Land Use Zoning Map because their locations are to be determined by their proximity to New Community Centers, the size of the neighborhoods they serve, and the configuration of the land. The location for Neighborhood Centers will be identified in Master Plans submitted by developers. Neighborhood Centers are to be located in Village Zones.

THE INTENT IS THAT NEIGHBORHOOD CENTERS BE DEVELOPED WITH THE FOLLOWING CHARACTERISTICS:

- 1) Neighborhood Centers are to be mixed use and may include any of the institutional, commercial, community, live-work and multi-family residential uses that the neighborhoods can support. A minimum gross FAR of .25 for buildings is recommended for the centers. The maximum FAR is 2.0.
- 2) Neighborhood Centers are to create higher density areas within a neighborhood to add interest and avoid large areas of lower density single family residential.
- 3) Buildings within Neighborhood Centers are to be oriented to the street or public plazas to create street spaces that are reminiscent of village plazas and main streets.
- 4) Neighborhood Centers are to provide services to residents of surrounding neighborhoods and are to be within walking and biking distance to the homes in those neighborhoods. As a guide for planning, but not for regulatory purposes residents within one half mile radius of the center of a Neighborhood Center are considered to be within walking distance. This can vary depending on topography, walkway connections, the quality of the walk, and the availability of supplemental shuttle service. Small areas created by irregular neighborhoods or that are on the fringe of neighborhoods are considered within walking distance if they are an extension of a walkable neighborhood.
- 5) The minimum size of a Neighborhood Center is 2-3 acres. There is no maximum size. A Neighborhood Center can encompass an entire Village Zone if the requirements for residential density are met.
- 6) Neighborhood centers can be within the service area of a New Community Center.



#### 4. Neighborhoods

It is the intent of the District Plan that residential development, other than that occurring in New Community Centers, will be developed in residential neighborhoods. The potential exists for each neighborhood to have a distinct identity based on its location, the natural landscape, special uses, design theme or the content and nature of the Neighborhood Center. Neighborhoods are to be mixed use and include a diversity of housing types and income levels. Small commercial uses like offices and home occupations and institutional uses like churches and elementary schools will be allowed in Neighborhoods to further encourage diversity.

Neighborhoods and their centers are not located on the Land Use Zoning Map. Their location and configuration will be determined by detailed site conditions information, development programs and site-specific design. Neighborhoods will be located and designed in the context of development master plans that will be prepared for each project prior to development.



*Neighborhood diversity: garage apartments behind single family homes*

#### 5. Fringe Zones

Fringe Zones are the slopes that transition between level flatland areas and the arroyo corridors. Fringe Zones correspond to the areas shown on the Land System Map as "Hillside/Piñon, Juniper" and "Hillside/Grassland."

The criteria for delineating the highly developable Village Zones and the Arroyo Corridor open space are relatively straight forward. It is difficult however, to generalize about the character of the Fringe Zones at the scale of the District Land Use Plan because the Fringe conditions vary significantly throughout the District. Some portions have consistent gentle slopes where development impacts can be easily managed. Other areas are highly irregular and laced with small drainage ways and have varying densities of tree cover. The differences are not easily discernable at the current scale of mapping.

The ultimate development or preservation of the Fringe Zones requires more detailed site information than can be shown on the District Land Use Plan. The degree to which the Fringe Zone should be developed is to be based on site specific design that considers site conditions and program requirements. This site specific design will be part of a Master Plan submission and will be based on more detailed topographic and vegetation mapping.

THE INTENT IS THAT FRINGE ZONES BE DEVELOPED WITH THE FOLLOWING CHARACTERISTICS:

¶ Residential development is to be located in Fringe Zones in a manner that maintains the character of wooded hillsides where they exist. On open hillsides the intent is for homes to step down hillsides and appear as a continuation of the upland neighborhood. The following are some techniques that can be used to achieve this intent.

- a. A special effort should be made to map and protect specimen piñon.
- b. Building sites, driveways and utility extensions should be fenced with snow or polyurethane fencing during construction to protect trees and grasslands and

minimize damage to non-developed areas.

- c. Building pads should be close to natural grade. On steeper grades this may require that buildings step with the natural grade or garages should be separated to fit natural grade.
- d. Mass grading of multiple building sites should be avoided. Grading should be contained within individual building envelopes.
- e. Grading transitions should be natural. Retaining walls should be used where natural grading transitions require additional tree removal.
- f. Drainage should be managed to maintain natural flow cycles and limit erosion.
- g. Limits of disturbance and cuts and fill should be contained in building envelopes.

2) Residential development in Fringe Zones is limited to an average residential density of 1 dwelling unit per acre with a clustered density of no more than 4 units per acre.

3) Commercial development can extend into Fringe Zones when the extension improves the value to the community of a New Community Center, an Institutional Campus or an Employment Center. The following are some techniques that can be used to achieve this intent.

- a. Commercial buildings should have smaller footprints and buildings should be sited to provide an architectural transition that blends into the Fringe Zones.
- b. Commercial buildings should parallel hillsides and be designed to take up grade.
- c. Parking should be separated from buildings and placed at different elevations to avoid overlot grading.
- d. Avoid cut and fill slopes of over 6'.
- e. Commercial development on open hillsides should step down hills from the top and appear as an extension of the upland building clusters or step up the

hill from the bottom and appear as an extension of lowland building clusters.

- f. Drainage should be managed to maintain natural flow cycles and limit erosion.
- g. Grading transitions should be natural. Retaining walls should be used where natural grading transitions require additional tree removal.
- h. A special effort should be made to map and protect specimen pines.
- i. Building sites, driveways and utility extensions should be fenced with snow or polyurethane fencing during construction to protect trees and grasslands and minimize damage to non-developed areas.
- j. Aggregate site coverage in Fringe Zones, including parking, shall be less than 50% per developed acre.

4) Master Plans for development in Fringe Zones will include site specific grading, drainage and vegetation protection plans and standards to demonstrate the techniques to be utilized to blend development into Fringe Zones.

5) Fringe Zones that are not developed will become part of the open space system.

#### 6. Village Separators

Village Separators are open space corridors that separate long linear stretches of land designated as Village Zones. Village Separators are shown on the Land Use Zoning Map.

THE INTENT IS THAT VILLAGE SEPARATORS BE CREATED WITH THE FOLLOWING CHARACTERISTICS:

- 1) Village separators are to generally run north south as shown on the Land Use Zoning Map.
- 2) They are provided to separate long linear Village Zones into compact development areas with walkable centers.
- 3) They can be usable and include play fields, school fields, roads, utility corridors and any other open space uses and accessory structures.



4) The corridors shown on the Land Use Zoning Map are suggested locations. Corridors can be adjusted based on more detailed land analysis, and the location and design of New Community Centers, Neighborhood Centers, Neighborhoods, Employment Centers, Institutional Campuses and open space uses.

5) Separators need a minimum width of 1000 feet.

## 7. Institutional Campuses



Institutional Campuses are zones that are dedicated to some type of institutional use. It is the intent of the District Plan, that where possible, institutional uses be integrated into New Community and Neighborhood Centers. In some instances, the size and type of institutional uses require a concentration of facilities where the scale and need for flexibility and growth are incompatible with the desired characteristics of New Community or Neighborhood Centers. The Santa Fe Community College and the Institute of American Indian Arts are examples

of Institutional Campuses. Institutional Campuses are shown on the Land Use Zoning Map to the extent that they have been identified.

THE INTENT IS THAT INSTITUTIONAL CAMPUSES BE DEVELOPED WITH THE FOLLOWING CHARACTERISTICS:

- 1) Like other areas of the College District, Institutional Campuses are to be mixed use and are to include commercial and residential uses where needed to serve campus residents and employees.
- 2) They should serve the College District and Greater Santa Fe communities as community activity centers.
- 3) They may have a lower concentration of buildings and FAR than New Community and Neighborhood Centers. The maximum FAR is 3.0.
- 4) Feature buildings on campuses should provide focal points that visually and physically connect campuses to adjacent centers and neighborhoods and integrate the value of their cultural image into the District.
- 5) Campuses should be developed around internal pedestrian walkway systems with parking centralized in a series of small parking areas.
- 6) Campuses are to be highly interconnected to surrounding centers and neighborhoods with streets, open space corridors and walkways.
- 7) Campuses should be connected to the District and region by public transit.
- 8) The minimum size of the zone is 5 acres; the maximum size is 360 acres.



*Santa Fe Community College*



*Live Work units*

## 8. Employment Centers

Employment Centers are zones within the District where businesses with special needs for access, buffering, technology, storage and size can locate and support the New Community Centers by providing additional economic opportunities and enhanced employment growth close to residents to help meet the goal of economic sustainability.

It is the intent of the District Plan that as many commercial and employment uses as possible be integrated into New Community Centers and Neighborhood Centers. Employment Centers are to develop in relation to and coordinated and phased with New Community Centers to accommodate commercial

and light industrial uses which are not appropriate in the New Community Centers. Employment Centers will connect directly to New Community Centers via primary roads, trails and walkways.

Commercial and light industrial uses such as offices, business incubators, research, product development, light assembly and manufacturing, testing, showroom and distribution may be provided in a concentrated, planned, multi-use environment within Employment Centers.

Employment Centers are shown on the Land Use Zoning Map to the extent that they have been identified. Centers which are already developed or have been approved for business, commercial or light industrial use are shown in their existing configuration. These include, but are not limited to, the Santa Fe County Business Center at San Cristobal and the Commercial Gateway Areas along SR 14 and I-25 which lead into the College District. Potential Employment Centers are shown as approximate locations near New Community Centers. The areas shown on the Land Use Zoning Map are expected to develop in phases as the Village Zones and demand build.

The Employment Center along the railroad spur shown on the Land Use Zoning Map between Santa Fe Community College and Santa Fe Southern Railroad is intended as a reserve for a very large employment center user. Its location and size are based on terrain and the access to the rail line. It will also connect to the adjacent New Community Center at either end and would require road improvements and extension of infrastructure.

The existing Commercial Gateway Area on both sides of SR 14 between the Cerrillos/I-25 Interchange and the NM 599/I-25 Interchange is largely developed or approved for commercial use preceding this District Plan. It is the intent of the Plan that this area continue to develop and redevelop following the principles of the District. This provides an opportunity to improve the relationship of buildings to the streetscape of SR 14 and to connect this development to the New Community Center located at Vista del Monte.

The Employment Center south of I-25 east of Richards is shown at a size that might be achieved when additional infrastructure improvements are attained, which may include improvements to Richards Avenue, connecting roads to St. Francis and the I-25/Richards Interchange. Some capacity exists on Richards to begin development, but build out will need to be phased with provision of infrastructure and development of the nearby New Community Center and the Village Zone.

Additional smaller Employment Centers are located throughout the District.



THE INTENT IS THAT EMPLOYMENT CENTERS BE DEVELOPED WITH THE FOLLOWING CHARACTERISTICS:

- 1) Like other areas of the District, Employment Centers are to be mixed use and include commercial uses and services such as recreational amenities, parks, trails, retail and restaurants so employees can walk to lunch, recreation, and services.
- 2) Residential uses should be included in Employment Centers depending on the characteristics of individual centers and Employment Centers are to have a wide range of nearby housing opportunities allowing access by walking, bicycling or a short vehicular journey. For planning purposes a one mile radius is considered to be walking and biking distance from an Employment Center.
- 3) Employment Centers may be included within or as extensions of New Community Centers or should be within a one mile radius of New Community Centers. Their shape is subject to terrain, access and other variables. They should be designed and developed in relationship to the New Community Centers with direct primary road and trail connections and phasing of their development. Employment Centers will be required to demonstrate adequate road and infrastructure capacity to support each development phase.
- 4) The maximum FAR is 3.0. Because of their size and potential impacts, Master Plans for larger Employment Centers will need to submit a more detailed site plan, comparable to a conceptual preliminary development plan, before they can be approved.
- 5) Employment Centers should serve the District and greater Santa Fe community, and be connected by public transit, trails, walkways and small roads to transport people, goods and services. Walkway systems within Employment Centers should connect all areas of the center to each other and the District.
- 6) Buildings within the Employment Centers shall be oriented to the street and keep the parking and storage areas to the rear and sides of the buildings, to maintain the mixed use intent of the Plan and to create active urban street spaces in the manner of town plazas or traditional main streets.
- 7) Feature buildings should provide focal points that visually connect Employment Centers to adjacent centers and neighborhoods and provide the value of their architectural image to the District. Standards for mass, scale and thematic architectural style of buildings will be developed in the District Ordinance.
- 8) Employment Center facilities may be the result of joint action and investment by public agencies and developers to ensure that local services and infrastructure meet anticipated demand, for example, wideband communications. Specialized business clusters, selected in cooperation with local government and economic development entities, will be allowed.



*Employment Center*