

Santa Fe County Sustainable Land Development Code (SLDC)

**Public Input Process (PIP)
Pojoaque School Board Room–6:30 PM
Tuesday August 2, 2011**

Section I: Reintroduction

Acknowledgments

- Commissioners
- County staff
- Citizens attending the meeting

We Are Creating a New Code

The Sustainable Land Development Code (SLDLC) is based on the Sustainable Growth Management Plan (SGMP) adopted Nov. 2010.

Code Defines:

- Procedures for land use
- Rules and regulations for land use

There is a difference between “code” and “programs”.

What We Need Tonight

We need your input on Concept Decision Points (CDPs). CDPs for tonight:

- Green Building
- Open Space and Trails

These concepts will be refined and direction will be provided by the Board to turn each CDP into a draft Concept Code Draft (CCD)

How To Participate in Process:

- Understand the issues
- Consider local needs/big picture
- Your Ideas for CDPs:
 - Be constructive and come together to create solutions that benefit our entire community

Public Input Database (PIDB) Helps You and Us

- Keeps track of your input
- Staff can respond to your input
- Opportunity to make sure you are represented correctly (Wiki)
- PIDB Resources to help you
 - Six instructional videos
 - Manual

Opportunities for Public Input

- PIDB
- Email
- Letter
- Comment Sheets
- Public Meetings
- Public Hearings

Next Steps

- Focus Groups
- BCC Study Session
- Next CCD
- Next CDPs

Questions and Comments

Section 2: Green Building Standards

What Green Building Standards are We Talking About Tonight?

- ▶ NOT WATER! (Water will be another CDP)
- ▶ Energy Efficiency
- ▶ Using local materials
- ▶ Using green materials
- ▶ Using recycled materials
- ▶ Minimize construction waste
- ▶ Minimize construction materials

SGMP Goals and Policies for Sustainable Development

- Goal 26: Promote sustainable development through green building and development techniques.
- Adopt green development and sustainability design and infrastructure standards for new residential and nonresidential development in the SLDC.
- Promote environmentally responsible sustainable green building, site and community design, improvement and development standards.
- Establish comprehensive sustainable design and improvement standards for green development and renewable energy systems.

The Land Development Code Says

- County does not currently regulate building code.
- Building codes are regulated by NM Construction Industries Commission (CIC) and enforced by CID.
- The “NM Energy Conservation Code” was adopted in June by the CIC.

Overall Affordability

- Energy efficient green building costs slightly more to build (1 / 2 % to 7 %–based on type of measure)
 - 1 / 2%– for HERS 85
 - 1 / 2%– LEED Certified Commercial
 - 7% – LEED Silver 60
- Energy efficiency can substantially reduce a building's monthly energy expenditures (e.g. electricity, natural gas, propane, etc.).
- The addition to the monthly mortgage payment created by energy efficiency measures can be immediately offset by the monthly energy savings

What are the exact cost–benefit numbers?

- An engineering cost–benefit analyses study was done for the NM Energy Conservation Code.
- Requires very specific engineering analysis including these factors:
 - Climate and location
 - Type and design of building
 - Expected mortgage interest rates
 - Expected energy rates (rate increases over time)
 - Expected cost of materials
 - Type of green building
 - Comparison to current standards

What Are Some Energy Efficient Green Building Code Options?

1. Status Quo: 2009 IECC adopted by the NM CIC as the “NM Energy Conservation Code”
2. Require Home Energy Ratings Standards (HERS)
3. Require USGBC’s “Leadership in Energy and Environmental Design” (LEED) certification
4. Other Options?

How does this benefit community?

- Reduction in demand—reduces energy costs
- Reduction in dependence on foreign oil.
- 60 % of the country's energy use is from buildings—22% is transportation
- Reduction in taxpayer costs for building energy costs and landfills

What should County regulate?

- Overall affordability?
- Cost only?
- Energy savings: has cause and effect on overall energy prices. Global effects.
- Recycling/waste: we all pay for new dumps
- Green materials?

How should we do this?

- Regulations? Which ones?
- Incentives? Which ones?
- County building inspection program?
- Other programs?

Green Building Standards Comments

- Review Alternatives
- Identify Additional Alternatives
- Evaluate Alternatives

Section 3: Open Space and Trails CDP

What are Trails

- Trails form the basis of a multi-modal transportation system.
 - Bicycles
 - Equestrian
 - Pedestrian
 - Vehicles
 - Public transport
 - Trails are also recreational

What is Open Space?

- Personal/Private open areas
- Public Open Space: parks, recreational areas
- Environmental: wildlife corridors, riparian areas
- Viewscapes
- Cultural / Historical Preservation

SGMP Goals and Policies for Open Space and Trails

- Create an interconnected multi-modal transportation system
- Create local and long distance recreational trails
- Link together destinations such as public open spaces
- Preserve cultural, historical, viewsapes and recreational areas

SGMP Policies for Open Space and Trails

Strategy 22.1.1: Require open space dedication standards for open space and trails in new development so that these are contiguous and connect with existing open space and trails on adjacent lands including connections/access to regional trails.

Strategy 22.1.2: Require all subdivisions and site plans containing land lying adjacent to any tract or corridor designated on the Official Map to reserve or dedicate such land or provide a spur connection to such designated lands.

SGMP Policies for Open Space and Trails

Policy 20.3: Preserve and protect wildlife habitat, migration corridors, riparian areas and surface water resources that support wildlife health should be preserved and protected.

Policy 20.4: New development should not cause significant degradation of wildlife or sensitive wildlife habitat, especially to any wildlife listed as threatened or endangered on a state or federal list.

SGMP Policies for Trails

- Strategy 22.1.1: Require open space dedication standards for open space and trails in new development so that these are contiguous and connect with existing open space and trails on adjacent lands including connections/access to regional trails.
- Policy 34.1: Develop an efficient multi-modal transportation network in Santa Fe County such that the access, mobility, and safety needs of motorists, transit users, bicyclists, and pedestrians of all ages and abilities are safely accommodated.

What are some open space requirement alternatives for new development?

- No Requirements
- Require X number of acres for X number of people
- Leave 30% open space, using density transfer within the development when appropriate
- Allow for density bonuses
- Leave some open space through clustering
- Other Alternatives:
 - Elk Creek Ranch: 98% open space with 68 homes on 2860 acres

Benefits to Community for Open Space and Trails

- Multi-modal transportation for bicyclists, pedestrians, and equestrians.
- Multi-modal transportation results in reduction in energy costs and air pollution.
- Recreational infrastructure that benefits healthy lifestyles
- Protection of viewsheds and wildlife corridors
- Increased property values due to availability of amenities

Open Space Discussion:

- Public vs. Private
- Open Space Maintenance and Management

Types:

- Personal/Private open areas
- Public Facilities: Parks, recreational areas
- Environmental: wildlife corridors, riparian areas
- Viewscapes
- Cultural / Historical Preservation

Considerations:

- Contiguous? Required? Incentives? Who pays?
- What if there is no map?

Trails Discussion

- What is appropriate to each area?
- Trailheads and access options
- “Complete” streets: bicycle, pedestrian, equestrian
- Connections between adjacent subdivisions
- Off-road trail connections: safer / less noise
- Incentives for creating trails?
- Trail connections where there is no map?

Open Space and Trails Comments

- Review Alternatives
- Identify Additional Alternatives
- Evaluate Alternatives

Concluding Remarks