

# CHIMAYÓ COMMUNITY PLAN



**COMMITTEE REVIEW DRAFT**  
**03.21.2014**



DRAFT

## Acknowledgements

### In Memory of Raymond Chavez

Raymond was instrumental in initiating this planning process. His commitment and generosity of time and spirit as a community member, a Santa Fe County Commissioner, a tireless advocate for the youth in our community have made Chimayó a better place for all of us. He is greatly missed by everyone in the community.

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Special thanks to the numerous individuals and groups who contributed valuable time, information and insight into the planning effort. This plan is the product of everyone who participated.

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The Planning Committee represents individuals who were engaged in the process and provided either focused input into one plan element or another or attended meetings at various times throughout the process providing insight into their community and input on the process and plan. Special thanks to Vikki Tejada and Elizabeth Kay for diligently taking meeting notes and providing meeting summaries to the group. Their work was essential to the planning process.

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## Section I: Introduction & Community Context



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  - Community Goals and Vision Statement
- Community Context
  - Plan Area Description
  - A Brief History of Chimayó
  - Demographics, Housing and Employment
  - Development Trends





## Introduction

### ***Purpose and Intent***

The purpose of the Chimayó community plan is to guide new development and provide tools to meet community needs for the next 20 years. Over the course of 2 years community members have shared what they want Chimayó to look like in 5, 10, 15, 20 and 25 years voiced in a strong vision statement, established goals and objectives, identified key issues and opportunities and discussed a variety of strategies and ideas for achieving their goals. Throughout the planning process the community struggled with the following questions:

- First, what are the shared values of community members regarding the dilemma of cultural and historic preservation, spiritual pilgrimage and the tourism it attracts?
- Second, how can a plan deal with an uncertain future in regards to water availability and water rights associated with our acequias and the conversion of valuable farm land into home sites?
- Third, how can residents of an unincorporated community divided by two counties lay the foundation for building more effective dual county governance and partnership to better provide adequate and coordinated operations and funding of public facilities and services?

The plan that follows is a response to these and numerous other difficult questions. Finding shared values among disparate points of view is what community planning is all about. Once those values are agreed upon, they become a bond. The intent of the plan is to provide a framework for achieving the community vision with the understanding that it will take time. New issues will crop up and more refined strategies will evolve. It is a work in progress. Many of the more complex but highly beneficial projects and programs will be long term and require time, money and preliminary actions such as needs assessments or feasibility studies. Generally, at the request of the community, these projects will be initiated and managed by public agencies and require collaboration between Santa Fe and Rio Arriba County. Projects and programs with high levels of agreement that are fairly easy should be moved forward without much additional evaluation and in many cases can be initiated by individuals, the community or various community organizations.

### ***Document Organization***

The web of interrelationships between culture, history, nature, governance and economics was examined throughout the planning process; issues were brought up time and again under a

variety of topics and plan elements. This allowed the community to view the issues through a variety of lenses. This document attempts to capture that process and organizes material in the following four sections:

**Section I: Introduction and Community Context:** Provides a summary of the plan and process as well as background information on the community and the plan area.

**Section II: Plan Elements:** Identifies issues and goals and provides strategies and ideas organized under specific plan elements.

**Section III: Implementation:** Provides tools to support and guide implementation of the community plan. The **Community Land Use Map and Designation** provides a framework to guide development decisions, zoning and regulations, circulation and road improvements, utility extensions and capital improvement projects. The **Implementation Matrix** lists strategies, projects, programs and activities and lays out the lead entities, timing of implementation and where relevant potential funding sources. **Initiating a Chimayó Community Organization** provides guidelines for initiating a community organization that will focus on achieving the goals of the community plan and the community's long-term vision.

**Section IV: Appendix:** Provides background information and maps related to the plan and planning process.



*Monthly committee meetings, several community open houses and art work and essays contributed by Chimayó Elementary School and Boys & Girls Club helped to ensure that community values and insights were front and center throughout the planning process.*

***Plan Objectives:***

- Reaffirm our connections to our rural resilient culture by restoring our natural environment, our fields and orchards, our shared acequia systems, our homes, and places where we gather as a community.
- Strengthen our connections to our natural environment by restoring the natural systems we all rely on.
- Strengthen our connections to the past and our culture by restoring our historic neighborhoods, plazas, placitas, churches, chapels, and other spiritual structures.
- Build a cohesive community across county lines by improving roads, bridges, water and wastewater facilities and services.
- Inspire artists, craftsmen, farmers and entrepreneurs by providing facilities and organization that can support their production, showcase their work and connect them to each other, the community and their markets.
- Improve our local resiliency by supporting appropriately located and planned mixed –use village nodes that have goods and services we need on a daily basis: a wellness center, a grocery store, a clinic, a laundry, educational and senior services and community meeting spaces.
- Restore our health as individuals and as a community by establishing safe places to play, walk, hike, run, ride horses and cycle.
- Strengthen our ability to take care of our elders and our families by supporting quality, safe, affordable, energy efficient housing for all our community members and by expanding county, non-profit and church related senior and family programs and services.
- Improve our ability to use traditional building materials and innovative methods to build, rebuild, restore and renovate our homes.

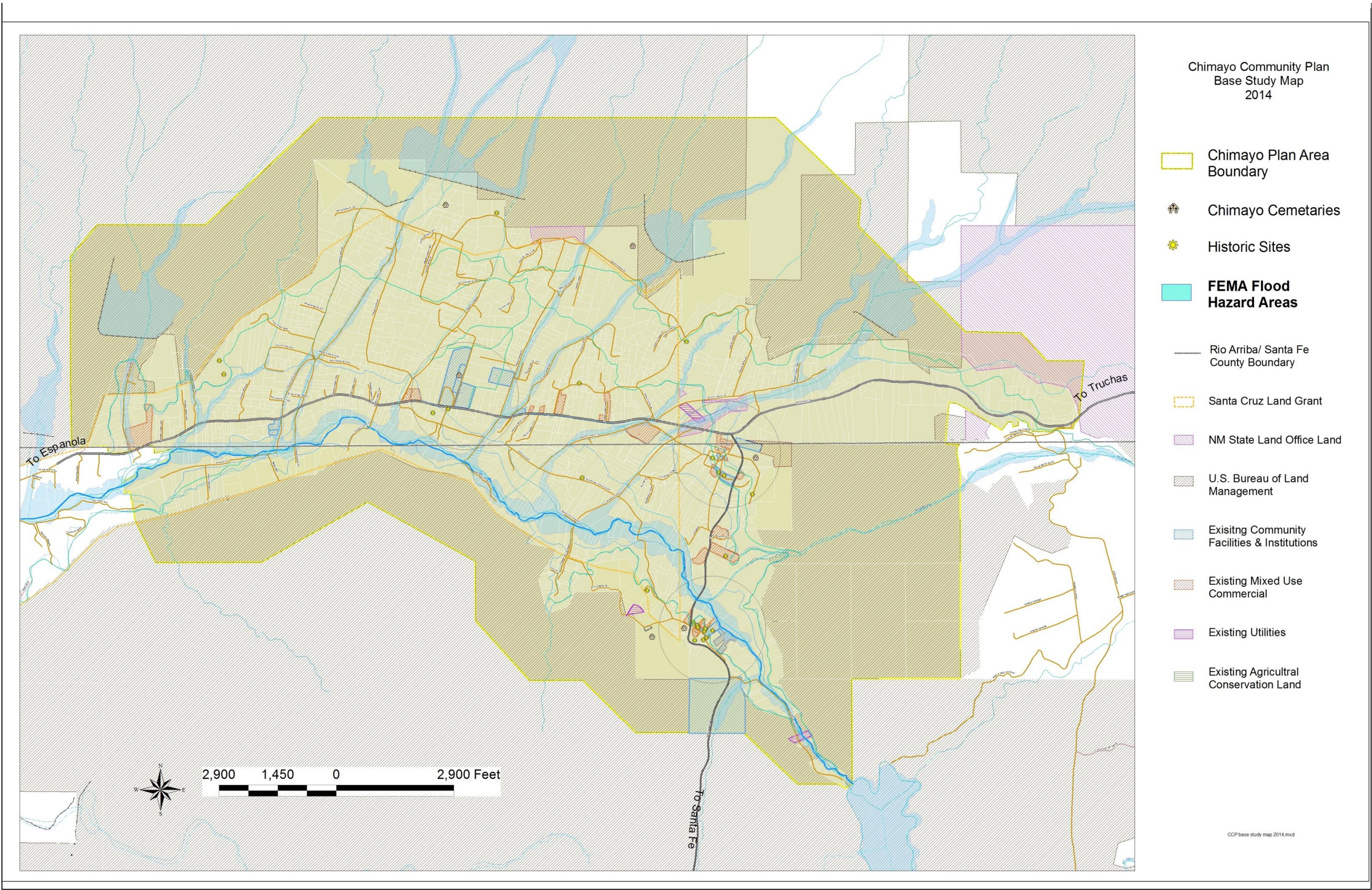
***Area Description***

The community of Chimayó is an unincorporated Census Designated Place (CDP) comprised of approximately 3000 acres with two thirds of the area under Rio Arriba County jurisdiction and one third of the area under the jurisdiction of Santa Fe County. In 2010 it was home to approximately 3177 individuals living in approximately 1680 households. Chimayó was and continues to be a unique community of artists, craftsmen, builders, weavers, farmers, ranchers and a place of religious pilgrimage. Today it can also be described as a bedroom community of Española, Los Alamos and the City of Santa Fe where scientists, laborers, teachers, architects, and a multitude of other professionals commute to work. The plan area consists of all of the Chimayó CDP plus a quarter mile buffer area of the surrounding mesas, barrancas and hills primarily under BLM management. The historic placitas and neighborhoods and associated irrigated lands of Chimayó are spread out across an alluvial valley that is described as a crescent

shaped basin approximately two miles wide and seven mile long. The plan area ranges in elevation from 5000 feet to 6500 feet with a growing season of between 160-170 frost free days. Rain fall ranges from 10 to 14 inches a year. Supplementing the rainfall is a network of acequia systems that diverts water from the Sangre de Cristo Mountains to the productive pastures, fields, orchards and gardens of the valley. Large arroyos, most significantly the Arroyo De La Cañada Ancha, and broad floodplains dominate the of the area north of NM 76, while the narrow riparian paths of the Rio Quemado and Santa Cruz River are the defining natural features of the valley south of NM 76. The Santa Cruz River flows out of the Santa Cruz Reservoir located above the valley in the southern portion of the plan area. Surrounding the valley are steep fragile barrancas, mesas and hills including the prominent cone-shaped Tsi Mayo, the sacred hill of the ancient Tewa Indians that marks the eastern end of the valley. Juan Medina Road is the major north south route providing connections to Nambe, Pojoaque and the City of Santa Fe. NM 76 is the major east west route providing connections to the city of Española to the west and Truchas to the northeast (see CCP Base Map page **Error! Bookmark not defined.**).



Figure 1CCP Base Study Map





### ***Initial Key Issues***

- Valuable irrigated farmland being converted to home sites which can reduce water rights in the valley
- Small farms that don't receive the agricultural tax exemption and may be at greater risk of losing ditch rights simply because they are too small
- Barely enough water to meet the needs of current irrigators
- Reduced participation by parcientes in the repair and maintenance of the acequias which puts a heavy burden on everyone particularly elderly people
- Erosion and neglect of the historic and cultural development patterns, resources and structures including churches, capillas, moradas, cemeteries, trails, acequias, plazas, placitas and sites that are important to the surrounding Pueblos
- Inadequate code enforcement particularly in the Potrero area resulting in illegal construction, signs and temporary vending
- Financial challenges related to building with traditional materials and methods.
- Loss of cultural traditions and place names at the community level and fear that children are not familiar with the unique culture and history of Chimayó
- The lack of a program to deal with failing septic tanks and the high cost of repair and/or replacement for families
- Too many young families are leaving the area
- The lack of family friendly parks and facilities
- The lack of places both indoor and out that are geared for teens and young adults
- The lack of safe places to run, walk and bike
- A poverty rate over 25% that puts families at risk
- Crime and related drug and substance abuse
- Roads and bridges that are in disrepair
- Bosques that are choked with fire fuel and invasive species
- Illegal dumping of trash, septic tanks, needles in the arroyos, along the roads and even in the acequias
- Santa Cruz Reservoir Dam and flood control dams are at risk of failing which could result in catastrophic flooding
- Inadequate local health care and wellness programs
- Negative impacts related to the over 300,000 annual visitors to the Santuario
- Public, institutional and private investment geared towards tourists not locals
- Difficulty of maintaining sustainable volunteer organizations from year to year
- The lack of commercial establishments and services to meet our daily needs
- The overwhelming congestion during Semana Santa

### ***Key Recommendations***

The plan recommends policies and strategies that when implemented, will ensure commercial, residential and community uses designed to fit the character, scale and needs of the local neighborhoods and historic placitas; protection of the natural environment and the acequia landscape that dominates between these places, preservation and expansion of agricultural lands; infrastructure and utilities projects that are sustainable and appropriately programmed and scaled to meet community needs, provision of safe and well-designed connections for autos, pedestrians and cyclists; and community programs that are aligned with community values and self-governance.

Key recommendations and components:

- Establish a Community Organization that will take the lead in implementing the plan and resolve on-going community problems.
- Establish a Watershed District as a sub-district of the Santa Fe-Pojoaque Soil & Water Conservation District.
- Establish cooperative processes between Santa Fe and Rio Arriba County that enable assessments, feasibility studies and capital improvement projects that measure and meet the needs of Chimayó as a whole.
- Establish a loan fund to support on-site owner built homes.
- Establish road and bridge improvement and maintenance standards that address drainage, safety and in some areas the creation of pedestrian and bicycle paths.
- A Land Use Map and Designations that provides a framework to guide development decisions, zoning and regulations, circulation and road improvements, utility extensions and capital improvement projects.
- Strategies and recommendations to support a transparent, manageable and legal role for community participation in planning and development decisions.
- Strategies, projects and programs related to waste water management, expanded community facilities and programs, community trailheads and crime prevention
- Strategies, projects, programs and zoning recommendations related to rehabilitation, restoration and preservation of historic districts, landmarks, properties, landscapes, development patterns and structures.

### ***Implementation and Community Organization***

Implementing this plan will require a strong Chimayó community organization representing residents from each placita and neighborhood, farmers, acequia associations, artists, craftsmen, businesses, educational and religious institutions in partnership with numerous public and private agencies and organizations.

- Unlock the potential of residents to take action and responsibility.
- Tie the community vision to early and achievable actions.
- Commit to listening to and understanding the people who live there.
- Put time and resources into building relationships.
- Continue genuine conversations about what people care about most, and their hopes and dreams for their families, their neighborhood and Chimayó.

### **Next Steps**

When the community review is complete the plan will be submitted to county officials for review and possible adoption into the county policy framework, capital improvement plan and legal code.

### **Community Goals and Vision Statement:**

The community took the time to identify key issues and drilled down into the things that matter most to Chimayó. The vision statement and goals throughout the plan clearly articulate values that are broadly understood and shared. They should be used to drive clear policies and funding and design decisions that lead to collectively desired results.

Our vision is grounded in who we are today and how that will carry forward in who we are tomorrow.

### **Chimayó Vision Statement**

*In the year 2038 Chimayó is made up of families and individuals who know their neighbors and care for each other. The ancient acequia system is still operating, maintained and cared for by local people who live next to it or use the water for irrigating. A central market and community center provides a place for farmers to sell or barter their produce and for artists to sell their work. Chimayó residents can buy groceries, see a nurse, do their laundry, and visit the post office in their community. Children and seniors are cared for and nurtured by education and health oriented facilities that sometime overlap. Chimayó fosters and supports learning opportunities; Chimayó children are cared for after school. Crime and drug use are low.*

*Historical structures are in good repair and reflect the style and practices of their day. Historic placitas, national landmarks and neighborhoods are recognized and preserved. Orchards are pruned, farmland planted, bosque cleared of invasive species. The arroyos are free of trash to respect the natural beauty and spiritual soul of Chimayó. There is good water for everyone, and effective solutions for solid waste management. Chimayó is a safe place to live and walk. We have excellent fire protection and well-maintained roads. The infrastructure is evolving and well maintained. Through community events, children learn to respect their environment and understand the history of their home.*



*The residents and landowners of Chimayó value the valley's rural life style. We seek to preserve our unique environment for future generations, while at the same time respecting the right of the individual. We value our sense of community, honor our history and heritage of the community, respect diversity and desire to have a low impact on the environment and cultural resources. We identify with the peacefulness and tranquility of our open spaces. We enjoy the opportunities for solitude, prayer and pilgrimage. Chimayósos continue to have a strong voice in what happens in the community.*

### **Declaración de la Visión para Chimayó**

*En el año 2038 Chimayó se compone de familias e individuos que se conocen a sus vecinos y se preocupan por cada uno. El sistema de acequias antiguo sigue en operación, mantenido y atendido por gente local que vive junto a él o que utiliza su agua para regar. Hay un mercado central y centro comunitario que proporciona un lugar donde los granjeros venden o intercambian sus productos y los artistas exhiben y venden su arte. Residentes de Chimayó pueden comprar su comida, visitar su enfermera, lavar su ropa, y atender negocios de correos sin salir de su comunidad. Los niños así como los ancianos son cuidados y alimentados por facilidades y acomodaciones en que se ofrecen servicios educativos o de mantenimiento de salud. Estos servicios a veces se presentan en facilidades en común. Chimayó fomenta y apoya oportunidades para el aprendizaje; los niños de Chimayó tienen supervisión y atención en las horas después de la escuela. Los niveles del crimen y del uso de drogas son reducidos.*

*Estructuras históricas se mantienen en buena condición y reflejan el estilo y las prácticas de construcción de su día. Placitas históricas, monumentos nacionales y los barrios definidos son reconocidos y preservados. Las huertas se podan, los campos agrícolas son sembrados, los bosques limpiados de especies invasores. Los arroyos se mantienen limpios de basura para respetar la belleza natural y el alma espiritual de Chimayó. Se ofrece agua pura para todos, y hay soluciones efectivas para la disposición de basura. Chimayó es un lugar seguro para vivir y para caminar. Tenemos excelentes niveles de protección contra incendios y las carreteras en buen estado. La infraestructura se desarrolla y está bien mantenida. A través de eventos en la comunidad, los niños aprenden a respetar su entorno y a comprender la historia de su casa.*

*Los residentes y propietarios de Chimayó aprecian el estilo de vida rural del valle. Buscamos preservar nuestro ambiente único para las generaciones futuras, así como tratamos respetar los derechos de cada persona. Apreciamos nuestro sentido de comunidad, honramos nuestra historia y el patrimonio de la comunidad, respetamos la diversidad, y deseamos tener un impacto mínimo sobre el ambiente y los recursos culturales. Nos identificamos con la tranquilidad reflejada en nuestros campos abiertos. Disfrutamos de las oportunidades para la soledad, la oración y la peregrinación. Chimayó mantiene una voz fuerte sobre lo que sucede en la comunidad.*

## Community Context

This section assembles historic, economic, and demographic information to provide an understanding of the community today.

### A Brief History of Chimayó

As a part of the planning process the CCPA, SHPO, Santa Fe County and participants engaged a team of preservation consultants, archaeologists and students from the University of New Mexico School of Architecture and Planning to help evaluate the historical context, cultural traditions, physical characteristics and significance of the community historic and cultural resources. Information and maps provided by the team informed community discussions on the past, present and future of Chimayó. For a compilation of the team's material and comprehensive overview of the history and cultural landscape of Chimayó please see Appendix C: History and Culture.

People have lived in the Chimayó area for centuries. Hunters of the Pleistocene era came through the valley to hunt mammoth and bison beginning approximately 12,000 years ago (Usner 1995). The Pueblo Indians occupied the Santa Cruz Valley from approximately 1000 to 1400 AD (Usner 1995). The name Chimayó is a variation of the Tewa word Tsi May Oh, (referring to the large hill bordering the northeastern side of the "potrero"). Chimayó has represented a place of great spiritual power, significance, and healing to the Tewa people, of both past and present, (Ortiz, 1967 & 1969; DeLoach, 1999).

The first Hispanic settlers in Chimayó were most likely members of Oñate's original group. In 1680, the Pueblo Revolt forced Spanish settlers to flee from the area and retreat to Mexico. In 1692, Governor Don Diego de Vargas reclaimed New Mexico for Spain and settlers returned to the area. In 1695, Governor de Vargas founded New Mexico's second official villa, or chartered town, (Santa Fé being the first) along with a land grant to provide land and water for the growing numbers of immigrants from Mexico. This grant was named "La Villa Nueva de Santa Cruz de Españoles Mexicanos del Rey Nuestro Señor Carlos Segundo" (abbreviated to La Cañada or Santa Cruz). The land grant encompassed the Santa Cruz Valley and included part of Chimayó.

In 1696, de Vargas allowed a second group of families to move from Santa Fé to Santa Cruz. Settlement occurred here because of its ability to provide agricultural lands, irrigation waters, woods, pastures and valleys. While the Recopilación de Leyes de los Reynos de las Indias (the Laws of the Indies) guided the layout of many New Mexico villages, the laws were not explicitly followed in Chimayó, as was the case for other rural villages (Driapsa 1993). Instead numerous plazuelas, small compact settlements of loosely grouped farms and ranches, and the open space of adjacent garden plots and surrounding communal lands evolved into permanent settlements (Driapsa 1993). The construction of acequias, which were most likely added to

Pueblo Indian ditch systems already in place established the settlement pattern and along with careful distribution of water and conservation ensured survival of the settlements. The residents lived a subsistence lifestyle that was physical and rough. Settlers were isolated and had to rely on themselves for provisions and protection from Indian attacks. Barter was a common practice, as there was no regular trade and little hard currency. The reliance on acequias irrigated agriculture, and utilization of the commons for grazing and collection of firewood and other natural resources, continued well into the 1930s (Carlson 1990).

The annexation of New Mexico by the United States in 1846 and the extension of the Denver and Rio Grande Western Railroad into Rio Arriba, introduced a cash economy and new technologies to Chimayó. The reliance on local resources and agriculture started to erode and by the 1940s Los Alamos National Laboratory began to provide jobs that offered an alternative to farming (Driapsa 1993). Through the last half of the twentieth century Chimayó transitioned from a self-sufficient settlement into a rural bedroom community where residents commute the nearby towns of Los Alamos, Santa Fe and Española for employment, shopping and higher education.

### **Demographics and Housing**

According to U.S. Census data and the American Community Survey the population of the Chimayó Designated Place (CDP) (which is congruent with the plan area) grew 9% from 2924 residents in 2000 to 3177 residents in 2010.

The number of housing units in the Chimayó CDP has increased by 19% over this same time period; from 1323 units in 2000 to 1574 units in 2010. The number of owner-occupied units, which represents 70% of all the homes in Chimayó, increased 12%; from 994 units in 2000 to 1112 units in 2010. The number of rental units increased significantly (by 42%) from 156 units in 2000 to 222 units in 2010. The number of vacant houses increased by 76%, and the number of seasonal or vacation homes rose a surprising 179% between 2000 and 2010 (see Table 1 page 14).

The population of Chimayó has aged in the last decade. The number of people under 44 has decreased, with the number of people between 25 and 44 years decreasing 11% and the population 24 years and younger decreasing between four and five percent. The increasing number of elderly may indicate the need for increased services for seniors; the declining number of young people represents a challenge in trying to achieve the goal of retaining and attracting young families. The percent of families in Chimayó that are below the poverty line is 26%, a 12% increase from 2000.

**TABLE 1 CHIMAYÓ CDP US CENSUS**

Population		2000	2010	Change 2000- 2010	
	No. of people	No. of People		Change in no. of people	Percent change
Population	2924	3177		253	9%
Ethnicity		2000	2010	Change 2000- 2010	
	No. of people	No. of People		Change in no. of people	Percent change
Hispanic or Latino	2656	2840		184	7%
Not Hispanic or Latino	268	337		69	26%
Aging		2000	2010	Change 2000- 2010	
	No. of people	No. of People		Change in no. of people	Percent change
Under 18 years	740	709		-31	-4%
18 to 24 years	265	251		-14	-5%
25 to 44 years	862	770		-92	-11%
45 to 64 years	699	970		271	39%
65 years and over	358	477		119	33%
Housing		2000	2010	Change 2000- 2010	
	No. of units	No. of units		Change in no. of units	Percent change
Total housing units	1323	1574		251	19%
Owner-occupied housing units	994	1112		118	12%
Renter-occupied housing units	156	222		66	42%
Vacant housing units	159	201		42	26%
Seasonal/occasional use housing	14	39		25	179%
Poverty		2000	2010	Change 2000- 2010	
Percentage of families below poverty line	Percent	Percent		Percent change	
	14%	26%		12%	

Two decades of growth in the community has resulted in a population size equal or greater than many incorporated New Mexico communities and towns:

**TABLE 2 POPULATIONS OF OTHER SMALL NEW MEXICO TOWNS AND COMMUNITIES**

Community/Town	Pop.
Chama Village, Rio Arriba County	1,022
Village Agua Fria, Santa Fe County	2,800
City of Santa Rosa, Guadalupe County	2,848
Town of Clayton, Union County	2,980
<b>Village of Chimayó, Santa Fe and Rio Arriba County</b>	<b>3,177</b>
Town of Edgewood, Santa Fe County	3,735
La Cienega and La Cienguilla, Santa Fe County	3,819
Town of Taos, Taos County	3,904
Village of Bosque Farms, Valencia County	6,024
Los Ranchos de Albuquerque Village, Bernalillo County	5,716

Source: 2010 Census

### ***Development Trends***

For several generations Chimayó has been a rural bedroom community where many community members commute to jobs in Santa Fe, Los Alamos and Española while managing to maintain their agricultural land and acequias systems. Much land has been subdivided and converted to home-sites with associated roads, parking and out buildings. However, large and small parcels of irrigated land are farmed and contribute to household food budgets and finances.

Until the mid-1900's land development patterns consisted of primarily small clustered residential settlements on dry hills above the acequias preserving large areas of contiguous irrigated farmland on the gentle slopes and valley floor. As the economy changed and the community became less dependent on farming to support their families, land development

patterns evolved to accommodate scattered individual home-sites on parcels spread out across the valley.

The Chimayo CDP has approximately 3000 acres with 2000 acres in Rio Arriba County and 1000 in Santa Fe County. Today the lot sizes range from less than half an acre to 69 acres with an average lot size of 1.5 acres. Both Santa Fe and Rio Arriba County land use regulations (2013) require a minimum of .75 acres per dwelling unit.

There are approximately 1,974 individual lots. Half of the lots are less than .80 acres. Broken out further:

- 885 parcels that are .75 acres or less; totaling approx. 350 acres
- 553 parcels between .75 and 1.5 acres; totaling approx. 565 acres
- 279 parcels between 1.5 and 3 acres; totaling approx. 570 acres
- 247 parcels 3 acres or larger; totaling approx. 1550 acres

See Existing Lot Size Study Map page **Error! Bookmark not defined.**

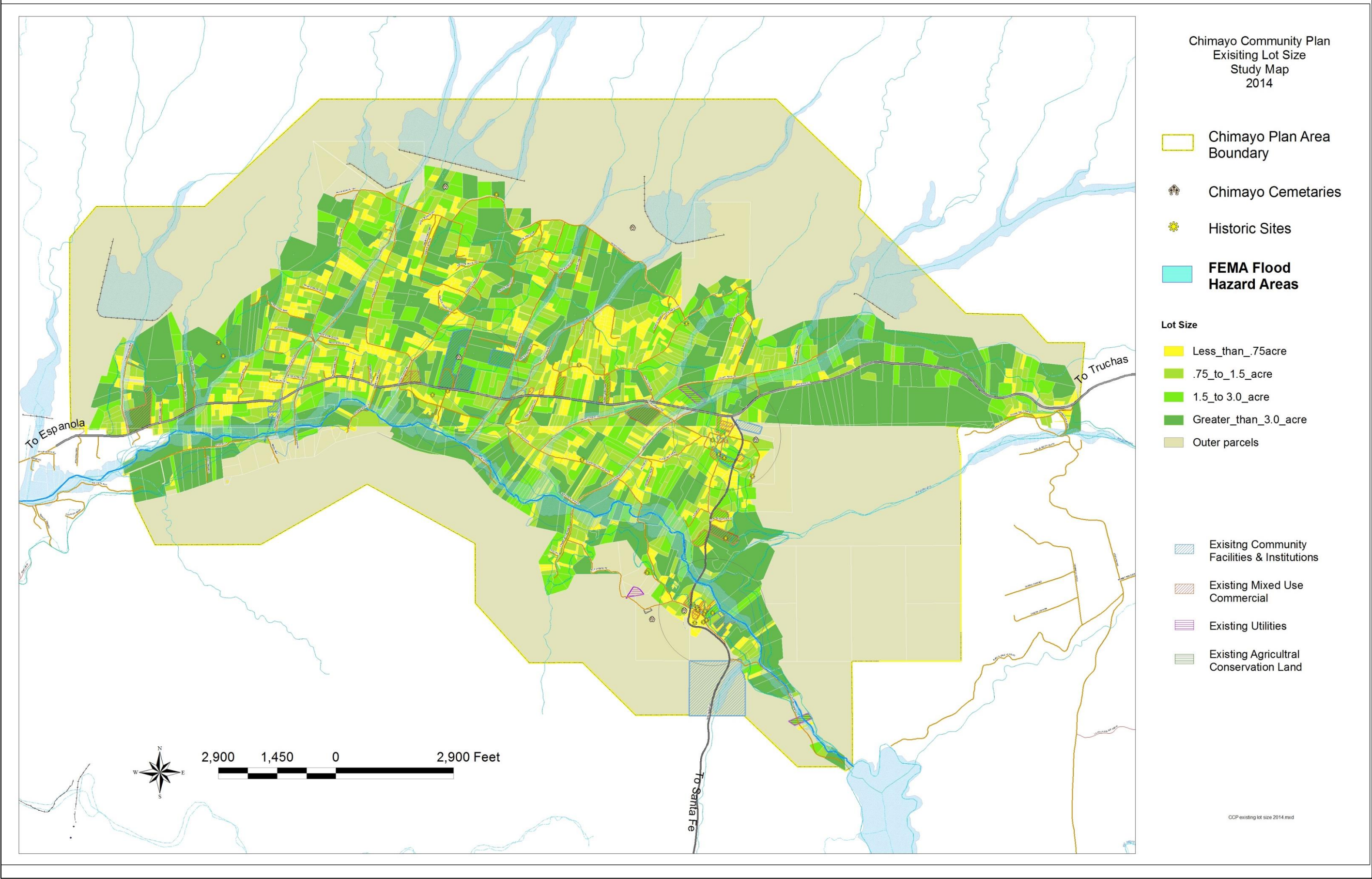
“The three basic forms of colonial rural settlements in Rio Arriba were plaza, rancho, and lugar.<sup>79</sup> The plaza and its diminutive the placita was created for the defense of a small population. Plaza del Cerro is an example of plaza. A rancho, or poblacione, was a rural settlement of loosely-grouped farmsteads and ranches. The rancho was a residential enclave of several households (sitios), their adjacent garden plots (suertes) and surrounding communal lands (ejido) for grazing, gathering, and recreation.<sup>80</sup> The lugar was merely a small place for farming and often lacked grazing land. A land grant was a corporation of plaza, ranchos, and lugares. Chimayo consisted of a plaza, multi-nucleated placitas, poblaciones, lugares, and the associated communal lands”.<sup>1</sup>

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<sup>1</sup> David Driapsa. HISTORIC AMERICAN LANDSCAPES SURVEY, VILLAGE OF CHIMAYO New Mexico  
HALS NO. NM-7 National Park Service, U.S. Department of the Interior



Figure 2 CCP Existing Lot Size Study Map







## Section II: Plan Elements



- The Natural Environment & Acequia Landscape
  - Our Streams, Arroyos, Acequias, Bosques and Barrancas
- Acequia Irrigated Land & Agriculture
  - Our Acequias, Farms, Orchards, Gardens
- Historic & Cultural Preservation
  - Our Historic Placitas, Neighborhoods & Landmarks
- Housing, Home Occupations and Small Businesses
  - Our Homes
- Community Facilities & Mixed-Use Village Development
  - Places We Gather To Meet, Shop, Work, Learn And Play
- Roads, Pathways and Trails:
  - Connecting With Our Neighbors and the Region
- Utilities
  - Water & Wastewater, Renewable Energy & Broadband
- Community Health & Safety
  - Crime Prevention and Dealing with Substance Abuse



## The Natural Environment and Acequia Landscape

- ❖ Strengthen our commitment to the natural environment and acequia landscape by restoring and maintaining the natural systems we all rely on.
- ❖ Restore our health as individuals and as a community by strengthening our connections to the natural environment.
- ❖ Support community based stewardship of the streams.

The mountains, hills and barrancas that surround the valley provide a protective buffer and open space for hiking, solitude and spiritual contemplation. The streams, bosques, arroyos and acequias that wind through the area provide the valley with water for crops, wells and riparian areas essential to our survival. We shape and are shaped by our natural environment. Some especially striking features and places that are intertwined with our culture and community include (see CCP Natural Environment Study Map page **Error! Bookmark not defined.**):

- Rio Quemado and Santa Cruz River and surrounding bosques
- Cañada Ancha and Cañada del Mogote
- Arroyo de la Morada and Arroyo de los Abuelos
- El Potrero (horse pasture)
- La Cuchilla ridge associated with La Cuchilla neighborhood
- Ridgelines and barrancas associated with the Rincon de los Trujillos neighborhood and the La Centinela neighborhoods
- Tsi Mayo
- La Cueva de Chivato
- Acequias:
  - Cañada Ancha, Lower Cañada Ancha, del Distrito (aka, Reservoir Ditch), de los Ortigas, Martinez Arriba, Jaramillo, de los Ranchos, de Agüero, del Potrero, Espinosa, del Molino, “Chili Mill,” “de los Tanos” (1701), de José Antonio, las Cuevas, Manuel Vigíl, and Teodoro.

For generations, walking & horseback riding are ways we connect with our natural surroundings and neighbors. The historic network of community trails and paths is a part of our rural lifestyle that needs protection.

Key Issues:

- Fire risk, invasive species, and illegal dumping are major risks threatening our streams, floodplains, riparian areas, arroyos, acequias and bosques.
- Stormwater run-off associated with land use and development including roads and road maintenance is degrading the natural function of our streams, floodplains, riparian areas, arroyos, acequias and productivity of our valuable farmland. Bridges, low water crossings and culverts are often in bad repair and are often damaged in major storm events. Similarly, many acequias in Chimayó are prone to washouts, flooding, and erosion due to improper excavation in upper arroyos resulting in increased sedimentation. For example, the excavation for the new water tower resulted in increased sediment in Arroyo de Don Diego affecting the Potrero Ditch.
- Off-site land use impacts to the rivers include parking lots, unpaved roadway maintenance/grading, cattle grazing, and the existing Santa Cruz Dam. Specific areas of concern include:
  - The large parking lot serving the Santuario located on the southern bank of the Santa Cruz River. Because the parking lot is directly connected to the river without a buffer strip or riparian area between the channel and parking lot, runoff carrying pollutants from automobiles may flow into the river without having an opportunity to be filtered.
- Santa Fe County Road 92 parallels the Santa Cruz River for approximately 1,250 linear feet along the southwestern bank, starting where the large arroyo enters the river from the southwest. A spoil pile of road surface material left over from County roadway maintenance and grading activities comprises the top of the southern bank for this reach of the Santa Cruz River. County Road 92 is an unpaved road and when it becomes necessary, the County shaves down the washboard surface, resulting in a spoil pile along the top of bank on the Santa Cruz River. As a result, the upper two-thirds of the river bank along the road is loose, unconsolidated roadway material. The toe of the southern bank is vegetated and indicates signs of bank erosion under normal dam releases. Higher flows and/or flash flooding could result in significant bank erosion along the road, given the area of unstable material present along the southwestern bank of the Santa Cruz River<sup>2</sup>.

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<sup>2</sup> *Rio Quemado Watershed Project Assessment Report* September 9, 2013 Prepared for Santa Fe County by: William J. Miller

- Increasing visitor and ATV use are eroding the barrancas and disturbing the tranquility of our open spaces.
- A decrease in community member’s connection to the natural environment and use of historic trails network may lead to lack of appreciation and motivation to preserve and manage our common resources. Currently, use of historic trails and access to the surrounding public lands relies primarily on permissive and traditional use among neighbors and community residents. There is a concern that there is a decrease in use of the historic trail network by community members due to a perceived lack of safety and fear of trespassing on private property. At the same time there is concern that formalizing access or securing pedestrian easements could increase outside visitor use which could detract from the tranquility of the experience.

Floods: Chimayó Valley has periodically experienced significant flooding and is at risk of future flooding. Flood control dams in Chimayó are meant to slow not stop the release of water. Gains in flow below the Santa Cruz Dam and contributing drainages for both the Rio Quemado and Santa Cruz River can be significant during major rain storms. The FEMA floodplain identifies areas of Chimayó subject to a 1% annual risk of flooding. Many roads, most significantly parts of NM 76 are in the floodplain and are subject to washouts, flooding, and erosion regularly.

### ***Watershed***

## **Goal A    Increase capacity at the local level to restore and maintain our natural environment and acequia landscape.**

### **Short Term:**

1. Establish a watershed stewardship committee to:
  - Review and comment on on-going local and regional policies, plans, conservation projects and programs.
    - Rio Quemado Watershed Project Assessment Report Sept 2013
    - BLM Management of surrounding public lands and Bureau of Land Management: The Taos Resource Management Plan May 2012
    - Santa Fe County, New Mexico Community Wildfire Protection Plan May 2008  
SF County resolution 2008-92
  - Initiate an annual community clean-up day and tool lending program to facilitate clean up as a precursor to developing a comprehensive stewardship program.
  - Provide educational materials, workshops and assistance to individual property owners.

- Work with NMED (New Mexico State Environment Department) Surface Water Bureau to develop a WPA-check site.
- Initiate collaborative partnerships with local, county, state and federal agencies and conservation associations.
- Initiate the establishment of a Chimayó Watershed District
- Refine and implement Chimayó Community Plan project ideas, recommendations and strategies related to watershed stewardship.
- Collaborate with New Mexico Environment Department to develop a Watershed Restoration Action Strategy Plan.

Long Term:

2. Establish a Chimayó Watershed District as a sub district of the Santa Fe-Pojoaque Soil and Water Conservation District (SWCD) to organize, fund, plan and manage conservation projects and programs and will have the authority to:
  - Levy annual assessment on property,
  - Acquire by purchase, gift or grant bequest property,
  - Help construct, improve and maintain structures including those associated with acequias,
  - Initiate collaborative partnerships with local, county, state and federal agencies and conservation associations,
  - Facilitate community education and outreach.

Example of Watershed Districts in northern New Mexico: East Rio Arriba SWCD:

-Upper Rio Grande Watershed District

-Española Rio Chama Watershed District

Potential Partners: Santa Fe-Pojoaque Soil and Water Conservation District, Santa Cruz Land Grant, BLM, NM Game and Fish, Santa Fe and Rio Arriba County, USDA Rural Development Agency, Chimayó Conservation Corps, National Resource Conservation Service, New Mexico Environment Department.

**Goal B     Improve the ecological health of the bosques and riparian areas associated with the Rio Quemado and Santa Cruz River.**

1. Assess restoration needs of the lower stretches of the Santa Cruz River in the plan area to compliment the current assessment study on the Rio Quemado and Santa Cruz River including:
  - Ecological Conditions



- Stream Bank Stability/Erosion
  - Off-site Land Use Impacts
  - Acequia Diversions
2. Inventory funding sources including cost-share programs that support individual property owners' efforts to manage bosque vegetation and riparian restoration.
  3. Re-engage the Chimayó Conservation Corps (CCC) as a partner with tools for vegetation management and the capacity to provide oversight and direct assistance to homeowners interested in using automated tools to manage the bosque on their land.
  4. Monitor surface water quality with NMED: Involve high school students in the monitoring.
  5. Project Idea: Increase riparian buffer width on Santa Fe County property. There are opportunities on both rivers within the Santa Fe County Open Space property to increase the existing riparian buffer width by relocating the existing County-owned fences along the banks of the Santa Cruz River and Rio Quemado.

**Goal C Mitigate vulnerability to flood and protect riparian floodplain areas.**

1. Develop a Riparian Flood Plain Overlay Zoning District to regulate land use and road design and maintenance that is congruent with the FEMA designated flood hazard areas and major arroyos.  
Example of regulations:
  - Require a Terrain Management Plan following county terrain management standards.
  - Establish a 50 -300 foot buffer area from the flood plain designation that will generally prohibit structures.

**Stormwater**

**Goal D Reduce harmful Stormwater runoff in our streams and prevent road, culvert, bridges and acequia washouts.**

1. Develop a dual county comprehensive Stormwater management plan using **Low Impact Development\***(LID) to reduce potential flooding, road and acequia washouts.
2. Develop dual county road design and maintenance programs using Low Impact Development to reduce erosion and run-off.
3. Support Rio Arriba County coordination with BLM on completing a rights-of-way assessment and conveyance for county roads north of NM 76.
4. Project Idea: There is an opportunity to increase the bank stability of the Santa Cruz River along the existing Santa Fe County Road 92. Ideally the road could be relocated and a 30 ft. buffer installed in this area; however this option may not be practicable. A more feasible and effective solution could be to install a small 1-3' wide bench along the

*“The canyon at the base of the Santa Cruz dam is really beautiful but it is full of trash and feels unsafe.”*

road, without disturbing the well-established vegetation along the toe of the slope. In addition, toe boulders can be installed along the bench to tie the bank into the road grade and provide additional stability along edge of roadway. A conceptual cross section for this proposed solution is provided in Rio Quemado Watershed Project Assessment Report Exhibit 4; see Appendix E Studies, Reports and Assessments.

#### About Low Impact Development\*

Low Impact Development, (LID) is an approach to land development and stormwater management that emphasizes conservation, retention, and infiltration through the use of distributed, small-scale facilities integrated with natural features. In contrast to the typical approaches to stormwater management, the primary goal of Low Impact Development is to mimic natural hydrology by managing stormwater at its source. Low Impact Development designs typically focus on reducing impervious surfaces and maximizing on-site stormwater detention, infiltration, and evaporation.

What are some reasons for using Low Impact Development?

- Reduces the amount of impervious surfaces.
- Helps maintain natural hydrology.
- Lowers the cost of Stormwater infrastructure by eliminating the need for a stormwater vault or large R/D ponds.
- Improves the appearance and aesthetics of roadways.

#### ***Illegal Dumping and Trash Removal***

##### **Goal E     Reduce illegal dumping and increase opportunities for trash removal.**

1. Provide semi-annual free days at the Chimayó transfer station for Chimayó residents and businesses of both counties.
2. Organize annual community clean-up days and provide dumpsters for household waste and large items at appropriate locations throughout the community.
3. Provide more frequent police patrols of illegal dumpsites, including the dump site at the base of the Santa Cruz dam.
4. Provide signage at well-known illegal dumpsites indicating the potential for citation and enforcement.
5. Establish weekly trash pick-up for Santa Fe County residents and businesses that is similar to program and requirements established by Rio Arriba County.

## ***Community Connections to the Natural Environment***

**Goal F     Establish safe places for our community to gather and enjoy the natural beauty of Chimayó, support community health and wellness and reaffirm our connections to the historic network of trails and paths.**

### **Short Term:**

1. Project Idea: Work with Santa Fe County Open Space and the Bureau of Land Management to establish simple pedestrian access points and trail connecting Bennie J. Chavez Community Center and the Santa Fe County Open Space Area along the north side of the Rio Quemado, (see Future Land Use Study Map page **Error! Bookmark not defined.**). Access, alignment and design should be prioritized for local use as opposed to use by tourists.
  - Once access points are placed, monitoring and evaluation should be done to measure impact on community wellness and health, continued community stewardship and support as well as impacts from out-of-community visitors. Initial access points or trailheads should be low cost and easy to remove.

### **Long Term:**

1. Complete a community trails and open space management plan:
  - List priorities and objectives for community recreation, trail connectivity and open space and propose recommendations for preservation, restoration, possible acquisition of key areas and limited improvements.
  - Identify potential locations and assess existing conditions for community safety, educational and recreational potential of the Santa Cruz and Rio Quemado riparian areas.
  - Using information from Don Usner's "Greenways Map" identify appropriate access points and steps to acquire easements to secure historic trails for use by the local community.
  - Work with property owners to record easements for the historic trails with County Clerks so that easements, points of access, and allowable uses are on record for title searches and are disclosed to new property owners.
  - Provide strategies such as controlled parking to manage visitor use impacts associated with BLM public trailheads in and outside of the plan area.
  - Program Idea: County Building and Development Services should advise applicants seeking subdivision or development permits in the Chimayó area of potential impacts to historic trails based on the historic trails map.

- Program Idea: County Development Review will encourage property owners and developers to work with neighbors and the Chimayó Community Organization to preserve and enhance historic trails and access.
- Project idea: Locate and develop a trail head with interpretative information at the Benny J. Chavez Community Center to provide community access to the “Old Chile Mill Trail” currently on BLM land.
- Project idea: Family-friendly picnic area in the canyon along the Santa Cruz River below Santa Cruz Dam. Rationale: Chimayósos have expressed concerns about vandalism of the dam and have conflicted feelings about recreational uses of the area below the dam. Community stewardship which includes assistance from BLM, and Santa Fe County and appropriate access management will be key to decreasing illegal dumping and vandalism, and provide Chimayósos more recreational amenities.
- Project idea: Develop an educational and interpretive site for use by the community and the elementary that is within walking distance of Chimayó Elementary School. Assess the area where RA County Rd 93/ SF County Road “Calle dos Puentes” crosses the Santa Cruz River and /or site of the CCC tree nursery owned by Rio Arriba County (see Future Land Use Study Map page **Error! Bookmark not defined.**).

### ***Wildfire Prevention & Response***

#### **Goal A    Reduce risk of wildfires and increase response capacity**

Chimayó is highly vulnerable to wildfires. The bosque is choked with fire fuel and invasive brush and trees. Much of the Chimayó Planning area is located in the County’s Urban Wildlife Interface Area—a geography that encompasses areas of the County that are at the highest risk of experiencing wildfire. Chimayó also has relatively high number of house fires primarily due to faulty chimneys (see Housing Goal C page 45).

Wildfire risk increases during drought conditions and may intensify as drought continues. The 2011 wildfire season was particularly horrendous. It included the human caused Las Conchas Fire in the Jemez Mountains which burned over acres 245 square miles and closer to home, the Pacheco Fire which came within 10 miles of the plan area and burned over 16 square miles. In 2013 wildfire season, the Joroso Fire, 13 miles south of the plan area, burned over 11,000 acres of the Santa Fe National Forest.

The residents of Chimayó established the Chimayó Valley Fire Department in 1965. The original fire station was constructed by community members and consisted of a two-bay building that housed a fire engine and water tender.

The Chimayó Fire District is responsible for providing fire and emergency medical services for both Santa Fe and Rio Arriba Counties, assisting both Española EMS and Rio Arriba County Fire Department. Serving the communities of Chimayó, Rio Chiquito and Cundiyo out of two stations located at #226 Juan Medina Rd. and #5 Jose Simon Dr.

At present, the fire station draws water from a 50,000 gallon tank associated with the Greater Chimayó Mutual Domestic Water Consumer Association, which is easily drained in 19 minutes.

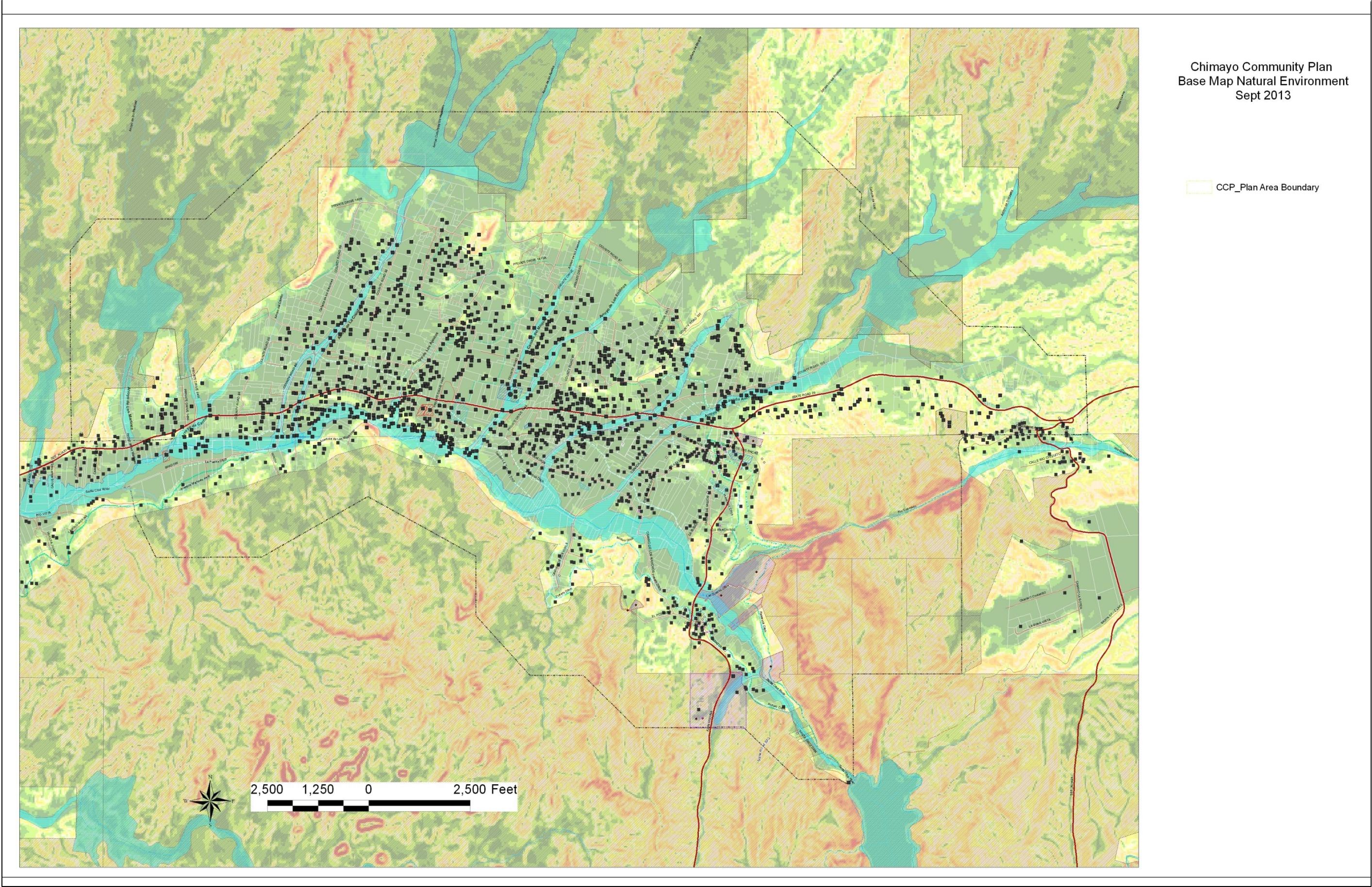
#### Challenges:

Participants in the community planning process have expressed concern that the fire engines cannot risk traversing bridges that are structurally unsound and some local roads cannot support the width of fire engines. Water supply to support fire protection may not be sufficient.

1. Provide a proactive approach to wildfire risk through education and prevention as well as being prepared.
  - Encourage residents to take advantage of the County's free service to assess household wildfire vulnerability. This service provides information to fire districts regarding how to effectively fight fires that may affect households and educates households as to steps they can take to mitigate their wildfire vulnerability.
  - Support inspection and improvements to bridges to ensure they have the capacity to accommodate firefighting trucks and equipment.
  - Engage and support the Wildland Division efforts to coordinate Firewise activities, the Ready Set Go Program, and coordinating fuel reduction projects in the plan area, and the Santa Fe County WUI Hazard Homeowner Assessment Project.



Figure 3 CCP Base Map Natural Environment





## Our Acequias, Farms, Orchards & Gardens:

- ❖ Preserve and expand land available for agriculture in Chimayó.
- ❖ Preserve our rural heritage and functions of the acequia systems by slowing the conversion of valuable agricultural lands into residential use.
- ❖ Enhance our ability to farm in the face of drought.
- ❖ Preserve our precious water rights and get fallow farmlands back into production.
- ❖ Support community members interested in farming and local food production.

Chimayó has deep historic agricultural roots based on the acequia systems and a culture of stewardship and sharing of resources. The strong connection between people, the land and each other was key to a resilient self-sufficient community. It has proven difficult to integrate this cultural framework with the current planning and legal framework found in our county, state and federal governments.

### ***Land Use and Zoning for Acequia Irrigated Agricultural Lands***

**Goal A    Amend land use policies, standards and regulations to include incentives and appropriate site design standards that support the preservation or expansion of contiguous agricultural lands and acequia systems.**

1. Promote more compact appropriately located residential development on individual parcels associated with acequia irrigated land:
  - Establish standards and guidelines related to development location and lot coverage of Rio Arriba's "Irrigated Agricultural Overlay Zoning District", (IAOZD) to appropriate areas of Chimayó in Santa Fe County.



*“When land that was once agriculture is built on, it can sometimes be hard for neighbors to irrigate their land.”*

- Rio Arriba’s IAOZD provides performance standards that regulate location and maximum amount of land that can be developed (30%) in such a manner to protect and preserve portions of a lot that has been used for traditional agriculture or is irrigable by an acequia.
- 2. Support secondary dwelling units on parcels with a minimum of 1.5 acres to reduce further subdivision of acequia irrigated land and support multi-generational families and housing for interns and tenant farmers.
  - In collaboration with the community, the County should develop and establish appropriate standards for secondary dwelling units including limits to size, number of bathrooms and bedrooms, appropriate location relative to the primary dwelling unit, appropriate wastewater treatment, parking and access.
- 3. Support density bonuses for subdivisions and development plans with a maximum of 25% lot coverage and minimum 3 acre set aside of contiguous agricultural land or open space.
  - In collaboration with the community, the County should develop and establish incentives based on density bonuses for use on site or transferred to other areas in the community in order to encourage the preservation, protection, assembly and expansion of contiguous agricultural land or open space.
- 4. Provide acequia associations the ability to review and comment on all development applications that impact their structures.
  - The County should develop and maintain a list of acequia officials and maps and facilitate notification and review in the early stages of the development review process.
- 5. Manage future residential and commercial growth in a manner that protects agricultural lands and ground water quality.
  - Identify options for high-performing waste water infrastructure to accommodate more compact development types in appropriate locations.
  - Rio Arriba and Santa Fe County should collaborate with local, state and federal agencies to undertake and fund a feasibility study for different scales and approaches to wastewater management in the Chimayó Plan Area including low cost loans for septic repair or replacement, sanitation districts, satellite systems and regional wastewater treatment facilities (see Utilities page 64).
- 6. Support planned clustered residential development that meets gross density requirements in areas that are not historic acequia irrigated lands and where adequate infrastructure exists or will be provided.
  - Identify areas including infill sites that are suitable for clustered residential development.

- Require master plan approval (Rio Arriba County), or planned development district approval (Santa Fe County), to ensure adequate infrastructure, quality site planning, architecture, landscaping, the clustering of residences, the use of common areas (plazas & gardens), the applications of green building techniques and water conservation.

### ***Agricultural & Conservation Easements & Taxes***

#### **Goal B Support local farmers and preserve valuable acequia irrigated land under agricultural production that is in danger of converting to residential or commercial uses.**

1. Collaborate with County open space programs to seek funding through the USDA Farm and Ranch Lands Protection Program to purchase agricultural conservation easements that enable continuation of crop production.
  - Model: Rancho Valle Conservation Easement in Santa Cruz
2. Provide information and community outreach on how land owners can qualify for tax relief.
  - The community, in collaboration with the County assessor's office will produce and distribute a step by step guide on the benefits and how to obtain tax relief through the agricultural exemptions.

### ***Water Scarcity***

#### **Goal C Support the ability of farmers and ranchers to farm and ranch in drought conditions.**

1. Document and analyze technologies such as drip irrigation that can make farm operations productive during drought conditions.
  - The community plan will investigate opportunities for establishing a demonstration site in the community to help people learn new technologies for mitigating drought through experience.
  - Consider location for demonstration sites that are within walking distance of the Chimayó Elementary School such as the Chimayó Conservation Corps Tree Nursery Site.
2. Document government and nongovernmental programs that provide technical or funding assistance to help farmers gain access to new technologies including NRCS and USDA programs.

### ***Grazing***

#### **Goal D Support rancher's rights to graze on public land.**

1. Demonstrate community support for continued grazing on public land.

## ***Markets***

### **Goal E     Create a local marketplace in Chimayó for local producers to sell their harvests and goods.**

1. Identify preferred locations for farmers' markets and food retailer establishments.
  - Establish performance criteria for farmers' markets and food retailer establishments to mitigate their impact on neighboring land uses.
  - Investigate innovative models for managing and operating farmers' markets or local food retail establishments.
2. Increase agricultural viability by increasing the value of agricultural products and decreasing costs of selling at out of town markets
  - Help create and support a Chimayó farmer's collaborative as an essential community organization to advocate and implement projects and programs that are beneficial to farmers in the valley.
  - Build on existing organizations and seek support from regional organizations such as the NM Acequia Association, The Alcalde Center, Santa Fe Business Incubator, Rio Arriba Food & Agriculture Council, Santa Fe County Food Policy Council and Farm to Table.
  - Facilitate the sharing of transportation costs for selling produce at markets, increase local cold storage facilities and facilitate the production and marketing of value-added products.

## ***Water Rights and Resources***

### **Goal F     Support acequia associations and irrigation districts in their effort to defend water rights and manage water resources.**

1. Collaborate with the acequia associations and irrigation district to establish a watershed stewardship association and eventual watershed district.
  - Support efforts to manage invasive species and maintain water quality and water quantity on the Santa Cruz River and Rio Quemado.
  - Identify and seek funding and other opportunities for acequias to gain access to equipment to support their maintenance efforts.
  - Require disclosure statements be included for all property sales or subdivisions that inform buyers/ subdividers of the possibility of unpaid acequia dues associated with the property and the responsibility to contact the acequia association.
2. Increase community awareness and participation in acequia associations

*“We want better maintenance of land to make tenant farming opportunities possible.”*

- Produce educational materials showing how the whole community benefits from the acequia associations, how community members at large can participate in annual ditch cleaning efforts and in general support the associations.

***Fallow Farmland***

**Goal G Enhance opportunities for property owners, tenant farmers, educational organizations, and other entities to farm land that might otherwise be left fallow.**

1. Create a local directory for agricultural land owners and farmers looking for land to farm in order to keep agricultural land in production. This directory would match up those with available land in need of farming with those who have the ability and desire to farm.
  - This directory could be a partnership between the community and the County to keep and distribute information.
2. Document programs to connect people interested in farming or ranching with people who own agricultural land and can help facilitate a trade, lease, sale, etc. Include the Mid-Region Council of Governments' Land Link program.
  - Collaborate with Rio Arriba Food & Agriculture Council and Santa Fe County Food Policy Council to develop a good working template for "Worker Owned Sharecropping Enterprises."
  - Encourage worker-owned enterprises to build great and successful relationships with those owners of fallow land who are interested in having their land become productive again.





*We want to preserve understanding of our community's history.*

## **Historic and Cultural Preservation: Our Historic Neighborhoods, Placitas and Landmarks.**

- ❖ Identify, protect, preserve and restore Chimayó's historic properties, trails, cultural resources and special places.
- ❖ Reaffirm our connections to our history and cultural traditions.

Our historic neighborhoods, placitas and landmarks welcome us home and provide the opportunity to connect with our neighbors and places for our youth and elders to interact and learn from one another.

Each has its own unique history and sense of place for the families that live there.

We continue to live in our historic homes, gather as neighbors in our placitas and plazas, participate in the maintenance and restoration of our historic chapels, cemeteries and structures, support our local businesses, and collaborate to irrigate our fields, orchards and gardens and cherish our narrow and well maintained roads and bridges.

Chimayó is home to two nationally recognized historic places: Plaza del Cerro National Registered Historic District and El Santuario de Chimayó National Landmark. El Santuario attracts an estimated 300,000 visitors a year reflecting the importance of tourism and spiritual pilgrimage. However catering to visitors has increased congestion and caused an erosion of shared cultural, natural and social resources associated with the traditional village life. Impacts include:

- Decrease in residential property & residents
- Special events that over run residential neighborhoods with visitors
- Increased signage has created "sign pollution"
- Increased night lighting created light pollution
- Money spent on infrastructure is for visitors and not for residents of Chimayó
- Impacts to social resources is not calculated

This section provides goals and recommendations that specifically target historic and cultural preservation. However, preserving Chimayó's historic and cultural heritage will require strategies, programs and policies that on the face of it do not seem to be related to historic preservation. Strategies that restore the watershed will in the end help preserve the acequia landscape that sustained the earliest communities. Strategies that incent the conservation of

agricultural lands and support farmers will ensure water rights stay in the valley and families will continue to have a strong connection to the land. Strategies that help individual homeowners restore and rehabilitate their homes will strengthen the historic building fabric of the entire community. Strategies that enhance the ability of people to build with traditional materials and methods will expand housing choices and strengthen the tradition of owner built homes.

### ***Documentation***

#### **Goal A Complete and manage documentation of Chimayó's inventory of historic and cultural resources.**

The community through the Chimayó Cultural Preservation Association, (CCPA), has long recognized that a preservation “road map” is essential for making the most thoughtful, meaningful and economically wise preservation choices for Chimayó. To that end the CCPA, SHPO, Santa Fe County and participants in the planning process engaged a team of preservation consultants, archaeologists and students from the University of New Mexico School of Architecture and Planning. The consultants and students, led by Arnold Valdez, began by compiling a history of Chimayó and identifying the buildings, landscapes, and other historic and cultural features that speak to this history today. This compilation, found in Appendix B, provided an important context for community discussions on the past, present and future and as well as informing many of the following historic and cultural preservation planning recommendations. Most importantly, it provides the community with a sound resource to guide future decisions related to historic and cultural preservation.

1. Support continued efforts by Chimayó Cultural Preservation Association and the State Historic Preservation Office nominate historic areas of Chimayó as Registered Cultural Landscapes.

### ***Historic Overlay Zones***

#### **Goal B Establish County Historic Overlay Zones for the Plaza del Cerro and Plaza del Potrero areas that outline an appropriate process that allows Santa Fe County to protect historic assets and development patterns through review, regulation and incentives.**

The intent of the historic overlay zones is to ensure new development fits in and contributes to the historic and cultural character of the Plaza del Cerro and Plaza del Potrero areas. It is also a way to ensure that proposed development that is consistent with historic development patterns but is not compliant with county zoning regulations will not be unduly burdened by having to seek variances. The overlay zone should not in any way resemble strict historic districts of the City of Santa Fe.

1. Adopted code standards and regulations for signs, including traffic and directional signs, parking, frontage, fencing, height, massing, setbacks, lot dimensions and uses, will be reviewed for consistency with the historic and cultural character of the area.
2. If necessary, unique guidelines and standards conveyed both graphically and in text will be developed as part of the historic overlay zone.

### ***Historic Placitas & Neighborhoods***

#### **Goal C Support the placitas of Chimayó to retain their historic character and engage the people who live there and remember the old ways.**

In addition to Plaza del Cerro and Plaza del Potrero, many placitas sprang up in the valley during the 18<sup>th</sup> and 19<sup>th</sup> centuries, including El Rincón de los Trujillos, Potrero, Los Ranchos, La Centinela, Río Chiquito, El Llano, Plaza Abajo, and others. Each placita has its own history and character, although each one is intricately connected with the others through an elaborate kinship network that binds the valley as one community called Chimayó (see Historic Placitas and Neighborhoods Map page **Error! Bookmark not defined.**).

1. Establish a voluntary historic preservation process that preserves historic assets in the placitas.
2. Educate community leaders and property owners in each of the placitas on the benefits of seeking historic designation:
  - Request technical expertise from SHPO, the National Park Service, and enable partnerships with other preservation groups
  - Provides access to Federal grant funds set aside specifically by the State's Historical Preservation Office.
3. Project Idea: Explore a community driven effort to replace County Road numbers with actual road names that reflect historic places and families. Replace numbered road signs with new signs with historic names.

### ***Plaza del Potrero***

#### **Goal D Coordinate preservation efforts in Plaza del Potrero**

The historic village area centered on El Santuario, a national registered landmark, has long been a mix of family homes, small businesses and a variety of religious structures and reflects the importance of tourism and spiritual pilgrimage to Chimayó. However, catering to visitors has increased congestion and caused an erosion of shared cultural, natural and social resources associated with the traditional village life.

1. Establish a balanced local approach and unified vision that provides coordination between property owners, business owners, religious institutions and public agencies.

2. Identify shared values associated with the traditional village life of the Plaza del Potrero and affirm recognition by key stakeholders of the need to preserve, rehabilitate and guide proposed changes in the area.
  - Conduct key stakeholders interviews.
  - Identify a base map.
  - Determine the scope of rehabilitation and preservation.
  - Update of the historic building inventory and completion of the cultural landscape study.
  - Complete analysis and mapping of building typology, character-defining features, chronology and physical condition.
3. Establish Plaza del Potrero Committee and Cultural Advisory Team who will direct an effort to:
  - Analyze funding sources and apply for funding.
  - Conduct infrastructure assessment (water, sewer, gas, electrical, telephone, internet etc.) for current and projected land uses; residents, businesses and impacts of visitors.
  - Complete a detailed conditions report.
  - Generate a final report that outlines key objectives, boundaries, projects, programs, funding, priorities and timing.
  - Establish regular meetings of the Plaza del Potrero Committee and Cultural Advisory Team.
  - Establish standing biannual meetings between the Plaza del Potrero Committee and County Code Enforcement Division to review and resolve code violations.
  - Seek NPS Adoption of Revised National Landmark based on del Potrero Report.

### ***Plaza del Cerro***

#### **Goal E    Protect Plaza del Cerro National Registered Historic District**

Plaza del Cerro in Chimayó started as a fortified settlement comprised of many connected residences around a large rectangular garden plaza. It was and continues to be an outstanding example of the Spanish-colonial Laws of the Indies architectural planning of human settlement in the high desert. Today, many of the homes are deserted and the garden plaza is neglected; this is partially a result of a complicated ownership pattern and the high cost of restoration.

Plaza del Cerro Historic District should remain in relative obscurity to avoid commercialization faced by many plazas in New Mexico. Maintenance and rehabilitation of homes, gardens, orchards and the acequia by the residents and property owners will ensure that the plaza remains intact and historically true to its original form. Old buildings, small lots, antique plumbing (where it existed) and complicated property ownership will be a challenge and increase costs for community utility and infrastructure projects. Extensive community outreach

and communication, the wise selection of contractors and active support from many agencies will be needed to be successful.

1. Support collaborative efforts by the residents and property owners of Plaza del Cerro to plan, design and implement:
  - appropriate wastewater treatment solutions (see #4. Under Historic and Cultural Preservation Project and Program ideas below),
  - appropriate parking and circulation for residents,
  - appropriate rehabilitation and restoration of individual homes,
  - collaborative approach to the treatment of the gardens and orchards of the internal plaza and continued maintenance of the acequia,
  - appropriate solutions to reduce the impacts of tourism.

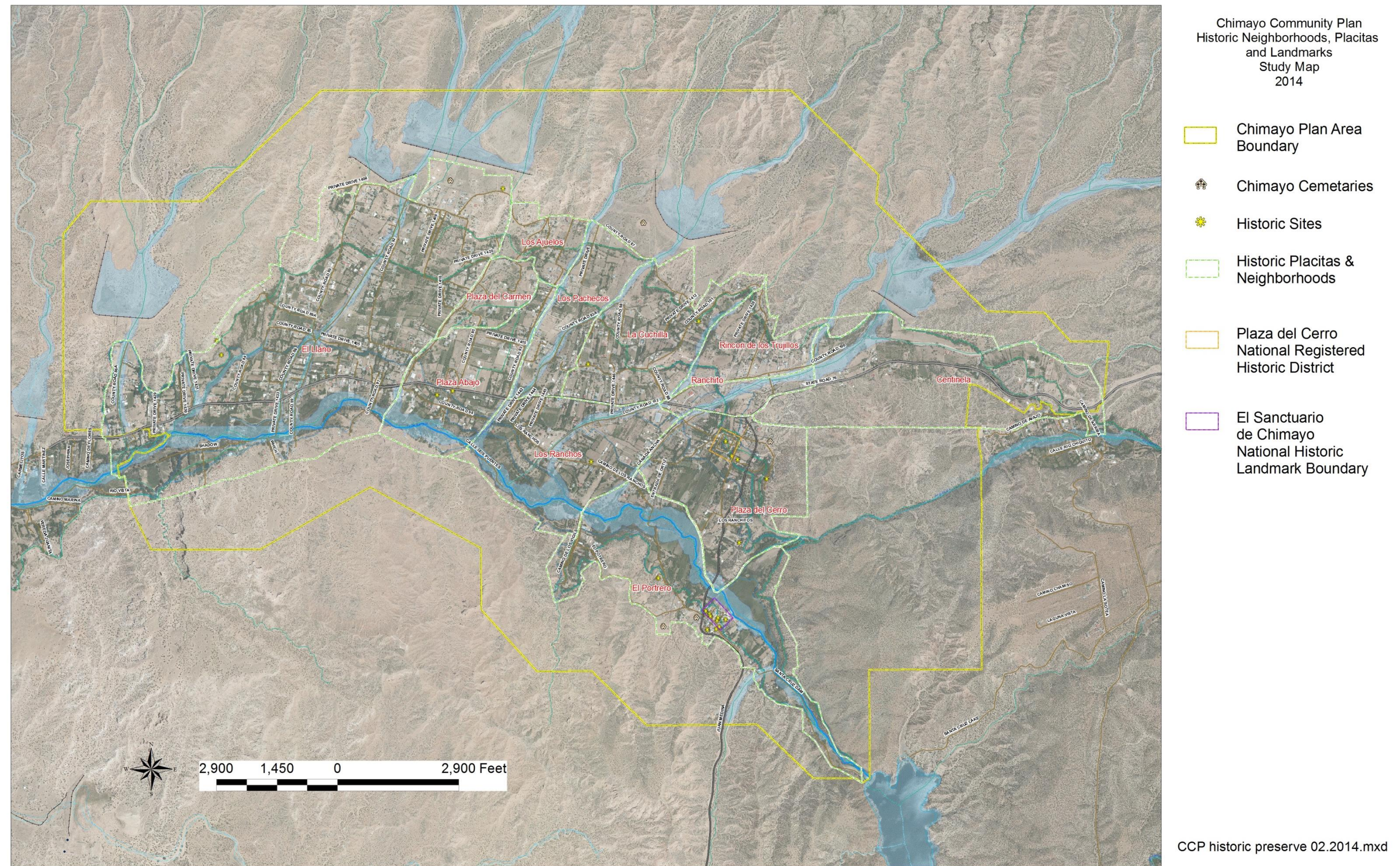
***Historic and Cultural Preservation Project and Program Ideas:***

1. Establish a revolving loan fund for homeowners and organizations wanting to upgrade historic properties; Properties listed in the State or National Registers can qualify for low-interest loans administered by HPD and a lending partner.
2. Establish a façade improvement program to upgrade the fronts of historic mixed-use, community and commercial properties,
3. Generate a historic and cultural landscape series for the local newspapers.
4. Initiate a wastewater demonstration project for advanced treatment and disposal modeled on the Cordova Wastewater Project which pipes waste from homes to several decentralized treatment sites. Treated effluent is discharged through drip irrigation system to designated fields. The system has limited visual impacts and lower operating costs than a centralized system.

Potential Partners and funding sources: NMED, NM Water Trust Board, North Central NM Economic Development District. For more information see Utilities, beginning page 64.



Figure 4CCP Historic Neighborhoods, Placitas and Landmarks Study Map





## Housing

- ❖ Improve our ability to use traditional building materials and innovative methods to build, rebuild, restore and renovate our homes.
- ❖ Maintain the historic integrity and associations of our neighborhoods and placitas.
- ❖ Enhance housing choice and ensure that Chimayó has quality, safe, affordable, energy efficient housing for all our community members.
- ❖ Support home occupations and small business in Chimayó

“Chimayó will continue to have a diversity of housing styles, sizes and affordability. We value our traditional building methods and materials. We maintain and restore our historic homes and encourage new housing that is sustainable and reflects the history and character of our neighborhoods, our rural agricultural roots and natural surroundings”

### Homes

Community members described many Chimayó homes as heritage resources and housing development and restoration as vital activities for preserving architectural traditions and community history. Hand in hand with the need to preserve traditional building types, building methods and materials, community members stressed the importance that homes are affordable so that young families have the opportunity to settle in the community in a house that suits their preferences.

Most importantly; recognize historic preservation along with affordability as core housing values.

It is anticipated that new residential development will continue at a moderate pace in Chimayó. The trend will primarily consist of single-family homes on individual rural lots with residential development occurring occasionally on minor subdivisions of 2-5 lots.

It will likely continue to be a mix of manufactured / mobile-homes and on-site owner-built units.

One of the most difficult aspects of building with local materials such as adobe or straw bale may be finding money to finance the project. Conventional lending institutions do not like to take risks when lending their money. Something that is outside of their comfort zone is very quickly turned away. This has plagued families who want to build using traditional methods but find it much easier to secure funding for manufactured or mobile homes.

#### Goals, Strategies & Recommendations:

##### ***Existing Homes***

Maintaining, renovating, restoring and rehabilitating existing homes contributes to the preservation goals of the community as well as keeping homes affordable, comfortable and safe for residents.

#### **Goal A     Support the use of traditional building methods and materials.**

1. Set up a local program that assists property owners in the treatment and rehabilitation of older homes.
2. Prepare educational material for recommended treatments.
3. Collaborate with historic preservation and affordable housing programs to support and fund the renovation and restoration of existing homes using traditional materials and methods for low to moderate income residents using both historic preservation funds and affordable housing funds.
4. Expand local knowledge and provide hands on training and education on the use of traditional building materials and methods in home restoration and renovation projects.

Potential Partners & Programs: New Mexico Mortgage Finance Authority, Cornerstones, Local Credit Unions and Banks, Habitat for Humanity, Santa Fe County Community Services Division, Area Agency on Aging, Northern New Mexico Community College- El Rito Adobe Construction and Southwest Building Construction programs, Local contractors, carpenters, craftsmen and builders.

#### **Goal B     Support home maintenance and improvements**

Home improvements including additions, weatherization, energy efficient windows and doors, new roofs, new heating and ventilating systems all affect the value, comfort, safety and visual character of the house and the neighborhood.

1. Work with both Counties' affordable housing programs, New Mexico Mortgage Finance Authority, housing agencies and local credit unions or banks to set up low interest loans for low to moderate income households to bring substandard homes up to code.
2. Use County services to provide home retrofits (e.g. roof repairs, chimney upgrades, replacing windows, fixing minor plumbing problems, installing adequate doors and locks, and water conservation retrofits) for elderly and disabled residents.
3. Set up a community assistance program to undertake home chores (e.g. yard work, painting, and other chores) for elderly and disabled residents.
4. Educate residents on the benefits of seeking assistance from housing rehabilitation programs for low-to moderate income residents.

Potential Partners & Programs: Santa Fe County Happy Roofs Program, Housing assistance grants for low to moderate income residents for the repair or replacement of existing roofs, Los Amigos E.R.C., Inc. specializing energy efficient weatherization of homes in Santa Fe County.

#### **Goal C Reduce chimney fires throughout the community.**

Compared to other communities in the County, Chimayó has a higher risk of chimney fires. In many cases this is due to old and impaired chimneys as well as improper installation of chimneys for wood burning stoves and fireplaces.

1. Work with Chimayó Fire District to educate residents on reducing the risk of chimney fires and the proper installation and maintenance of chimneys.
2. Establish a County program similar to the Happy Roofs program to provide housing assistance grants for low to moderate income residents for the repair or replacement of faulty chimneys.

Potential Partners & Programs: Chimayó Volunteer Fire Department, Happy Roofs Program, Santa Fe County and Rio Arriba County Fire Departments

#### **Goal D Prevent home foreclosures.**

Many homeowners in Chimayó were impacted by the subprime mortgage debacle and the national housing crisis, resulting in foreclosures and vacant and abandoned structures.

1. Educate residents on the benefits of seeking assistance to prevent foreclosures.

Potential Partners & Programs: Santa Fe County Affordable Housing Program, Foreclosure Prevention, Refinancing, Loan Modification, Mortgage Assistance, Voluntary Sale, County Purchase

### **Historic Homes**

In many of our neighborhoods and placitas, historic homes provide strong connections to our personal histories and continue to provide highly valued housing for our families.

In general, a building over fifty years old that retains key character-defining features may be considered historic or a contributing resource within a larger area or district. Chimayó has many homes that are over 50 years old that contribute to the historic character of the area.

Maintaining, renovating, restoring and rehabilitating these homes can be very expensive and time consuming for the homeowner.

- Goal E Collaborate with historic preservation organizations and local builders to provide general recommendations, guidelines and hands on workshops for the treatment of older structures that reflect the history and character in Chimayó historic placitas and neighborhoods.**
- Goal F Educate homeowners on the steps and benefits to registering historic properties on the state and national registers including possible tax credits and technical assistance.**
- Goal G Establish a local fund and / or revolving loan to support restoration efforts by individual home owners and organizations. Properties listed in the State or National Registers can qualify for low-interest loans administered by HPD and a lending partner.**

Potential Partners & Programs: National Park Service, Local contractors, builders, adobaderos, carpenters, craftsmen and builders, Northern Rio Grande National Heritage Area, State of New Mexico Historic Preservation Division, The New Mexico Heritage Preservation Alliance, Chimayó Cultural Preservation Association, Northern New Mexico Community College- El Rito Adobe Construction and Southwest Building Construction programs.

### **New Homes**

New homes in Chimayó should be energy efficient, affordable over the long term and reflect regional historic styles in general massing, materials, height and scale of the building. New homes built in areas with historic designations or overlays should “fit in” and follow appropriate guidelines and standards. Most importantly new homes on sites with or adjacent to acequia irrigated land should be located to ensure that irrigated land remains contiguous and the function of the acequia is not impaired.

### **Owner-Built Vernacular Houses**

- Goal H Support the tradition of owner-built vernacular houses construction in Chimayó.**



The tradition of owner-built vernacular houses contributes to community self-sufficiency, housing that meets the individual needs of families and the continuation of historic and cultural traditions.

Community members have identified that financing smaller, affordable, energy efficient, owner-built homes using local materials and traditional building methods is very difficult.

Another challenge is working with local building codes that often don't provide adequate options for traditional materials and methods. In Chimayó, the State of New Mexico's Construction Industries Division (CID) and the New Mexico Persons Structure Code regulate residential buildings.

**Goal I Identify appropriate design guidelines for new residential development in Chimayó and distribute through agencies such as CID, County Building & Development Review Departments for use in their reviews.**

1. Work with the Counties' housing programs, local housing agencies, USDA RDA and NM Mortgage Finance authority and local credit unions or banks to establish a construction loan program tailored to financing smaller, affordable, energy efficient, adobe or strawbale owner-built homes.
2. Provide educational materials and outreach that identifies step by step process for permitting, meeting construction codes and financing options. There are many design guidelines for Northern New Mexico vernacular architecture that are applicable to new residential development in Chimayó.

Potential Partners & Programs: Local Banks and Credit Unions, Historic and Cultural Preservation Organizations, USDA Rural Development, Santa Fe County Affordable Housing Program.

**New Homes in Historic Areas**

**Goal J New homes built in proximity to historic properties or in historic districts should "fit in" and reflect character-defining elements of the area.**

There is no question that there are many historic neighborhoods and placitas in Chimayó that retain historic patterns and a high concentration of adobe homes. However, most areas do not have a historic district designation or standards to guide new construction and there is a general lack of public awareness related to historic preservation goals.

1. Provide information and guidelines that recognizes that fitting in is closely tied to understanding the way homes front the roads, placitas, or plazas, their orientation

towards irrigated land, their form, scale and exterior materials and exterior features, such as roofs, portals or porches, and windows.

2. Facilitate free review of residential development plans by local historic preservationists and/or local builders specializing in restoration and preservation.

### ***Quality Affordable Homes***

Providing quality affordable housing is a challenge in rural areas with lower densities and limited infrastructure. As with many areas in Rio Arriba and Santa Fe County, Chimayó has limited land for residential development and increasingly, second homeowners and wealthy people from outside the area are purchasing land and homes in Chimayó. This drives up the cost of land and housing.

#### **Goal K Provide quality affordable housing that meets the needs of families and the elderly.**

1. Support publicly subsidized housing development/redevelopment projects that include as project objectives:
  - contributing to the historic development patterns of Chimayó,
  - the use of traditional building materials,
  - work force development, and
  - various levels of affordability,
  - There are strong workforce development programs in the broader Chimayó and Española Region and a strong commitment to preserving traditional building practices that make this objective a viable one.
2. Support compact mixed-income residential development that uses historic development patterns including plazas, community gardens and vernacular architecture in select locations with adequate public facilities and community support.
3. Santa Fe and Rio Arriba County should jointly conduct a housing needs analysis for Chimayó CDP.
4. Santa Fe and Rio Arriba County should allow and support a limited amount (based on housing needs analysis) of high quality compact mixed-income residential development that reflects Northern New Mexico building vernacular in locations with adequate public facilities to serve families and older individuals.
5. Engage programs and organizations with workforce development and traditional building arts and village design components to help plan, design and build new publically subsidized compact mixed-income residential placitas.
6. Educate community members on the benefits of seeking assistance through affordable housing down payment assistance programs.

## Potential Programs and Partners

- Santa Fe and Rio Arriba County Planning Departments
- Northern New Mexico Community College; El Rito and Española Campus
- USDA RDA
- CDBG
- New Mexico Mortgage Finance Authority
- Santa Fe County Affordable Housing Program

## ***Abandoned and Derelict Structures***

For structures including manufactured / mobile homes or dangerous portions of a building that are clearly and unequivocally dangerous there is a need to either stabilize the building or in some cases demolish it in order to abate a dangerous condition.

### **Goal L    Remove derelict structures that pose immediate threats to health and safety.**

1. Identify nuisance homes posing immediate threats to public safety and initiate code enforcement action. Homes made of traditional materials may have restoration value and should not be identified as nuisances except in exceptional cases. Only homes which are abandoned and pose immediate risks to health and safety should be identified as nuisances.





## Roads, Pathways and Trails: Connecting With Our Neighbors and the Region

- ❖ Increase safety on our roadways for walkers and cyclists.
- ❖ Preserve the rural historic character of our network of narrow roads, trails and pathways
- ❖ Inspect and maintain our bridges and culverts
- ❖ Ease the burden on community members who travel outside the community to work by supporting regional public transit efforts.

### ***Roads, Trails and Pathways; Past and Present:***

“Most of the arroyo trails were used for accessing grazing lands by locals while trade and commercial activity was confined to the main roads and pathways. Within each community area there is an irregular configuration of unpaved trails and roads that served as interconnections to the neighborhood with other adjacent communities. Ultimately they all connect with the larger road that went west to Santa Cruz and east to Cordova, Truchas, and Las Trampas”<sup>3</sup>.

The local road network in Chimayó is generally unpaved, narrow, winding, and often flanked by vegetation, acequia segments, homes and outbuildings. The banks of acequias and numerous arroyo valleys are also used as informal pathways connecting neighbors and placitas. Trails that wind through the surrounding hillsides, barrancas, and ridgelines are used by community members for exercise, recreation, prayer and to access historic sites such as the Rio Quemado Chili Mill.

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<sup>3</sup> Chimayó Cultural Landscape Reconnaissance Report University of New Mexico

*“We want mountain paths and places to walk that are peaceful and part of the community identity.”*

This section focuses on the Chimayó roads network and the potential for improving road conditions and increasing pedestrian and cycling safety and use, improving commuter options and managing annual Semana Santa pilgrimage. For trails and hiking associated with the arroyos, barrancas and hills that surround Chimayó please see Natural Environment section beginning page 27.

### **Key Issues**

Participants identified poor drainage, speeding, roads and bridges in disrepair, the lack of safe pedestrian paths and crossing opportunities and the prevalence of threatening dogs as key issues related to circulation in Chimayó.

### **Traffic Volumes**

Traffic counts identified in the chart provide a sense of traffic volume on certain portions of the main roads in Chimayó. The volumes on NM 76 seem to indicate that local drivers predominate versus drivers that are passing through.

Road	When traffic counts were taken	Number of cars per day	Average speed/ Posted speed
Juan Medina Road, 500 feet North of 503	4/12/2010	1811	41 mph/ 40 mph
Santuario Drive	7/6/2004	250	16 mph/25 mph
NM 76, between Josefina Way and Juan Medina intersection	2003	7910	Unknown
NM 76, between Juan Medina intersection and mile marker 10	2003	2213	Unknown

### **Safety**

In 2011 Chimayó had 29 traffic accidents. As a comparison, Tesuque in 2011 had two traffic accidents. Most accidents occurred on NM 76 and involved nonlocal drivers.

## **Local Roads & Bridges**

The majority of local roads in Chimayó are made up of county owned and maintained roads and private roads. The majority of roads in Santa Fe County are dirt while the majority of roads in Rio Arriba are paved. There are several bridges crossing the Santa Cruz River, most in need of inspection and improvements.

### **Juan Medina Road**

Juan Medina Road is a county road connecting NM 503 with NM 76 traveling through the Los Ranchos, Potrero and Plaza del Cerro neighborhoods. It part of the “High Road to Taos” and has a “Scenic Byway” designation which serves both to protect the intangible assets of New Mexico’s roadways but also to promote activities that have direct financial impact on the state and its special regions and communities. Scenic Byways are logical locations for co-planning and construction of pedestrian, bicycle and equestrian facilities. Santa Fe County completed widening the shoulder on the north bound land of Juan Medina Road between NM 503 and Santa Cruz Dam Road. The project included guardrails and extension of culverts. Speed limit is signed at 35 MPH. Right-of-way varies between 27 feet and 45 feet and pavement width is fairly consistent accommodating two 11 foot travel lanes for a total pavement width of 22 feet.

### **New Mexico State Highway 76**

New Mexico State Highway 76, (NM 76), known as the High Road to Taos was engineered and built in the 1920’s from Española to Chimayó and paved in the 1960s. It has now become the main route from Española to Chimayó and north to Taos. The construction of NM 76 had profound impacts on the landscape ecologically by traversing across arroyos, altering long lot land use patterns, and modifying access to some adjacent areas and Plaza del Cerro (Usner).

NM 76 is a NMDOT District 5 facility and has been identified in the New Mexico 2030 – Statewide Multi-Modal Transportation Plan as in need of improvement and recommends widening shoulders. Like Juan Medina Road, portions of NM 76 have a “Scenic Byway” designation.

### ***Regional Transit District Buses and School Bus Stops***

Participants recognize that not all Chimayóños have regular access to cars and support increased transit services from the RTD buses to on-call services for the elderly.

Chimayó has a couple RTD transit stops providing service to Española and communities north such as Truchas. Chimayó elementary offers school bus services and stops at the following locations, Lower Chimayó , Arroyo De Agüero, Caminos, Los Ranchos, Plaza del Cerro, CR 86A, CR87, Cañada Ancha, Dan's Liquor, Chimayó Fire Dept., Juan Medina Station, CR 101/102/89, CR 98, CR 93 Sherwoods's, CR 100, Rio Chiquito, Santuario

*“State Road 76 has frequent speeding. There is no area for walking. It can be impossible to pull out of the Post Office or other driveways.”*

### **Semana Santa**

All of the roadways and paths have been used and continue to be used by pilgrims walking to the Santuario de Chimayó during Holy Week and Good Friday.

### **Commuters**

Most people of working age who live in Chimayó commute to jobs outside of the community in nearby Española, Santa Fe and Los Alamos. This has been true for many generations and will likely continue to be the case for many more.

### **Road Design & Maintenance**

- Goal A**     **Reduce harmful stormwater runoff in our streams and prevent road, culvert, bridges and acequia washouts, (see Natural Environment & Acequia Landscape beginning page 25 ).**
- Goal B**     **Coordinate future road paving projects with utilities, including the Greater Chimayó Mutual Water Association, to achieve efficient construction and take a “dig once approach.”**
1. Develop a dual county road maintenance routine that includes on-going coordination and agreements with utilities, including the Greater Chimayó Mutual Water Association, acequia associations and irrigation districts.

### **Walking and Bicycling**

- Goal C**     **Establish bicycle and pedestrian connections along Juan Medina Road from Plaza Potrero to Bennie J. Chavez Community Center**
1. Conduct road survey to establish right-of-way and appropriate design solution to safely accommodate pedestrians and bicycle
  2. Lower speed
  3. Traffic calming measures
    - Address pedestrian safety
    - Appropriate Signage that is in keeping with historic character of the area.
    - Reduce speed
  4. Pavement width and right of way should be in keeping with historic character and remain as narrow as possible.



**Goal D    Establish bicycle and pedestrian connections along NM 76 from Family Dollar to the Chimayó Post Office.**

1. Conduct road survey to establish right of way and appropriate design solution to safely accommodate pedestrians and bicycle
2. Lower speed
3. Consider a stop sign at the intersection of NM 76 and RA County Rd. 93 the route to the Chimayó Elementary School.
4. Traffic calming measures
  - Address pedestrian safety
  - Signage
  - Reduce speed
5. Pavement width and right-of-way should be in keeping with historic character and remain as narrow as possible.

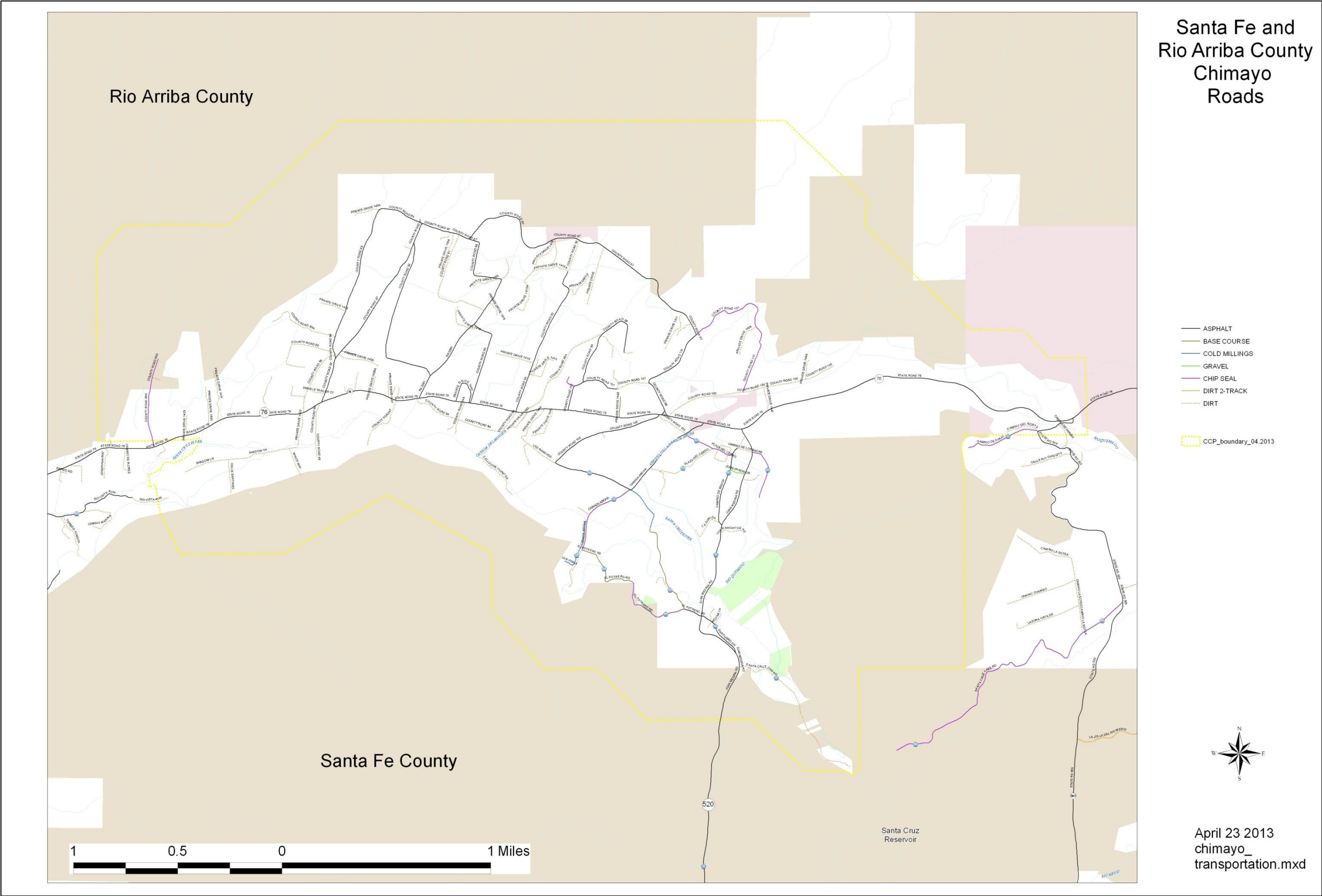
***Roads and Emergency Response***

**Goal E    Support the fire districts operational readiness while maintain the historic local network of narrow rural roads.**

Currently counties and the Fire Marshall require 20' wide fire access roads to new residential structures. These roads are appropriate for large subdivisions, but are out of scale for small subdivisions or residences. There is a need for adequate access to buildings for fire protection, but to make every site accessible by the largest trucks seems impractical and expensive for the homeowner.

1. Find less impacting solutions for fire access,
  - Establish provisions to allow for solutions to be developed for each individual site owner, developer, County and Fire Marshall working in collaboration.
  - Support the future purchase of smaller fire trucks that meet fire response requirements but require less road width and turn around space.

Figure 5CCP Roads & Circulation



## Our Gathering Places - Community Facilities & Mixed-Use Village Development

- ❖ Improve our local economy and preserve our traditions by supporting local businesses and inspiring local artists, craftsmen, farmers and entrepreneurs.
- ❖ Improve our local resiliency by supporting a neighborhood scaled mixed-use village plaza that has goods and services we need on a daily basis.
- ❖ Strengthen community cohesiveness and civic identity by providing spaces for shared community gathering and by supporting our local schools, youth, senior and civic programs, museums, and religious institutions.

### ***An Evolving Community***

Chimayó has a population size equal or greater than many incorporated New Mexico communities and towns; How will it evolve and meet the needs and aspirations of the community?

When children were asked what they loved most about their community, they talked about open spaces, the Boys and Girls Club, their school and even particular playground equipment with the school's two Big Reds (slides) standing out as clear favorites. When asked what they'd like to see in Chimayó, many shared desires for more things for kids and teenagers to do and more places to go. They wished for a middle school, a high school, a park, movie theater, bowling alley, more restaurants, etc.

Young adults also underscored a lack of community gathering spaces or community facilities such as gyms.

*“We want a wellness center with nutrition classes on organics, with services for low- income people, resources for diabetes, and dental care”.*

Seniors felt service including lunch programs at both La Arboleda Community Center and Bennie J. Chavez Center are well programmed and meet their needs. However many voiced the need for a health clinic and wellness center and a desire for programs that brought young and old together throughout the day.

Many participants expressed a desire to see a more clearly defined center in Chimayó with more community-oriented facilities and services. While most shared appreciation and support for existing community services and local businesses, most felt that the lack of services like basic medical treatment or a grocery store with fresh produce were a detriment to their resiliency as a community.

### ***Small Businesses, Non-Profits and Institutions***

#### **Goal A     Support, expand and build on the work of the Chimayó Association of Businesses and the Chimayó Cultural Preservation Association and Museum.**

The Chimayó Association of Businesses, the Chimayó Cultural Preservation Association and Museum, and religious institutions such as the Catholic Church have been instrumental in promoting both local businesses and preserving cultural traditions.

1. Identify funding sources and facilities for established organizations that support local businesses artists, craftsmen, farmers and entrepreneurs.
2. Capitalize and promote regional assets including agricultural production, fiber production, weaving, arts and crafts, equipment production, and artisan promoters such as galleries, e-commerce, and marketing events—all of which generate both income for locally owned small businesses and tax receipts for the region.

### ***New Village Plaza***

#### **Goal B     Plan for a new “Village Plaza”**

Many participants felt the evolution of a “village plaza” would strengthen community cohesiveness and identity by providing spaces for shared community gathering, shopping, exercise, recreation, and educational opportunities.

Participants identified the area which is centered on Rio Arriba County’s La Arboleda Community Center, and includes the Chimayó Elementary School, the Boys and Girls Club, Family Dollar, the Post Office and the Holy Family Parish and cemetery as a suitable location for a “village center.” It is centrally located, has existing community facilities, has access to NM 76, and may otherwise be suitable for neighborhood scale mixed-use commercial development and community facilities and services.

1. Conduct a needs assessment for a multi-purpose, multi-generational wellness center for the plan area, (Chimayó CDP as designated by the US 2010 Census) using the Pojoaque Community Wellness Center as a model.
2. Conduct a feasibility study for a neighborhood scale mixed-use “village plaza” for the area which is centered on Rio Arriba County’s La Arboleda Community Center, and includes the Chimayó Elementary School, the Boys and Girls Club, Family Dollar, the Post Office and the Holy Family Parish and cemetery.

### **Village Plaza Land Uses:**

The primary use of the mixed-use village center should be a multi-purpose, multi-generational wellness center with an emphasis on adolescent-oriented recreation and senior services.

Secondary uses should include a farmers market, clinic, a grocery store, a laundry, post office, community library, indoor community meeting spaces, and outdoor community gathering areas.

Compact mixed-income residential development should also be considered in order to create a more vibrant and safe environment and meet community objectives for attainable housing and aging in place.

### **Village Plaza Character:**

The area should be compact and neighborhood in scale with shared parking and pedestrian connections between establishments. Site development, architecture and landscaping should evoke traditional patterns, materials and elements such as plazas, portals and paths that provide comfort, shade and seating.

Adjacent acequia irrigated properties are highly valued by the community and provide an important visual amenity for traffic on NM 76. In conjunction with new development in the area, incentives such as transfer of development rights should be established to ensure preservation of agricultural lands and support for on-going agricultural uses.

### **Partners & Stakeholders:**

Business & Property Owners, Rio Arriba County, Santa Fe County, Española Public Schools, Holy Family Parish & the Archdiocese of Santa Fe, NM Department of Transportation, Chimayó Association of Businesses, NMRTD.



## ***Community Cultural Centers & Incubators***

**Goal C Identify sites and facilities that could be used to by local artists, craftsmen, farmers and entrepreneurs to facilitate production, showcase their work and connect them to each other, the community and local and regional markets.**

1. Community Cultural Center: Rehabilitate the Santa Fe County Bennie J. Chavez Community Center.

The Bennie J. Chavez Center is currently being considered for repurposing and may present an opportunity to provide facilities geared towards the incubation of local businesses, artists, craftsmen, farmers and entrepreneurs.

Any restoration and repurposing of the site should include expanded programs serving seniors, children and young adults and will require participation of the surrounding residents and a final design that fits in with the historic context of the area. Redesign of the site should integrate indoor and outdoor activities and provide a welcome orientation to the surrounding neighborhood and Juan Medina Road.

2. Chimayó High Road Welcome Center: Repurpose the Santa Fe County Community Center – the old “Head Start building”

The county building which used to host the Chimayó Head Start Program is currently being considered for repurposing and may present an opportunity to provide facilities geared towards providing restrooms, parking, information and maps of the region with an emphasis on Chimayó history and businesses. It should also provide civic space for community use and space to showcase local businesses, artists, craftsmen, farmers and entrepreneurs.

Repurposing or redevelopment of the Chimayó Head Start site should be done in coordination with the historic preservation efforts associated with Plaza del Potrero particularly as it relates to decreasing congestion and parking management.

3. Manzana Center: Support expanded commercial and community uses and services at the site.

The Manzana Center or “Apple Shed” which has over 35,000 square feet of warehouse space and is surrounded by valuable farmland is currently housing two non-profits; the Chimayó Conservation Corps and Inquiry Science Resource Center. Both provide valuable services to the wider region in the area of education, youth development, conservation and science. The community and both Counties should collaborate with the owners to identify opportunities for expanded commercial and community uses of the site with an emphasis on rural development and job creation.

#### Partners & Stakeholders:

Business & Property Owners, Rio Arriba County, Santa Fe County, Española Public Schools, NM Department of Transportation, Chimayó Association of Businesses, Chimayó Cultural Preservation Association, State Historic Preservation Office, State Economic Development Department- Arts and Cultural District Program, Rio Grande Community Development Corporation, Acequia Association, Northern New Mexico Community College, NMRTD

4. John Hyson Memorial School: Support community and non-profit efforts to ensure John Hyson Memorial School remains a facility that serves the community either as it has historically or is repurposed to meet future needs and opportunities. Ideas include a community library, art studios, meeting rooms and office space, and a computer and internet hub.

#### ***Home Businesses & Occupations***

##### **Goal D Support home businesses and occupations in Chimayó.**

Home businesses and occupations contribute to making Chimayó a self-sufficient community and often are related to cultural traditions and agricultural production. Existing home occupations include but are not limited to:

- Artists' studios and workshops
- Catering
- Craft production
- Auto repair
- Counseling
- Construction company home offices
- Consulting businesses
- Photographers studios
- Architects offices
- Horse boarding services

Most home occupations in Chimayó are residential in scale and have little impact on their neighbors. Increased traffic from home occupations that have daily deliveries or patron visits is inappropriate due to the narrow roads and the primarily residential and/or agricultural character of the plan area.

1. Draft land use policies and zoning standards that allow home businesses and occupations throughout the plan area with the following conditions:
  - Maintain compatibility between home occupations and neighboring residential uses.

- Traffic generated by the activity does not negatively impact rural roads or peace and quiet of the neighbors.
- Ensure that septic systems have the capacity to provide sufficient treatment for all activities on the property.

DRAFT

*“Upgrade failing septic tanks without overwhelming families with expensive costs.”*

## Utilities: Water & Wastewater, Renewable Energy, Broadband

- ❖ Initiate new efforts to improve wastewater treatment at the individual, community and eventually regional level.
- ❖ Support the Greater Chimayó Mutual Domestic Water Consumers Association (GCMDWCA) and ongoing efforts to regionalize water service in the Santa Cruz River Basin.
- ❖ Identify opportunities and support development related to renewable energy particularly solar.
- ❖ Rigorously pursue the establishment of community-wide broadband.

### **Wastewater**

With the exception of a small wastewater systems serving Chimayó Elementary School, El Rancho de Chimayó Restaurant and El Santuario, most households and businesses are on septic tanks. Relationship between wastewater standards and density:

The State of New Mexico Environment Department sets minimum standards for septic and other wastewater systems. Septic and wastewater requirements vary according to type of use and the intensity of use (e.g. requirements are different depending on number of bedrooms, number of employees, square footage, etc.). Treatment standards also vary by soil type. In general, obtaining a permit for a conventional septic system requires a minimum lot size of .75 acres (2 bedroom house) or .9 acres (3 bedroom house) and a minimum setback of 100 feet from private wells and 200 feet from public wells. New development on lots less than  $\frac{3}{4}$  acre require high performing septic/wastewater systems that treat wastewater to higher standards.

Participants in the planning effort identified inadequate wastewater treatment as a key issue to address. While the extent of the problem has not been formally established there is ample

evidence and community experience to initiate an effort to document the problem and implement solutions.

- Outdated, neglected, or nonexistent wastewater systems pose a public health risk to the residents of Chimayó. With the exception of a small wastewater systems serving Chimayó Elementary School, El Rancho de Chimayó Restaurant and El Santuario, most households and businesses are on septic tanks.
- Many community members have witnessed and reported sewage from cesspools, seepage pits and septic tanks being emptied into arroyos, streams, acequias and yards. They also reported problems with leaking and failing septic systems.
- In the historic areas of Chimayó old buildings, small odd-shaped lots, narrow streets and alleys, antique plumbing (where it exists) and complicated property ownership will increase the cost of implementing wastewater treatment systems.
- Effects on groundwater quality: There have been confirmed incidents of groundwater contamination from septic tanks. This led to the establishment of community water systems, (see water service below) which monitor, treat and supply water for domestic use. However many households and areas are still reliant on ground water supply via individual domestic wells and could be impacted groundwater contamination from septic tanks.
- Effects on surface water quality: The stretch of the Santa Cruz River between the Santa Clara Pueblo Boundary and the Santa Cruz Dam which includes the portion within the plan area and the stretch of the Rio Quemado between the confluence with the Santa Cruz and the Rio Arriba County line have been classified as impaired by the EPA due to high levels of *E. coli*—a contaminant associated with untreated sewage, pet waste, and agricultural uses.

## **Wastewater: Goals, strategies and recommendations**

### **Goal A    Improve wastewater treatment throughout Chimayó**

Community members look forward to the day that wastewater is treated in a regional centralized system but recognize the need for shorter term solutions, likely decentralized systems that are appropriately scaled to the current deficiencies. In order to be successful extensive community outreach will be required at every step.



2. Conduct a survey of individual wastewater systems, primarily septic tanks, to determine how many and what percentage are in need of repair or replacement.  
Based on the survey conduct a preliminary engineering report that identifies costs associated with various decentralized approaches:

Two pronged approach is recommended:

For areas with higher gross densities (less than  $\frac{3}{4}$  acre per unit) typically the historic village areas such as Plaza del Cerro and locations that accommodate high visitor numbers such as El Potrero and community facilities such as schools, and community centers; assess for the feasibility of clustered wastewater treatment like the clustered or satellite systems in Cordova. Features of the Cordova system include advanced treatment and disposal via drip irrigation in designated fields.

For areas with lower gross densities ( $\frac{3}{4}$  acre or more per unit) that are primarily served by individual septic tanks repair or replace faulty septic systems and manage newly repaired or replaced septic systems.

To accomplish both approaches the community in collaboration with Rio Arriba and Santa Fe County should work closely with federal and state agencies to establish a Chimayó Water and Sanitation District (WSD) and to:

- Develop and manage new clustered or satellite systems for higher density areas
- Establish a septic system management program such as Responsible Management Entity Ownership\* (RME) with an emphasis on repair, replacement and maintenance of individual septic systems for lower density areas.
- Seek federal construction grants from the EPA to repair and replace individual wastewater systems and develop new clustered systems.
- Consider a demonstration wastewater project for Plaza del Cerro.

\*Responsible Management Entity Ownership takes decentralized wastewater management to a high level of accountability. Under the model, the RME serves as owner and manager of the onsite wastewater systems. Instead of the homeowner, the management entity takes responsibility for operation and maintenance and for scheduling needed repairs or service. This includes both individual wastewater systems such as septic systems and new clustered systems.

- This RME Model has the following program features:
  - Operating permit and maintenance contract requirements
  - Requirement to pump tanks every two years
  - Maintenance of system records and reporting requirements

An example of this approach has been deployed in Pena Blanca, New Mexico. The Pena Blanca WSD was formed in 1990, under the authority of a New Mexico statute, to manage the systems. The WSD adopted an ordinance that provided for the operation, maintenance, and repair of wastewater treatment systems. The district maintains an inventory of the systems, collects user fees, requires pumping of all tanks at least once every two years, contracts pumping services, maintains all active systems, and coordinates with the Sandoval County to accept septage (partially treated waste) pumped from the tanks.

The WSD ordinance essentially serves as a maintenance contract and authorizes the district to pump septic tanks every two years. Homeowners retain the option of hiring their own pumpers but must maintain documentation of the service and pay a base fee of \$4 per month. Residents installing new individual wastewater systems must sign an easement allowing for maintenance. All systems must also obtain an operating permit from the New Mexico Environment Department. The WSD is responsible for maintaining pumping records. Systems are inspected in response to citizen complaints.

According to septic tank size, Pena Blanca WSD charges a monthly service fee, which ranges from \$9 to \$20 per month. The 2008–2009 operating budget was \$27,000.

Potential Partners: Chimayó MDWCA, Santa Cruz Irrigation District, Santa Fe County, Rio Arriba County, New Mexico Environmental Department, Office of the State Engineer.

3. In addition to state requirements for septic inspection at time of sale or transfer of ownership, the County should require that applicants for business licenses and/or home occupations demonstrate sufficient septic treatment capacity either by requiring inspection or self-certification as part of the application and license renewal process.

### **Water Supply**

Diminished water quality and quantity has been a concern in Chimayó for many years as is the issue of adjudication of water rights by Office of the State Engineer. This plan does not provide adequate information or recommendations related to water rights or adjudication. It provides information on existing sources and supports a regional plan that involves Cuatro Villas City of Española, GCMDWCA and Santa Fe County.

Current water systems:

Greater Chimayó MDWCA

The Greater Chimayó Mutual Domestic Water Consumers Association (GCMDWCA) began delivering water to its first customers in November, 2007. GCMDWCA negotiated mergers with an older system in the historic Plaza del Cerro area, obtaining \$500,000 from Santa Fe County

and a similar amount from the Water Trust Board. That merger was complete in 2008 and a brand new system began serving the area in April 2009. A third association, Llano Chimayó Mutual Domestic Water Consumers Association (LCMDWCA), agreed to another merger in 2009.

- by 2013 the Greater Chimayó MDWCA serves
  - 236 active customer households – 227 residential, 9 commercial
  - 110 standby residential customer households – have meters installed and water available but have not hooked up to access the water yet
  - 132 additional member households – have joined the Water Association but water lines have not reached their homes yet
  - 185 connections or a population of about 474. The water system has plans to expand service availability in the western portion of Chimayó in “Phase II” of their development.
  - The system has a 1) 40 year water plan, 2) an asset inventory and cost replacement schedule, 3) metering, 4) a tiered rate schedule that encourages conservation.
  - 4 Wells with approximate diversion of 19-22 acre feet annually
- Chimayó Elementary School has a small water system that is designed to serve 250 persons
- El Santuario has a small public water system that serves a visiting population of 2000.
- Chimayó Head Start has a small public water system that is designed to serve 25 persons.
- There are approximately 482 wells in the plan area; most are classified as domestic wells.

**House Heating Fuel TBC**

HOUSE HEATING FUEL	Number-ESTIMATE	Percent-ESTIMATE
Occupied housing units	1,171	1,171
Utility gas	667	57.0%
Bottled, tank, or LP gas	295	25.2%
Electricity	50	4.3%
Fuel oil, kerosene, etc.	0	0.0%
Coal or coke	0	0.0%
Wood	151	12.9%
Solar energy	0	0.0%
Other fuel	8	0.7%
No fuel used	0	0.0%

House heating fuel (source: American Community Survey)

**Broadband TBC**

Slow internet kills business growth, hinders education, impedes health care services, and generally just makes life a little less enjoyable. Chimayó has limited internet and no community Wi-Fi spot such as a library or internet cafe.

For communities without broadband, or where competition is limited, there is a solution - Community Broadband Networks.

**Community Solar Garden TBC**



## Community Health and Safety

- ❖ Increase communication and coordination between multiple law enforcement entities, code enforcement and the community.
- ❖ Improve the social and physical conditions through a community network of knowing our neighbors.
- ❖ Establish a strong community- led crime prevention program
- ❖ Educate the community to call law enforcement whenever they see anything suspicious; not just when a crime is happening.
- ❖ Break the cycle of substance abuse.
- ❖ Promote & Support Chimayó Elementary School
- ❖ Support efforts to increase jobs and higher educational opportunities at the regional level.

Property crimes, dealing with substance abuse, roaming dogs that threaten and bite, and illegal dumping have combined to create a negative atmosphere for many community members and visitors. Poverty puts many of our families at risk. This detracts from the vision that:

*“Chimayó is a pleasant and safe place to walk and enjoy our families and neighbors. There is a lack of crime and drug use through community stability and residents who share in “eyes on the street” activities. Safe routes for all ages and abilities to schools and community facilities provide a genuine sense of community security”.*

*“Young people currently leave our community to escape drug use and find opportunities.”* Planning Participant

This section provides goals and recommendations that specifically target crime prevention and mitigation of substance abuse. However, increasing safety and health of the community will require strategies, programs and policies that restore the personal connections to the natural environment and historic places that increase regional employment, access to primary healthcare and education and expand housing choices.

### ***Crime and Substance Abuse***

Drug use in Chimayó has been a persistent problem for the last few decades. Heroin, especially, has long been a problem in Chimayó, and more recently in all of Northern New Mexico. Since 2007, the overdose death rate from prescription drugs such as oxycodone, morphine, and methadone has exceeded the death rate from illicit drugs.

With drug use comes the associated crime and feelings of unease in the community.

Efforts to oust the drugs from the community have occurred off and on over the last few decades. A major drug bust in partnership with the FBI occurred in 1990. “Wolf packs” were organized in the community to perform mobile patrols and traffic stops. Community members have noticed improvements since then, but more can be done.

### ***Key issues***

Young people currently leave the community to escape drug use and find opportunities elsewhere. Residents in Chimayó don’t feel safe in their neighborhoods especially at night.

There is a lack of infrastructure to treat drug abuse. Unintentional injuries, primarily drug overdoses, are by far the leading cause of death for Santa Fe residents ages five through twenty-four, accounting of nearly 10 percent of all deaths. This number increased from 1999 to 2011.

Nuisance properties contribute to the unsafe feeling of neighborhoods, and in a feedback loop, attract crime.

Needles are left in the acequias and on roadsides making it unsafe and unsanitary for Chimayó’s kids to play outdoors.

Needle exchange programs that exchange needles in the open and at key cross roads portray a negative picture of our community for both residents and visitors.

## ***Community Response & Collaboration***

### **Goal A Create a neighborhood watch organization.**

Creating a neighborhood watch organization will facilitate communication between the community and law enforcement agencies. This will allow regular meetings to occur between the two groups focusing specifically on crime prevention.

1. In the short term, organize the neighborhood watch group through the community organization.
2. Initiate a kick-off meeting with County Sheriff's offices and other law enforcement agencies.
3. In the long term, hold at least 2 meetings a year between law enforcement and the community.
4. Provide information to the community about crime prevention and community involvement strategies.
5. Create a neighborhood website that has an interactive community announcement page as well as an information kiosk at the key cross roads like the Apple Shed, Bennie J. Chavez Center, La Arboleda, El Santuario, and Chimayó Elementary School.

### **Goal B Reduce Property Crime**

1. Support an increase in preventative patrols by law enforcement.
  - Increase police presence, Santa Fe County Sheriff's Department, Rio Arriba County Sheriff's Department, NM State Police, with patrols in Chimayó that includes officers on in cars, foot, bike, and horse.
2. Create a community policing program with the following elements:
  - Quarterly meetings with the Santa Fe County Sheriff's Department, Rio Arriba County Sheriff's Department, NM State Police, schools and neighborhood communities to improve communication and safety.
  - Improving resident communication with police, and informing officers about when and where chronic crime is taking place.

### **Goal C Nuisance Properties**

1. Coordinate with County Code Enforcement and GIS to identify nuisance properties and seek appropriate steps for abatement.

### **Goal D Break the cycle of substance abuse.**

1. Continue to support early educational programs like the Boys & Girls Club.
2. Coordinate with additional programs in Chimayó that support a drug free lifestyle.

3. Initiate gang and drug use prevention and intervention programs in Chimayó, focused especially on middle-school aged children, to provide positive paths for community youth. Programs should also focus on how best to respond to crime & drug activity, particularly in public places such as our local roads, and open spaces.
4. Review Federal Weed and Seed programs. This program provides funds to “weed” out crime and “seed” in prevention, including community policing, intervention, treatments, and neighborhood restoration projects.

**Goal E    Portray a drug free community**

Short term:

1. Move needle exchange from NM 76.
  - Work with organizations who currently organize the needle exchange and the community to identify the most appropriate location for these types of activities.



## Section III: Plan Implementation



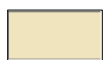
- Community Land Use Map and Designations
- Forming a Chimayo Community Organization
- Projects and Programs Matrix



This section, Plan Implementation, has three subsections to support and guide implementation of the community plan. The **Community Land Use Map and Designation** provides a framework to guide development decisions, zoning and regulations, circulation and road improvements, utility extensions and capital improvement projects. **The Implementation Matrix** lists strategies, projects, programs and activities and lays out the lead entities, timing of implementation and where relevant potential funding sources. Forming a **Chimayó Community Organization** subsection provides guidelines for initiating a community organization that will focus on achieving the goals of the community plan and the community's long-term vision.

## Future Land Use Map and Designations

The Community Plan is made up of several components that are interrelated and when viewed as a whole provide a framework to guide development decisions, zoning and regulations, circulation and road improvements, utility extensions and capital improvement projects. It is intended to ensure compatibility among various land uses, protect existing property rights pertaining to uses, lot sizes and residential density, continue historic scale and patterns of development and land uses, protect scenic features and environmentally sensitive areas, and delineate new and historic village nodes to support neighborhood scale mixed-use development. The Chimayo Future Land Use Study Map (see page **Error! Bookmark not defined.**) and following land use designations should guide future land use, development regulations and densities.



CHIMAYÓ RURAL FRINGE

Approx. 2118 acres; All but approximately 200 acres are under the management of BLM.

The "Rural Fringe" land use designation serves to protect scenic and environmental resources attributed to the hills, barrancas and "tierras secanas" that surround the acequia irrigated agricultural lands of Chimayó Valley. The area is a highly valued scenic, historic and cultural resource for the community. The majority of the area should remain as natural open space with continued opportunities for grazing and hiking.

In the event that new development or land division is proposed on private holdings or county land, it should be limited to agricultural and single-family residential uses and limited community/ institutional uses (see below) on property that meets adequate standards for water, sewer and roads. All development should be restricted on steep slopes (grade that exceed 15%), ridge tops, drainage ways and arroyos. Strong terrain management regulations should be applied in order to minimize soil and slope instability, erosion, sedimentation and Stormwater runoff; protect and retrain rugged and steep terrain, natural landmarks and prominent natural features and open space.

## General Provisions:

- Maximum gross residential density should be no more than 1 unit per 5 acres provided a minimum of 85% of the land is left in open space or agricultural or ranch uses.
- Clustered development is preferred and incentives such as density bonuses should be provided for acreage set aside and designated as permanent open space, not to be further subdivided, and protected through a conservation easement held by the County or by a land trust or conservancy.
  - The conservation easement should prohibit further development and may establish other standards safeguarding the site's special resources from negative changes.
- A limited amount of the Rural Fringe designated area should be considered as a receiving area for development rights transferred from prime irrigated agricultural land in the plan area. With density bonuses and/or transfers of development rights maximum gross density should not exceed 1 unit per 2.5 acres provided that units are all located on land outside the 85% designated as open space.
- Community/institutional (public or semi-public) uses including uses associated with community facilities or religious institutions should be limited to parcels with a minimum of 40 acres and oriented to preserving the natural features, cultural resources and historic traditions of the area. The buildable areas including parking & roads should be limited to 15% of the total acreage with the remaining land left in open space or agricultural or ranch uses and protected through a conservation easement held by the County or by a land trust or conservancy. The conservation easement should prohibit further development and may establish other standards safeguarding the site's special resources from negative changes.
- Development should reflect historic patterns and styles. The use of Northern New Mexico Vernacular architecture, traditional materials and siting such as buildings oriented to plazas should be incorporated. Heated floor area for a single building should not exceed 5,000 square feet and total heated floor area for the site should not exceed 12,000 square feet. Structure height up to 24 feet should be permitted with the following conditions:
  - If structure does not have a sloped roof; second story area should be limited to 65% of ground floor footprint.
- For community/institutional uses that propose a facility for short term stays, hospitality, educational activities, training activities, conferences, contemplative



activities, and other short term functions, caretaker quarters and overnight guest units should not exceed a gross density of 1 unit per 5 acres. In the event that density transfers from prime acequia irrigated lands are received; total units should not exceed a gross density of 1 unit per 2.5 acres for a maximum of 16 units per 40 acres provided they are located within the 15% buildable areas and total heated area floor area for the site does not exceed 24,000 square feet.



#### CHIMAYÓ TRADITIONAL COMMUNITY RURAL RESIDENTIAL AND AGRICULTURE

Approximately 2782 acres:

In Santa Fe County:

- 840 acres comprised of 590 lots
- Average acreage / gross density = 1.4 acres
- 55% of the lots are  $\frac{3}{4}$  acres or larger

In Rio Arriba County:

- 1942 acres comprised of 1360 lots
- Average acreage / gross density = 1.4 acres
- 58% of the lots are  $\frac{3}{4}$  acres or larger

The traditional community rural residential and agriculture land use category is characterized by historic acequia irrigated farmlands, residential uses and traditional development patterns. Agricultural lands and acequias are the defining cultural features of the area and should be preserved and expanded through incentive zoning techniques.

The area consists of primarily single-family residential and small scale agricultural development, consistent with historic development patterns and uses. Appropriately scaled community facilities, institutional uses, agricultural uses, home businesses and occupations should be allowed anywhere in the area.

## General Provisions:

- Gross density should reflect the current minimum lot size of  $\frac{3}{4}$  acre and lot coverage of 25% to protect irrigated agricultural lands. Incentives in the form of density bonuses or transfer of development rights should be encouraged to preserve contiguous agricultural lands of 3 acres or greater.
- New development should respect its surroundings and contribute to the historic rural character of the community.
- Structure height up to 24 feet should be permitted with the following conditions:
  - If structure does not have a sloped roof; second story area should be limited to 65% of ground floor footprint.
- Permitted Uses:

The following general uses should be permitted in the Chimayó Traditional Community Rural Residential and Agricultural Land Use Category.

- Single-Family Residential
- Agricultural Uses
- Churches and places of worship
- Community Facilities
- Home Occupations and Businesses
- Agricultural sales and roadside stands
- Conditional Uses:
- In keeping with the historic development pattern and to promote clustered compact development, the following residential development types will be allowed as conditional uses in conjunction with specific design standards as part of the Chimayó Community District
- Family Compounds
- Clustered Housing Developments
- Secondary Dwelling Units limited to 650 square feet.
- Bed and Breakfast establishments with up to 7 guest units on parcels with a minimum of  $\frac{3}{4}$  acre.



## CHIMAYÓ TRADITIONAL COMMUNITY HISTORIC VILLAGE OVERLAY: PLAZA DEL CERRO & PLAZA DEL POTRERO

Approx. 125 acres: The circles represent a  $\frac{1}{4}$  mile radius which is considered a five minute walk for most people and covers most of the area associated with the historic neighborhoods.

The historic village areas of Plaza del Cerro and El Potrero are historically significant and should be regulated appropriately in order to retain their distinctive characteristics. Due to their

historic compact development patterns, current land uses and their relationship to the Juan Medina Scenic Byway, proposed new development should contribute to the historic and cultural character of the areas by siting structures appropriately, staying consistent with scale and height of surrounding buildings and using Northern New Mexico vernacular architecture.

#### General Provisions:

In addition to the provisions of the Chimayó Traditional Community Rural Residential and Agriculture Land Use Category:

- All development applications, site plans and land divisions should be reviewed by the State Historic Preservation Office, (SHPO) for consistency with historic development patterns based on Cultural Landscape Designation (this designation is anticipated to provide guidelines for new development). Review and recommendations from SHPO will be reviewed by Santa Fe County's Land Use Administrator and/or forwarded as part of the application to the Planning Commission and BCC if the application involves a discretionary hearing.



#### CHIMAYÓ TRADITIONAL COMMUNITY HISTORIC VILLAGE MIXED-USE

As distinct subareas of the Chimayó Traditional Community Historic Village Overlay; this land use designation strives to maintain a balanced approach to small scale commercial mixed-use development, visitor impacts and the historic patterns and cultural traditions that have evolved over many generations.

##### Plaza Del Cerro Historic Village Mixed-use District

- 31 acres comprised of 66 parcels
- Average lot size = .48
- 50% of the parcels are less than 1/3 an acre
- Less than 25% of the lots are ¾ acre or larger

##### Plaza del Potrero Historic Village Mixed-use District

- 28 lots = approx. 11 acres
- Average lot size = .40 acres
- 50% of the lots are .35 of an acre or less

These areas should continue to preserve and restore historic structures and development patterns and manage visitor impacts with limited commercial development, designated

operating hours and coordinated traffic management including parking on days with special events.

General provisions: As provided in the Chimayó Traditional Community Historic Village Overlay with the following conditions and exceptions:

- Neighborhood scale commercial uses should be allowed up to 2,500 square feet per building (See special consideration for development within the Plaza Del Cerro Registered Historic District).
- A simple variance process should be provided to allow exceptions to design standards that better accommodate historic patterns and renovations.
- Due to the compact nature and historic property ownership of the areas a pre-application neighborhood meeting is recommended in order to present proposals and seek input from the neighborhood.

Special Consideration of Plaza Del Cerro Registered Historic District:

Most of the lots that are in the registered historic district are legal non-conforming lots which, if less than  $\frac{3}{4}$  acre, cannot be further subdivided: Its pattern is therefore fairly stable under current Santa Fe County zoning provisions.

- Uses should be limited to existing mixed uses, residential uses, home occupations and businesses. These uses are related to traditional crafts such as weaving, artist studios, small galleries, museum and bed and breakfast establishment.



#### CHIMAYÓ TRADITIONAL COMMUNITY NEW VILLAGE: LA ARBOLEDA

Circle =  $\frac{1}{4}$  mile radius (5 minute walk) and contains approx. 125 acres

The area centered on Rio Arriba County's La Arboleda Community Center, and includes the Chimayó Elementary School, the Boys & Girls Club, Family Dollar, the Post Office and the Holy Family Parish and cemetery is a suitable location for a "village center." It is centrally located, has existing community facilities, has access to NM 76, and may otherwise be suitable for neighborhood scale mixed-use commercial development and community facilities and services.

Proposed Village Center Land Uses:

The primary use of the mixed-use village center should be a multi-purpose, multi-generational wellness center with an emphasis on adolescent-oriented recreation and senior services.

Secondary uses should include a farmers market, clinic, a grocery store, a laundry, post office, community library, indoor community meeting spaces, and outdoor community gathering areas.

Compact mixed-income residential development should also be considered in order to create a more vibrant and safe environment and meet community objectives for attainable housing and aging in place.

#### Village Center Character:

The area should be compact and neighborhood in scale with shared parking and pedestrian connection between establishments. Site development, architecture and landscaping should evoke traditional patterns, materials and elements such as plazas, portals and paths that provide comfort, shade and seating.

Adjacent acequia irrigated properties are highly valued by the community and provide an important visual amenity for traffic on NM 76. In conjunction with new development in the area, incentives such as transfer of development rights should be established to ensure preservation of agricultural lands and support for on-going agricultural uses.



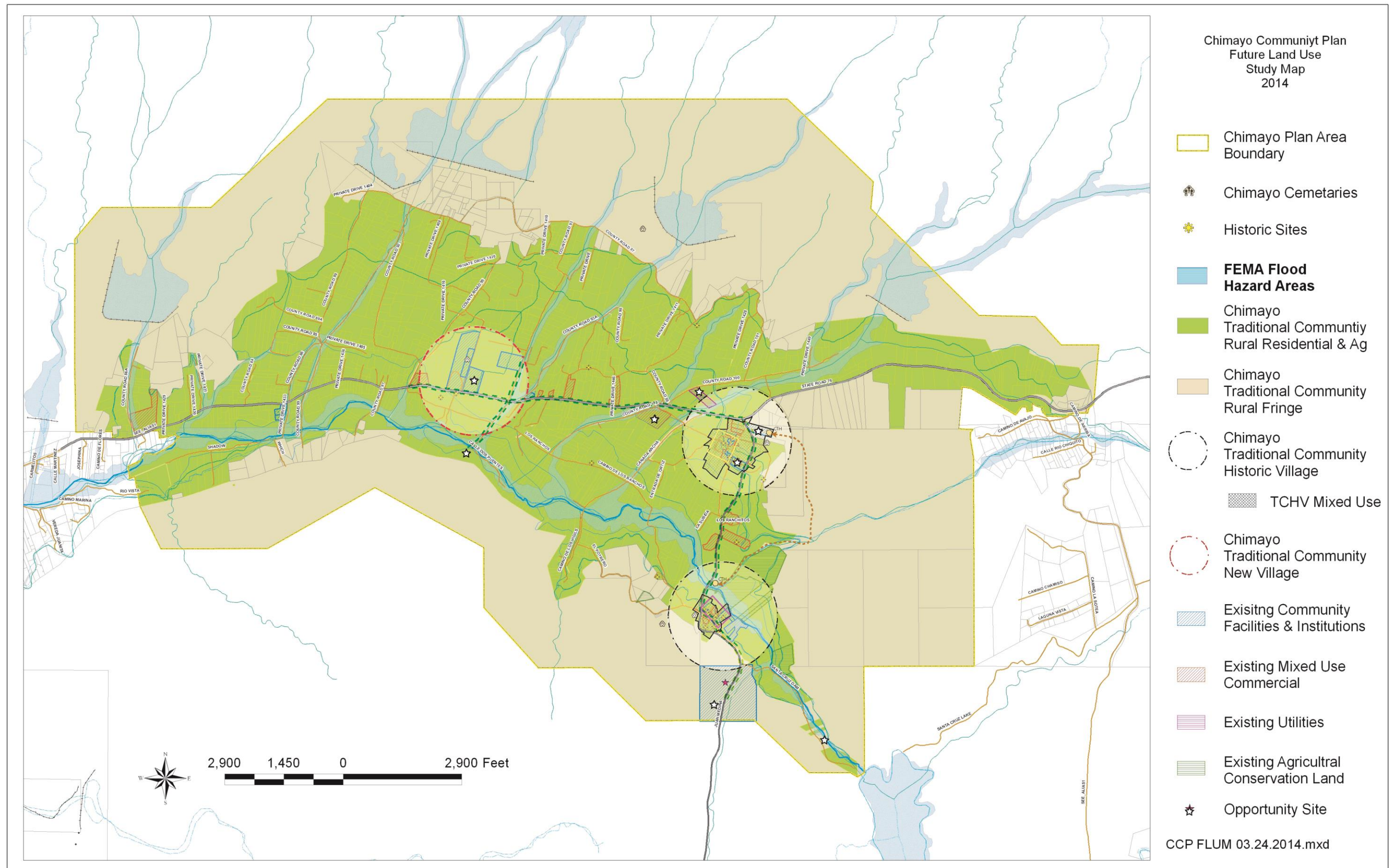
#### CHIMAYÓ TRADITIONAL COMMUNITY OPPROTUNITY SITES:

- Manzana Center
- Community Farm and Bosque Nature Center
- Chimayó High Road Welcome Center
- Bennie J. Chavez Community Cultural Center
- Community Solar Garden
- Potrero Community Trail Head
- Santa Cruz Canyon Picnic Area
- John Hyson Memorial School





### FIGURE 6 CCP FUTURE LAND USE STUDY MAP





## Forming a Chimayó Community Organization **TBC**

Implementing this plan will require a strong Chimayó community organization representing residents from each placita and neighborhood, farmers, acequia associations, artists, craftsmen, businesses, educational and religious institutions in partnership with numerous public and private agencies and organizations.

- Unlock the potential of residents to take action and responsibility.
- Tie the community vision to early and achievable actions.
- Commit to listening to and understanding the people who live there.
- Put time and resources into building relationships.
- Continue genuine conversations about what people care about most, and their hopes and dreams for their families, their neighborhood and Chimayó.

In addition to organizing and establishing a committee immediate steps can be initiated to begin a formal partnership with the county:

### Notification:

Public notification is essential to ensuring a transparent, manageable and legal role for community participation in planning and development decisions.

**Strategy:** The Chimayó Community Organization will apply to the Board of County Commissioners for registration as a Community Organization in order to receive notice and provide recommendations on development applications, amendments to the community plan, comprehensive plan, zoning map or text amendment, county led studies, CIP, ICIP and public improvement and assessments and level of service for community infrastructure and service.

### Enforcement:

A proactive versus reactive approach to enforcement is needed to avoid prolonged conflicts between and among properties owners and the County.

**Strategy:** The Chimayó Community Organization will schedule standing quarterly or biannual meetings with Santa Fe County Code Enforcement Division to proactively address code enforcement and educational issues as well as permit application processes.

## Projects and Programs Matrix

The Projects and Programs Matrix lists strategies, projects, programs and activities and lays out the lead entities, timing of implementation and where relevant potential funding sources.

Zoning recommendations for Santa Fe County will be implemented through the adoption of a separate Chimayó Community Zoning District.

Capital improvement projects will follow the standard process for submittal, evaluation and adoption by Santa Fe and Rio Arriba County.

Remaining strategies are voluntary initiatives, and may involve collaboration of a future Chimayó Community Organization, County departments, other public agencies or organizations.

The Community Organization should create an Implementation Task Force to organize committees by Plan Element to be responsible for coordinating the implementation of strategies, projects, programs and activities.



	Element, page numbers		Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
1.	Agriculture & Acequias Page 32	<b>Wastewater Feasibility Study</b> Undertake and fund a feasibility study for different scales and approaches to wastewater management in the Chimayó Plan Area including sanitation districts, satellite systems and regional wastewater treatment facilities.	Santa Fe County Rio Arriba County State of NM Federal Government	medium	
2.	Agriculture & Acequias Page 31	<b>Land Use and Development Standards</b> Amend land use policies, standards and regulations to include incentives and appropriate site design standards that support the preservation or expansion of contiguous agricultural lands and acequia systems.	Santa Fe County	Medium - long	
3.	Agriculture & Acequias Page 34  Community Facilities, Small Businesses and Economic Development	<b>Market Place</b> Create a local marketplace in Chimayó for local producers to sell their harvests and goods.	Chimayó Community Organization Chimayó Association of Businesses Santa Fe County Rio Arriba County	Short-medium	
4.	Agriculture & Acequias Page 35	<b>Acequia Outreach &amp; Educational Materials</b> Produce educational materials showing how the whole community benefits from the acequia associations, how community members at large can participate in annual ditch cleaning efforts and in general support of the systems.	Chimayó C.O. Chimayó Acequia Associations	Short	

	Element, page numbers		Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
5.	Agriculture & Acequias Page 35	<b>Agricultural Land Directory</b> Create a local directory for agricultural land owners and farmers looking for land to farm in order to keep agricultural land in production.	Chimayó C.O.  Acequia Associations	Short-medium	
6.	Agriculture and Acequias Page 33	<b>Agricultural Conservation Easements</b> Secure and/ or purchase conservation easements that enable continuation of crop production.	Chimayó C.O.  USDA Farm and Ranch Lands Protection Program  RA & SF County  SFC Open Space	Medium - long	
7.	Agriculture and Acequias Page 33  Natural Environment	<b>Agricultural Demonstration/ Environmental Education Sites</b> Assess locations for agricultural demonstration sites and or natural environment interpretive park that are within walking distance of the Chimayó Elementary School such as the Chimayó Conservation Corps Tree Nursery Site and prepare strategic master plan	Santa Fe County  Rio Arriba County  Chimayó Community Organization  Chimayó Conservation Corps	Medium - long	
8.	Community Facilities, Small Businesses and Economic Development Page 59	<b>Multipurpose, Multi-Generational Wellness Center</b> Conduct a needs assessment for a multipurpose, multi-generational wellness center using the Pojoaque Community Wellness Center as a model.	Santa Fe County  Rio Arriba County	Medium - long	

	Element, page numbers		Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
9.	Community Facilities, Small Businesses and Economic Development Page 59	<b>Mixed-Use “Village Center”</b> Conduct a feasibility study for a neighborhood scale mixed-use “village center” for the area which is centered on Rio Arriba County’s La Arboleda Community Center, and includes the Chimayó Elementary School, the Boys & Girls Club, Family Dollar, the Post Office and the Holy Family Parish and cemetery.	Santa Fe County  Rio Arriba County	Medium - long	
10.	Community Facilities, Small Businesses, Economic Development	<b>Chimayó Community Incubator</b> Establish a sustainable organization, funding source and facility that supports local businesses, artists, craftsmen, farmers and entrepreneurs.	Chimayó Community Organization		
11.	Crime Prevention Page 71	<b>Community Website</b> Create a website to communicate to community members and neighborhood watch group members.	Chimayó Community Organization  SFC IT	short	
12.	Crime Prevention Page 71	<b>Neighborhood Watch Program</b> Initiate a kick off meeting with County Sherriff’s offices and other law enforcement agencies. Organize a sustainable neighborhood watch program.	Chimayó C.O.  RA & SF Sheriff’s Dept.	Short-medium	
13.	Crime Prevention Page 71	<b>Preventative Patrols</b> Increase preventative patrols by law enforcement.	RA & SFC Sheriff  NM State Police	Short	

	Element, page numbers		Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
14.	Crime Prevention Page 71  Homes	<b>Nuisance Properties</b> Identify nuisance properties and seek appropriate steps for abatement.	RA & SFC Code Enforcement  Chimayó C.O.  RA & SFC GIS  RA & SFC Sheriff	Short-medium	
15.	Historic and Cultural Preservation Page 41	<b>Loan Fund for Historic Restoration</b> Establish a revolving loan fund for homeowners wanting to upgrade historic properties. Establish a local fund and/or revolving loan to support restoration efforts by individual home owners and organizations.	SFC  Local Banks  RAC  NM Historic Preservation Div.  NM Heritage Preservation Alliance  Corner Stone  Historic Preservation groups	Medium - long	
16.	Historic and Cultural Preservation Page 40	<b>Plaza del Potrero Infrastructure Assessment</b> Conduct infrastructure assessment for current and projected land uses in Plaza del Potrero	Plaza del Potrero Committee and Cultural Advisory Team  SFC  Chimayó Community Organization	Medium - long	

	Element, page numbers		Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
17.	Historic and Cultural Preservation Page 41	<b>Historic Landscape Series</b> Complete a historic landscape series for the local newspapers.	Plaza del Potrero Committee and Cultural Advisory Team  SFC  Chimayó Community Organization	Short-medium	
18.	Homes Page 44	<b>Construction Loans</b> Establish a construction loan program tailored to financing smaller, affordable energy efficient, owner-built homes with an emphasis on traditional building materials such as adobe or straw bale owner-built homes.	Santa Fe County  Rio Arriba County  USDA RDA  NM Mortgage Finance Authority  Chimayó Community Organization	Short-Medium	
19.	Homes Page 44	<b>Older Home Rehabilitation</b> Set up a local program that assists property owners in the treatment and rehabilitation of older homes.	SFC  Chimayó Community Organization		



	Element, page numbers		Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
20.	Homes Page 45	<b>Loans for Code Compliance</b> Set up low interest loans for low to moderate income households to bring substandard homes up to code.	SFC Affordable Housing  RAC Affordable Housing  NM Mortgage Finance Authority  housing agencies  local credit unions or banks	Medium - long	
21.	Homes Page 45	<b>Home Chores</b> Set up a community assistance program to undertake home chores (e.g. yard work, painting, other chores) for elderly and disabled residents.	Chimayó Community Organization	Medium - long	
22.	Homes Page 45	<b>Chimney Maintenance</b> Reduce the risk of chimney fires by educating residents of proper installation and maintenance of chimneys.	Chimayó Community Organization  Chimayó Fire District	Medium - long	
23.	Homes Page 45	<b>Faulty Chimney Repair Program</b> Establish a County program similar to Happy Roofs to provide housing assistance grants for low to moderate income residents for repair or replacement of faulty chimneys	Santa Fe County  Chimayó Community Organization	Medium - long	

	Element, page numbers		Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
24.	Homes Page 48	<b>Design Guidelines</b> Create guidelines that for placement and design of new homes built in historic areas.	Santa Fe County  Chimayó Community Organization	Medium	
25.	Homes Page 49  Crime Prevention Page 71	<b>Nuisance Homes</b> Identify nuisance homes posing immediate threats to public safety and initiate code enforcement action.	SFC Code Enforcement	Medium	
26.	Natural Environment & Watershed Page 26	<b>Illegal Dumpsite enforcement</b> Provide signage at dumpsite indicating the potential for citation enforcement.	Santa Fe County	Medium	
27.	Natural Environment & Watershed Page 27	<b>Wellness Trails</b> Establish a pedestrian path associated with the Rio Quemado and the Santa Fe Open Space to support community health and wellness.	Santa Fe County	short	
28.	Natural Environment & Watershed Page 27	<b>Trailhead at Bennie J. Community Center</b> Establish a local trailhead at the Bennie J. Chavez site with maps and informative information on historic trails for use by local community members to support cultural preservation, community health and wellness.	Santa Fe County  Santa Cruz Land Grant  BLM  Chimayó Community Organization	Medium - long	

	Element, page numbers		Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
29.	Natural Environment & Watershed Page 28	<b>Family Friendly Picnic Area</b> Family-friendly picnic area in the canyon along the Santa Cruz River below the Santa Cruz Dam.	Santa Fe County	Medium - long	
30.	Natural Environment & Watershed Page 28  Agriculture & Acequias	<b>Interpretive Learning Center</b> Establish an interpretive learning center within walking distance of Chimayó Elementary School	SFC RAC CCC  Chimayó Community Organization	Medium - long	
31.	Natural Environment and Watershed Page 23	<b>Watershed Stewardship Committee</b> Establish a watershed stewardship committee		Medium -long	
32.	Natural Environment and Watershed Page 24	<b>Watershed District</b> Establish a Chimayó Watershed District as a sub district of the Santa Fe Pojoaque Soil and Water Conservation District (SWCD).		Short-medium	
33.	Natural Environment and Watershed Page 24	<b>Lower Santa Cruz River Restoration Assessment</b> Assess restoration needs of the lower stretches of the Santa Cruz River in the plan area to compliment the current assessment to study on the Rio Quemado and Santa Cruz River from the dam to the confluence of the Rio Quemado	Santa Fe County	Medium	

	Element, page numbers		Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
34.	Natural Environment and Watershed Page 25	<b>Monitor Water Quality</b> Involve high school students to monitor surface water quality	NM Environment Dept. Santa Fe County		
35.	Natural Environment and Watershed Page 25	<b>Riparian Flood Plain Overlay Zoning District</b> Develop a Riparian Flood Plain Overlay Zoning District to regulate land use and road design and maintenance that is congruent with the FEMA designated flood hazard areas and major arroyos.	SFC NM Environment Dept. Santa Fe County	Medium	
36.	Natural Environment and Watershed Page 25	<b>Dual County Comprehensive Stormwater Management</b> Develop a dual county comprehensive Stormwater management plan using Low Impact Development	SFC RAC	Medium	
37.	Natural Environment and Watershed Page 25	<b>Dual County Road Design and Maintenance</b> Develop dual county road design and maintenance programs using Low Impact Development	SFC RAC		
38.	Natural Environment and Watershed Page 26	<b>Transfer Station Free Day</b> Provide an annual free day at the Chimayó transfer station for Chimayó residents of both counties.	Chimayó Community Organization  SFC		
39.	Natural Environment and Watershed Page 26	<b>Dumpsters for Hazardous Waste</b> Provide dumpsters once a year for household hazardous waste and car waste at distributed locations throughout the community	Chimayó Community Organization  SFC	Short	

	Element, page numbers		Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
40.	Natural Environment and Watershed Page 27	<b>Impacts on Historic Trails</b> Advise potential applicants seeking subdivision or development permits of potential impacts to historic trails	County Building and Development Services	Short	
41.	Natural Environment and Watershed Page 28	<b>Access to Historic Trails</b> Encourage property owners to preserve and enhance historic trails and access	County Development Review Property Owners Neighbors Chimayó Community Organization	Short-medium	
42.	Roads, Bridges, Walkers, & Cyclists Page 54	<b>Pedestrian &amp; Bicycle Connections</b> Provide Northbound connections from Plaza del Potrero to Bennie J. Chavez Community Center	Santa Fe County County Development Review Property Owners Neighbors Chimayó Community Organization	Short-medium	
43.	Roads, Bridges, Walkers, & Cyclists Page 55	<b>Highway Improvements</b> Improvements on NM 76 should include traffic calming and a safe pedestrian facility.	Santa Fe County NM DOT	Medium - long	
44.	Utilities Page 41	<b>Demonstration Wastewater Project</b> Demonstration wastewater project for Plaza del Cerro.	Santa Fe County	Medium - long	



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## Appendix



- Appendix A: Community Outreach Material
- Appendix B: History & Culture
- Appendix C: Planning Framework