

MINUTES OF THE
BOARD OF COUNTY COMMISSIONERS
STUDY SESSION: COUNTY GENERAL PLAN UPDATE
October 20, 1998

This study session of the Santa Fe County Board of County Commissioners was called to order by Planning Director Jack Kolkmeier at approximately 1:50 p.m. in the Personnel Training Room, County Administration Building, Santa Fe, New Mexico.

A quorum was indicated with the presence of the following members:

Members Present:

Paul Duran, Commissioner
Richard Anaya, Commissioner
Javier Gonzales, Commissioner
Joe Griñé, Commissioner

Members Absent:

Marcos Trujillo, Commissioner

County Staff:

Jack Kolkmeier, Planning Director
Lesli Kunkle Ellis, Planner
Judy McGowan, Senior Planner

City Staff:

Reed Liming, Planner
Buddy Lucero, Planner
Cyrus Samii, Planning Team Director

Cheryl O'Connor, Deputy Attorney
Rudy Garcia, Land Use Administrator
Ken Pin, Planner
Alina Bokde, Planner
David Wolf, County Manager
Rosanna Vazquez, Assistant Attorney
Estevan Lopez, Utilities Director
Diane Lucero, Deputy Land Use Administrator
Marcella Salazar, Deputy County Clerk

Others Present

Ken Hughes
Denise Lamb
Lynn Cummings
Judy Stevens
Gerry Powers

Mr. Kolkmeier welcomed the Commissioners and guests from the City and the public. He began by saying it has been nearly a year since the first part of the County Growth Management Plan (Policies) was adopted, with the understanding that Part II would be a delineation of planning districts and how the land use policies would be implemented. He stated this was not a public hearing, but if time was left over it was up to the Commissioners to open up the meeting.

Although the issues are complex, Mr. Kolkmeier stated that this is one of the best growth management plans in the country. He reminded the members that the Oregon plan has statewide mandates and the Tennessee plan withholds funds for economic development or roads. The purpose of the meeting was to obtain the understanding and commitment of the Commissioners before proceeding. He emphasized the need to cooperate with the City.

Overview

Part I, which constitutes about three-quarters of the plan, was adopted on December 17, 1998. Some of these policies on open space and transportation are currently being implemented. Land use issues remain to be worked out. Mr. Kolkmeier said the "General Plan" is now being referred to as the "Growth Management Plan."

The County is in itself a region, having two municipalities and a number of geographic zones. There are two principal planning districts for the purpose of the plan: the Estancia Basin and the Rural District.

Mr. Kolkmeier reminded the Commissioners that the traditional communities have their own zoning, as do the two municipalities, Santa Fe and Española. The EZ constitutes an extra-urban area. The plan is proposing: an urban area (similar to recommendations in the City General Plan), and urban growth areas within the urban area boundary (the highway corridor district and a new community district).

Reviewing the basic principles of the plan, he stated there were five concepts.

1. Community planning. An ordinance has been passed that outlines the procedures involved and eleven communities in the county are working on their plans.
2. More efficient land use planning. He stressed it is important to provide incentives for what they want to occur, and make harder what they want to avoid, such as sprawl (unlimited low density development).
3. Clear rules. Ambiguity should be eliminated.
4. Maintaining openness of the landscaping. There is a general desire to preserve the rural character of the county.
5. More efficient transportation scenarios. Referring to Portland, Mr. Kolkmeier said traffic problems cannot be eradicated but development patterns can be changed.

Growth Management Options

As in Portland, the issue is not growth versus no-growth. It is growth and protection.

In Portland, they are working to protect agriculture whereas in Santa Fe there is a need to protect economic development in general, villages and open settings around the urban area.

Cooperation is essential in all plans because of the multitude of entities involved. In Santa Fe, the City, the pueblos, Española, Pojoaque Valley, the Forest Service all play a part in the region.

Commissioner Gonzales asked if they were moving to a point where lines will be drawn on the maps delineating the various districts. Mr. Kolkmeier said they were, and in answer to further questions from Commissioner Gonzales, added that zoning will follow that stage with separate underlying criteria for each district. For instance, a designation will be adopted for the Estancia Basin followed by a district plan.

Commissioner Anaya indicated he had met with Mayor Delgado and City Planning Director Condon, who are primarily concerned with working out issues of land use and water, much more so, than say taxation, as a prelude to setting urban boundaries.

Mr. Kolkmeier emphasized the relationship with the City is not in a spirit of competition but rather of putting all the cards on the table. Untangling the complexities of the Extraterritorial Zone is a priority. Each entity should set forth their plans and make adjustments subsequently.

In his meeting with City officials, Commissioner Duran said he understood they are concerned about County density vis-a-vis resources. He said the City regards the 2.5 acre density as urban.

Mr. Kolkmeier said this argument has been going on for a while. The key question is "What should the City of Santa Fe be, physically, by the year 2020?" Many parts of the city have low densities.

Commissioner Duran stated that he is interested in working on the design of the area east of the Community College District, which consists of five-acre lots. More compact development might be more appropriate.

Mr. Kolkmeier noted that growth has followed the predictions of the 1980 General Plan. He added high densities are common in the traditional villages. The goal is to create coherent neighborhoods, with a variety of densities, rather than suburbs. He gave the example of Nava Ade as a subdivision, not a neighborhood. Developers are starting to think in terms of "new villages."

The key element is planning. For example, the Airport Road area is without a plan. It is essential to change the EZ plan.

Commissioner Gonzales stated that people are anticipating mapping and zoning and the process should be advanced. In establishing a starting point with the City, densities have to be decided upon.

Commissioner Anaya brought up the cluster effect and allowing flexibility for a number of design scenarios.

Commissioner Duran mentioned that the entire county is not zoned at 2.5 acres. Some areas have a minimum of ten or forty or higher.

Noting that the trend is away from water-driven policy, Commissioner Gonzales gave Rancho Viejo as a sustainable community.

Mr. Kolkmeier stated, "There are x-number of dwelling units that have been projected over the next twenty years...The concern is, where should those x-number of dwelling units go in the next twenty years, split between the City and County." Should they be high-density, compact, or low density? He suggested that high density should go between I-25 and the existing city limits and 599. The foothills area is also a potential pre-urban area. There is confusion, since it has not been firmly established where annexation, with accompanying centralized infrastructure, will occur.

As he did in 1991, Mr. Kolkmeier proposes major areas of annexation. He referred to the City's Future Land Use map. The County needs to put forth coherent village concepts and work on design standards, set-backs, compact uses and nodes, and it has to be cooperative effort.

Commissioner Duran asked about the location of the Santa Fe County Water Company's area. He said he has heard the City wants to develop infrastructure in the north in order to use the effluent. He said there is a natural gravity flow from that area. He pointed out that all the higher densities are on the south side of town. There is an opportunity for high-density, affordable housing in the north as well.

Mr. Kolkmeier said the development will necessarily be phased.

Ms. McGowan agreed the City is interested in that area, but she cautioned against utility-driven growth, which tends to promote sprawl. She said the City's commitment to provide infrastructure for potential pre-urban areas has jumped around.

Commissioner Anaya reported that the Mayor was interested in a study area on Las Campanas. There is also talk of something similar to the metropolitan board in Portland, consisting of three Commissioners, three Councilors and a member at large. A Joint Commission for Planning is to be broached at the November 14 City Council meeting.

Mr. Kolkmeier said apart from any new bodies, what is needed is a plan.

Commissioner Gonzales reiterated giving direction to the staff to go forward with the districts.

Prior to leaving the meeting, Commissioner Duran indicated that the EZ already

constitutes a joint planning commission. He added if the water company goes to the City growth management will become their responsibility and the County will lose input.

Ms. McGowan said the Santa Fe County Water Company arose out of a need to serve the villages.

Commissioner Griñé stated he was worried about the question of constituency representation.

Agreeing that it was essential to take a close look at the EZ, Mr. Kolkmeier said he wants to be able to come forward with the districts in three or four months for a public hearing.

Commissioner Gonzales reiterated his desire to hold meetings in various parts of the county if legally permissible, and confirmed his preference for an independent water company.

Discussions are ongoing about the locations of the two-mile boundaries of the EZ, according to Mr. Kolkmeier. He asked for direction on the urban area.

Citing his conversations with City officials, Commissioner Gonzales recommended focusing on the 599 and westside areas.

Ms. McGowan reiterated the County's commitment to community plans as opposed to "regional planning", which she characterized as more of a top-down approach and one the sometimes gives rise to conflicts.

Commissioner Gonzales agreed that they were a priority, particularly in the case of historic traditional communities. He suggested a West Santa Fe Urban Growth area along the lines of the highway corridor district. He urged the establishment of a time line.

Mr. Kolkmeier advocated getting the concepts into written form in order to solicit reactions.

Rural Districts

Referring to Exhibit 2, Ms. McGowan stated that the area north of the Estancia Basin still had hydrological based zoning and density. The preferred land use is agriculture -- farming and ranching -- residential and open. Staff is recommending easing up on the restrictions on small businesses and placing more restrictions on where nodes can occur. they want to look at locations for regional industrial and recreational uses

The are also proposing a "development menu" from which there are basic standards, i.e., water, performance standards and incentives ties to clustering or building envelopes. Ms. McGowan said a report is coming on County agriculture. There should be incentives to protect agriculture (perhaps with help from the Farm Bureau) and open space bonuses. The development menu would present choices for developers.

Commissioner Gonzales referred the Commission's attention to an article on rural preservation and the Rural Action Caucus within the National Association of Counties. Many other communities are looking at the same issues.

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In response to a question from Commissioner Griñé, Mr. Kolkmeier said the EZ boundaries are in the process of being adjusted, but the City wants it extended even further. He showed a map with the latest changes. Ms. McGowan indicated that property owners affected by the changes will be notified. She reminded the Commission that the EZA suspended itself at one point in its history over voting rights questions.

Commissioner Gonzales brought up the issue of the Webpage, saying the latest information should be available to the public.

Speaking from the public, Ms. Cummings stated many representation and power issues could get cleared up with joint planning.

ADJOURNMENT

Commissioner Duran declared this meeting adjourned at approximately 3:45 p.m.

Approved by:

Narciso P. L. Lillo

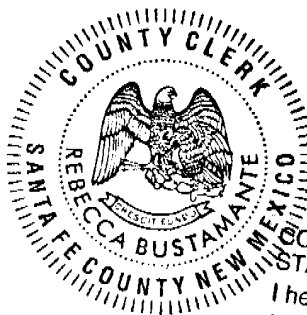
Board of County Commissioners

Respectfully submitted:

Debbie Doyle (KE)
Debbie Doyle, Commission Reporter

ATTEST TO:

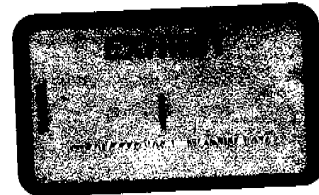
Rebecca Bustamante
REBECCA BUSTAMANTE
SANTA FE COUNTY CLERK



1048.800
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed
for record on the 12 day of Nov A.D.
19 98, at 12:40 o'clock Pm
and was duly recorded in book 1564,
page 526 of the records of
Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

Marcella Salazar
Deputy



**THE SANTA FE COUNTY GROWTH MANAGEMENT PLAN
PART II: THE DISTRICTS
(DRAFT 9 OCT 98)**

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**DESIGNATION OF AN URBAN AREA BOUNDARY, URBAN GROWTH
AREAS AND HIGHWAY CORRIDOR DISTRICT**

The County General Plan recommends that an **Urban Area Boundary** be designated for the City of Santa Fe with specific **Growth Areas** that are currently in the County where higher densities can be achieved with urban services and urban amenities and future neighborhoods can be planned.

The County General Plan recommends that the **Urban Area Boundary** should include:

- all lands inside I-25 to the south of the existing city limits;
- all lands from the city limits in the west and northwest out to NM599;
- all private properties to the east within the Mountain Special Review District down to Arroyo Hondo in the southeast.

All lands in this area currently in the County would be slated for future annexation into the city at varying urban densities that would accommodate both single family, multi-family and mixed use developments. The City and County would coordinate an **annexation plan** for the future **Urban Growth Areas** to accommodate this major urban **infill**. Until annexation would occur, lands would develop according to an **Extraterritorial Plan**, reevaluated and amended to make sure these areas eventually fit into a desired urban pattern.

The County General Plan identifies two **Urban Growth Areas**:

1) The South Santa Fe Growth Area

(An area in between the existing City boundary and I-25 to the south and NM99 to the southwest)

This area, along with Tierra Contenta, would be designated and designed to accommodate most of the projected growth for the City over the next ten years.

The specific goal would be to create new neighborhoods through extensive community and neighborhood planning.

2) The West Santa Fe Growth Area

(area in between existing City boundary and NM599 north of Tierra Contenta up to City limits at Northwest Quadrant)

This area would be designated for future urban growth in a second phase (10-20 years from present) after extensive community and neighborhood planning has determined road and infrastructure needs and existing neighborhood concerns.

Development of this area would pay particular attention to the needs of the **Traditional Community of Agua Fria** and its adjacent environment.

Urban Area Highway Corridor District

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In addition to the **Urban Growth Boundary** and designated **Urban Growth Areas**, the County General Plan also recommends the creation of an **Urban Area Highway Corridor District**. The purpose of this District is to control and regulate growth and development along the major highways and gateways that inter-connect the County with the City.

The boundaries for this District are those proposed by the Highway Corridor Planning Committee.

Like the proposed **Urban Growth Areas**, the **Urban Area Highway Corridor District** would be overseen by the **Extraterritorial Plan**. The County General Plan recommends that these concepts be proposed as immediate amendments to the **Extraterritorial Plan**.

The Community College District
(See following Chapter)



THE RURAL DISTRICT

Description

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The Rural District is the basic zoning district for lands surrounding the cities and villages in the central and northern area of Santa Fe County.

The intent of the Rural District is to **protect and conserve the rural character, rural economy and rural identity of this part of the County.**

The Rural District has been and will continue to be an area of **limited development** in Santa Fe County. This is an area where citizens will be expected to be more **self-sufficient** and independent as befits the long-time rural lifestyle. County **resources for infrastructure and services will be directed to the community areas.**

Preferred Land Uses

- agriculture and agricultural-related businesses, rural residential uses and family developments,
- the small businesses and home occupations which allow residents to maintain their land and rural lifestyle. (ease current restrictions on small businesses)
- Open land uses which include sensitive area preserves, passive recreation and trails or protection of cultural sites and areas will also be encouraged.
- Other uses which are resource-based, ranging from controlled extraction businesses to ranch resorts and facilities dependent on a specific location, will be permitted with performance standards and a more intense review.

Those areas within the Rural District identified as **Contemporary Communities and Traditional Communities** will develop scenarios for mixed uses, community centers and provision of services based on local conditions and strategies for building the needed infrastructure.

Restricted Land Uses

- regional institutions and facilities or industrial areas of a regional nature will need careful review for off-site impacts and compatibility with communities and agricultural lands.
- Not all "nodes" or intersections will be recognized as development sites in rural areas. Community Plans or Highway Corridor plans will identify appropriate locations for non-residential uses.

Densities based on hydrologic zones

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The underlying Aquifer System Area will continue to determine the permitted density and the minimum lot size:

- Aquifer System Area (Basin) - one dwelling for each 10 acres;
- Aquifer Fringe Area (Basin Fringe) - one dwelling for each 40 acres;
- Mountain Recharge Area - one dwelling for each 80 acres;
- Mid-County Hydrologic Systems Area (Homestead) - one dwelling for each 160 acres.

The Development Menu

Minimum “community benefit” standards: basic health and safety standards, including but not limited to liquid waste, terrain management, flood, fire, access; impact fees or improvements fees; water conservation practices.

Community performance standards and incentives for surpassing the minimum requirements to help achieve affordable housing, agricultural protection, traffic reduction, the provision of protected open space and the provision of community facilities and amenities.

Development Menu Options provide flexibility so that developments can fit the context of their location and the specific features and needs of each site and to provide a diversity of house types and living styles:

- Rural Base,
- Rural Compound,
- Rural Water Conservation Incentive,
- Family Transfer,
- Agricultural Protection Incentive
- Open Space Protection Incentive.

Design and Community Character

Land Development Codes will be re-organized and amended as necessary to implement **rural character standards and land based design.**

THE NEW COMMUNITY DISTRICT

Draft 9/1/98

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The Preferred Development Scenario: Real Places, Real Community

Given the dispersed nature of development within the county since the 1970's, reintroducing the positive concepts of village development patterns, especially working and living in a specific place, appears to have major socio-economic and development benefits.

The most important of these benefits are the efficient use of limited resources, especially water and public services and the provision of locations for community settlements in Santa Fe County where existing and planned infrastructure can best accommodate new growth.

This in turn will provide opportunities for other important community benefits, including: the potential for a mix of housing types and affordability; the creation of new social and public centers, especially schools and public gathering places; a decrease in the number of automobile trips for jobs and shopping; the maintenance of openness around the urban area of Santa Fe; the protection of important highway corridors and gateways; and new residential opportunities around transit centers and transit routes.

Historically, settlement areas in Santa Fe County developed for specific socio-economic reasons: agriculture, commerce (including railroads and mining); defense, and administrative purposes. The dispersed location of recent settlement areas, especially in the central part of the County, in the form of large and small subdivisions and planned residential communities are the result of automobile dependence and do not conform to historic considerations of the environment, commerce, socialization or administration and the resulting traditional communities that grace this landscape.

The designation of a proposed New Community District (NCD) responds to the need to reconsider the costs of dispersed location of recent developments. New villages within this NCD, are intended to be appropriately compact, mixed-use developments with buffers, and connections between them and other existing, developed areas.

The primary reasons for the designation of a New Community District are:

to allow higher density, more compact development to occur in a non-urban, countryside area where the most efficient use of infrastructure and public services can be achieved;

to keep open space separations between all developments;

to keep a discernible boundary between urban and non-urban areas;

to provide appropriate connections among developments, in the form of roads, trails and transit opportunities;

to focus economic and community development;

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to realize affordable housing opportunities;

to prepare a NEW COMMUNITY DISTRICT PLAN that addresses the above issues and makes detailed recommendations regarding infrastructure and public services including: water, sewer, refuse services, a road network, transit services, public schools and park and recreation facilities, design standards, and techniques for achieving that plan, including the potential use of transfer of development rights.

POPULATION PROJECTIONS AND LOCATION OF NEW DEVELOPMENT

Although population growth and household formation are projected to continue at a declining rate, a significant number of new homes, more than 25,000, will be needed in Santa Fe County by 2020. While a large portion of these homes can be provided within the City of Santa Fe and on existing lots, more than 7,000 new home sites will still be needed.

According to The Santa Fe County Population and Housing Study (1994), approximately 4,000 new housing sites need to be provided in the County outside the City of Santa Fe. Concern has been expressed by various groups and studies suggesting that adding these new housing sites according to existing development patterns would result in an inefficient use of infrastructure and a continuation of sprawling effects noted in the metropolitan area. It is, therefore, the intent of this General Plan to establish policy which further guides the location of needed housing development to areas within the County which have existing or planned infrastructure.

Projected income levels of residents tell us about the types and sizes of homes for which the County needs to plan. Projections show that the percentage of households with very low income and upper income will decrease just slightly and households with incomes between 80-120% of the County median will rise. Projections for household age, size and income confirm the concerns expressed by the public that a greater diversity in type and price of housing needed.

In the past, the County has dealt with growth in terms of the impact on groundwater and the expectation that water limits would determine population capacities. The 1980 County General Plan and, subsequently, the Santa Fe County Land Development Code directed attention toward lot sizes. The goals of the up-dated General Plan direct the County toward policies and regulations for housing people in communities rather than merely platting additional land as it is the notion that communities can provide greater housing diversity and choice.

DESIGNATED NEW COMMUNITY DISTRICT

One New Community District, **The Community College District (CCD)** is designated by the Santa Fe County General Plan in which to focus more compact development outside of the designated urban area over the next twenty years. During this twenty year period there may arise the need to plan additional NCDs and this is discussed later.

The Community College District is located where:

- 1) water utilities are either in place or are planned;
- 2) roads and transit facilities are in place or are planned;
- 3) major regional community facilities are in place or are planned;
- 4) public services, such as schools and recreation opportunities, can be planned for and provided efficiently and in cooperation with other entities;
- 5) there is an opportunity to demonstrate a new development pattern on vacant parcels adjacent to the City of Santa Fe that are experiencing pressure to develop;
- 6) land owners have expressed a willingness to develop their property in a more compact manner including community centers and amenities.

The boundaries of this District incorporate buffers and separation from the Urban Area Boundary of the City of Santa Fe and the Urban Area Highway Corridor District.

The Community College District

The 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 can successfully develop.

The New Community District for this area has, therefore, been named **The Community College District** because of its unique relationship to both the City and the County. It is bounded on the north by I-25, the proposed City of Santa Fe's Urban Boundary; on the west by State Route 14; on the south by the proposed grasslands open space area; and on the east by the Santa Fe Southern rail transit system.

See Map showing designation of the District ____.

Development Considerations for The Community College District

Utilities and Timing

This District is already within the service area of the Santa Fe County Water company with the water service main trunk lines and storage tank in place. Rural residential uses have existed for many years in the area south of I-25 and along SR 14. One village development, Phase I of the Rancho Viejo Partnership, has final approval, with master plan zoning for additional businesses, business parks, residential and village development. At the south end of the District the State Land Office is planning village development and a County economic development park and law enforcement center are underway. The Institute of American Indian Arts (IAIA) has constructed an arterial south from Richards Ave. to their proposed campus and the connection from that road to SR14 is under construction.

There appear to be adequate water rights and a delivery system to serve the initial stages of development in this District. The County has prepared detailed land use and transportation planning data to update the Extraterritorial Roads Plan in this area. How much development and how much of the projected population growth that can be absorbed into this area will depend on detailed planning prepared for this district.

New Villages

This proposed District encompasses between 9,000 and 10,000 acres of land, with over 5000 acres of lands available for potential development of new villages. Three major land owners are involved: Rancho Viejo, Senlic, and the State Land Office. Owners of smaller parcels could participate in partnerships or land assemblage for new village development. Much of this acreage already is being planned for village development. Several other landowners with parcels smaller than 500 acres have also planned or proposed residential or mixed-use subdivisions.

Proposed new villages within the designated NCD must submit a master plan for approval. In reviewing the proposed project, the County will consider the impact to and suitability within the entire New Community District. Projects that have already received approvals are assumed to remain valid unless a change in use or configuration is requested. Such change would be subject to the Community College District Development Plan and its implementing regulations.

THE COMMUNITY COLLEGE DISTRICT DEVELOPMENT PLAN

It is the County's intent to prepare a District Plan for the New Community District, including participation of property owners and residents of existing developments and neighborhoods within the Districts. The ultimate purpose of this plan is to recommend specific ways in which infrastructure can be built and maintained for the entire district. This plan would include consideration and recommendation for equitable infrastructure financing techniques such as impact fees, improvement districts and multi-party development agreements.

Development Patterns and Land Uses in The Community College District

Preferred Density, Open Space and Lot Size Requirements

- Basic density in the Community College District depends on the underlying Aquifer System Areas. See Map ____.
- To create a more rural atmosphere within the developed portions of a New Community District, open areas shall be interspersed within the developed areas. The Open Space Ratio (60%:40%) must be applied to establish the number of acres to remain undeveloped and the number of acres for the designated development envelope.
- Density bonuses for affordable housing, density transfer and transfer of development rights may also apply to all developments.
- Approved New Villages: In the developed portions, density of development should vary and be no less than an average of one dwelling to the acre and no more than 3.5 dwellings to the acre. A higher average density of up to 6 dwellings to the acre may be permitted for inclusion of affordable housing or transferred development rights in the New Village. Density in the developed area of a new village should also depend upon other issues, including:
 - considerations of adjacent neighborhoods;
 - the carrying capacity of the infrastructure, either in place or as part of planned improvements;
 - available water rights;
 - impacts to the surrounding areas;
 - off-site infrastructure;
 - County services, joint City/County services, or City services provided according to a Joint Services Agreement; and,
 - design characteristics.

PLAN PREPARATION

Santa Fe County will be the lead agency responsible for the development of **The District Plan**. The Board of County Commissioners may designate the New Community District as a Critical Planning Area and the District Plan would then be prepared in accordance with Santa Fe County Ordinance No. 1998-5 which outlines a Community Planning Process for the development of Community Plans.

A Community College District Planning Committee would be established to guide the preparation of the Plan. The Committee would include private property owners; government agencies, including the State Highway and Transportation Department, State Land Office and the City of Santa Fe; non-government organizations, including churches and schools; the Santa Fe Public School District; and other community and neighborhood members from within the district.

The District Plan would include detailed recommendations on the following:

Land Use Mix

The Community College District shall provide for a full range and mix of land uses.

New Villages within the CCD will evolve from elements of traditional village design as opposed to conventional subdivision design. New Villages shall be located where large scale water systems are planned or already exist and where large scale transportation systems exist and can provide for links to transit.

The criteria for open space planning will also apply to the Community College District. There should be wide buffers and greenways between existing developed areas and new villages and green belts adjacent to road corridors. Other criteria for open space planning is specified in the New Community Planning Criteria.

Performance Criteria

Land use and environmental performance criteria for permitted and conditional uses will be similar to those in the Rural Preservation District. Development of new villages will be encouraged for those parcels which can meet the design and planning criteria as the infrastructure is developed and constructed.

Water conservation measures will be imposed as a standard procedure for existing as well as new development.

Projects that have already received approvals are assumed to remain valid unless a change in use or configuration is requested. Such change would be subject to the 1998 Santa Fe County General Plan and its implementing regulations. To consolidate service areas and create open space, procedures to encourage replatting of previously approved, but undeveloped subdivisions will be recommended.

Planning Criteria for New Villages in the Community College District

The purpose of the New Village planning criteria is to guide design that fosters community interaction and connectedness, provides for conservation of resources by requiring community water and sewer systems, promotes employment, requires a variety and mix of uses, and adapts traditional town planning and design principles.

Character and Design

Character of a community results from its earliest design elements. Such elements create a special place that evolves from use and change of use over a period of time. To eliminate the possibility of sprawl, or even 'planned sprawl', open space shall be used as a design element which clearly defines edges and separates the New Village from other existing developed areas. Open space may also take the form of open parcels that protect defined views; open areas within the New Village providing an extra amenity; trails that link the village center with other areas of the New Village; special features such as cultural resources, unique land forms, landmarks, riparian corridors or arroyos and fields. Visual references to the New Village may also include creation of entrance and exit points (gateways), a variety of terminal visual points, serial and sequential views, and the planting and preserving of large trees.

The rural character and settlement patterns of the existing Traditional Communities shall influence the design of a New Village in Santa Fe County. A compact development pattern is desired. The townscape shall reflect order as opposed to repetition and use orientation of buildings to create a sequence of spaces. Creation of a central, open place ½ to 2 acres in size with seating and placement of institutional buildings, businesses and employment around the central place is required. Other design elements include human proportions in building scale and height, the use of unifying elements such as color, texture, portales, roof design, landscaping, pedestrian amenities, and places for recreational and special events.

Larger lots may be platted on the perimeter of the new village to ease the transition from the surrounding developed areas, especially those that are characterized by low density.

Internal circulation patterns include a system of roads, trails and walkways which encourage pedestrian activity, provide access to waterways; use traffic calming techniques, and assure the safe interaction of cars and pedestrians.

Restrictive covenants shall allow for a change of use and design after a specified period of time so that new villages are not sterile or overly homogeneous.

Land Use

Construction of or connection to water and sewer systems is required. Preference is for all new villages to connect to the County water system.

Creation of employment opportunities that fit the design of the village in the form of a town center to reduce vehicular trips to other destinations is a required element. A main street, a crossroads, or plaza may serve this purpose. The village center shall also function to centralize social elements and create a visual and physical focal point around which buildings and streets are deliberately planned. Local models include a main street (Madrid); a crossroads (Galisteo) or a plaza (Chimayo/Santa Fe).

Locations for important social interaction such as shopping areas, libraries, churches, and schools shall be established.

A mix of housing types: single family and multifamily, mobile or manufactured homes, apartments, manor houses, mother-in-law units or guest units, town or row houses, and compounds is required.

Fire and police station site and other community facilities transit, bicycle lanes/trails and transportation systems and pedestrian access to schools, the village center, and the open spaces shall be provided.

Consideration of becoming a receiving site for transferred development rights.

Size of New Villages; Timing

The size of new villages will vary. However, research indicates that projects of 500 acres or more are needed to successfully incorporate a mix of housing, public space, employment and business opportunities, along with the open space, trails and rural amenities needed to retain local character. Owners of smaller parcels could "land assemble" or cooperate with adjacent land owners to create the necessary resources for new village development or choose another permitted development option. Owners of larger parcels are encouraged to phase development in neighborhoods in order to retain rural character and accommodate the phasing of public and private infrastructure and services.

The District Transportation and Roadway Network Plan

An integral element of the District Plan would be the preparation of a detailed analysis of traffic and transportation needs within the area. This analysis would result in specific recommendations for a roadway network, a transit system, pedestrian, bicycle and equestrian paths and connections and considerations for methods to finance this element.

The District Infrastructure and Utilities Plan

Another important element of the District Plan would be the preparation of a detailed analysis of water, sewer, utilities and public services that would be needed for the development of this area. This element would include a plan for public schools, parks and open space.

FUTURE NEW COMMUNITY DISTRICTS

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The CCD has the capacity to accommodate most of the 2020 projected growth for central Santa Fe County outside the City of Santa Fe. If City of Santa Fe neighborhoods and the proposed Urban Growth Areas are successful in attracting residential growth back into a compact urban form, the CCD could accommodate countryside growth for a longer time.

Since it is the planning philosophy of the Santa Fe County General Plan that new "villages" serve the expressed wishes of County residents better than new large subdivisions, anticipated growth in the north and south County could generate the need for additional New Community Districts. To either extend the boundaries of an existing NCD or to create a new NCD will constitute an amendment to the County General Plan.

Once the Community College District has been established, two other NCDs might be considered: The Caja Del Rio NCD and the Estancia Basin NCD.

The Caja Del Rio Community District

The Caja Del Rio New Community District is bounded on the north by the Las Campanas and Las Tierras developments, on the west by federal and local public lands and recreation areas, and on the east and south by the Santa Fe Bypass which is the City of Santa Fe's planned Urban Boundary and the buffer to the Agua Fria Traditional Historic Community.

Development Considerations

Utilities and Timing

Most of the Caja Del Rio New Community District is not currently served by the Santa Fe County Water Company, but it is anticipated that the area will be served and traversed by the transmission line from the Rio Grande in the future. One village development, the Frijoles Village has received zoning approval and others might be anticipated once water service is available. The Arterial Roads Task Force has developed recommended alignments and corridors for an arterial network in this area and numerous trail corridors have been identified. NCD status is recommended for 2010.

New Villages

This proposed District encompasses approximately 6,500 acres of land, with over 3000 acres of land available for potential development of new communities. Three major land parcels are large enough for new village development: Hager Estate, King Brothers, and the State Land Office; owners of smaller parcels could participate in land assemblage or partnerships for new village development. Several large lot subdivisions in the District are extensively built out.

It is the recommendation of the General Plan that before a NCD is declared for this area, the various communities have an opportunity to develop a community plan for the area. This should then be used as the basis for proposing more densely settled areas.

The Estancia Basin Community District

The Estancia Basin District extends from the Clark Hill area south to the southern boundary of Santa Fe County. The area to the east of the Traditional Community of Edgewood in the aquifer basin could be designated a NCD sometime in the future because of its potential to provide adequate infrastructure for new development.

Plans for a New Community District, however, should be dependent upon the completion of an Estancia Basin District Plan and a Community Plan for Edgewood. New Community district status would be recommended for 2010 along with the Caja Del Rio New Community District.

Other New Village Proposals

It might also be appropriate to recommend criteria for the development of new villages outside of designated New Community Districts. Water availability, transit options and affordable housing and economic development opportunities should be determining factors. A new village, for example, should not be considered unless it can connect to either the County or City water system.