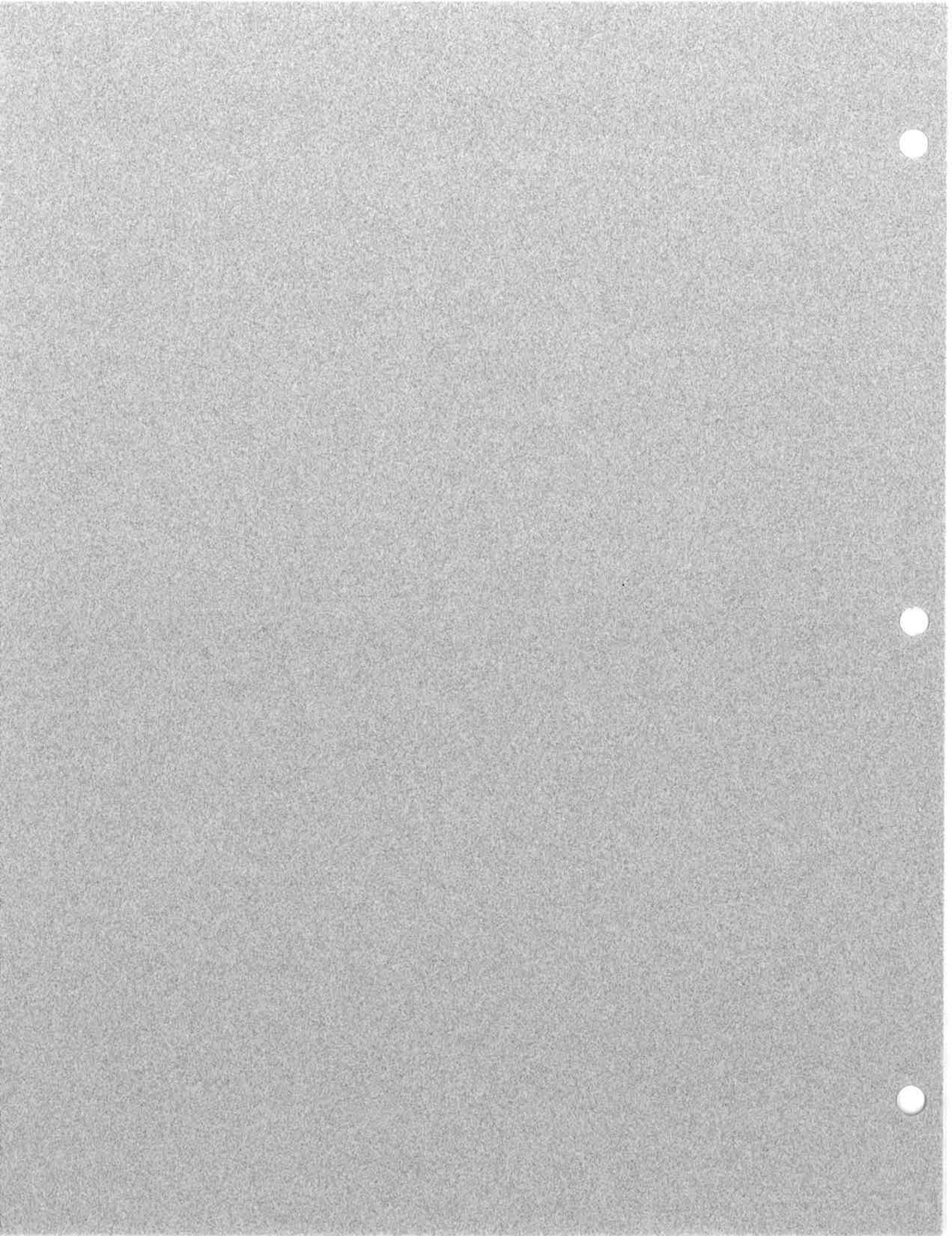


**INTRODUCTION AND
GENERAL PLAN THEMES**



1 INTRODUCTION AND GENERAL PLAN THEMES

The City of Santa Fe and its surrounding region face many pressing planning challenges—from protecting a rich cultural heritage and magnificent physical setting to meeting the demand for affordable housing and reducing traffic congestion. This document attempts to embrace all segments of the city's population and guide the city toward its four-hundredth anniversary. This document replaces the *1983 General Plan* as amended and serves as the city's statement of direction for physical development and conservation.

1.1 SCOPE AND PURPOSE

Because this is a comprehensive, long-term plan for the physical development and conservation of Santa Fe, it lies at the heart of community decisionmaking. It provides guidance for development proposals, capital improvements, annexation, and extension of services.

This General Plan:

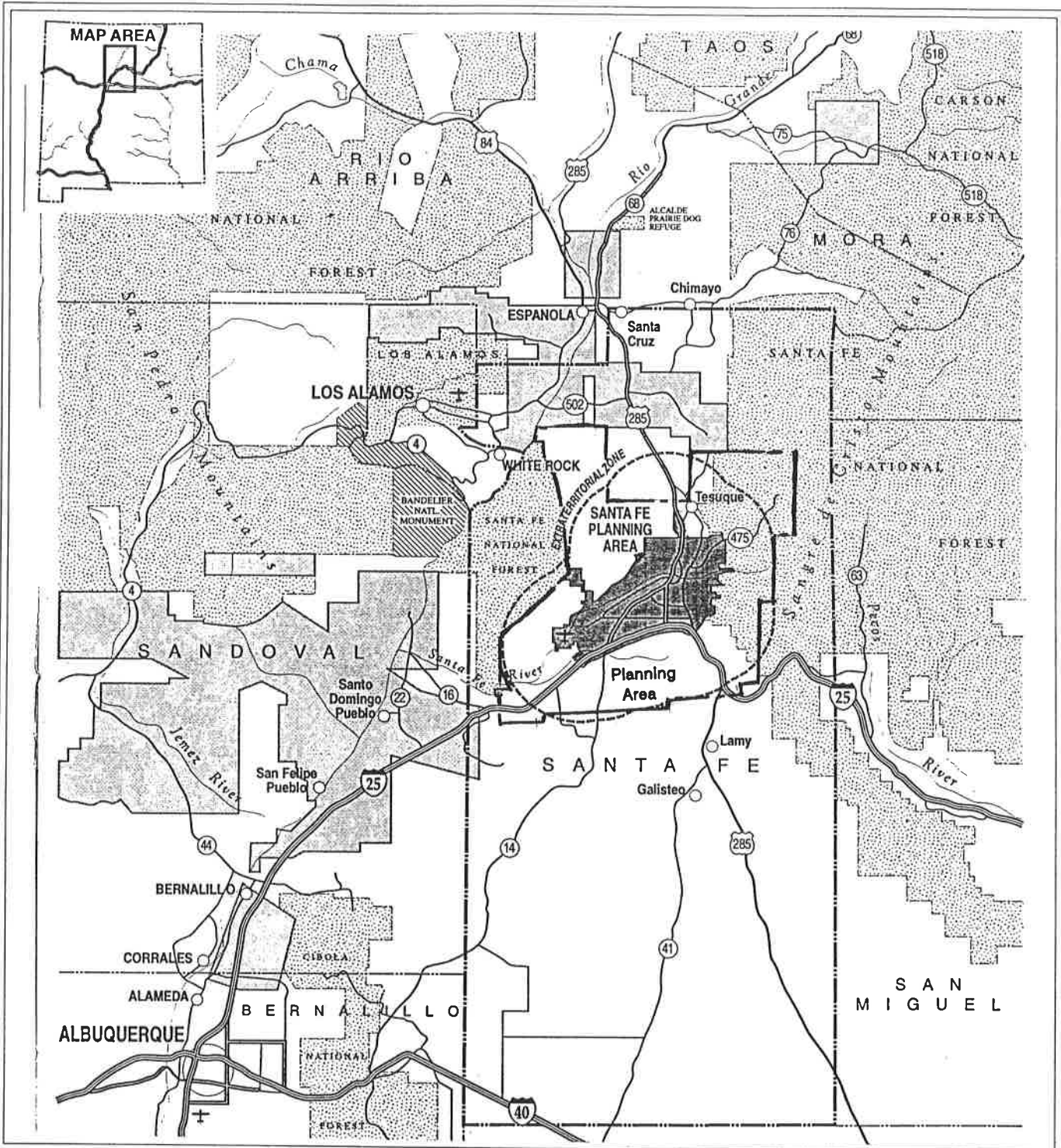
- Outlines a vision through the Plan themes that reflects the aspirations of the community;
- Establishes a basis for judging whether development proposals and public projects are consistent with the Plan themes;
- Provides for projects that will enhance the character of the community, preserve critical environmental resources, and minimize hazards;
- Provides the basis for establishing and setting priorities for implementing programs and regulations; and
- Provides the basis for nurturing a vital community and reaching out to all segments of the population.

To ensure that a variety of city actions are consistent with the General Plan, regular on-going use of the Plan is essential. Because the Plan is both general and long-range, there will be circumstances and instances when detailed studies are necessary to implement it.




This document represents the goals and desires of the Santa Fe community as a whole and should be recognized as the city's foremost public statement about Santa Fe's future.

1.2 PLANNING AREA BOUNDARIES

- Figure 1-1 depicts the regional location of the planning area, and Figure 1-2 depicts the urban planning area and urban growth boundary which includes:
- All land within the current city limits;
- Land to the north adjacent to Highway 285;
- Land to the east between the city limits and Santa Fe National Forest;
- Land to the south between the city limits and along Interstate-25; and



Regional Location

-  Indian Reservation
-  National Forest
-  National Monument

 Major Roads



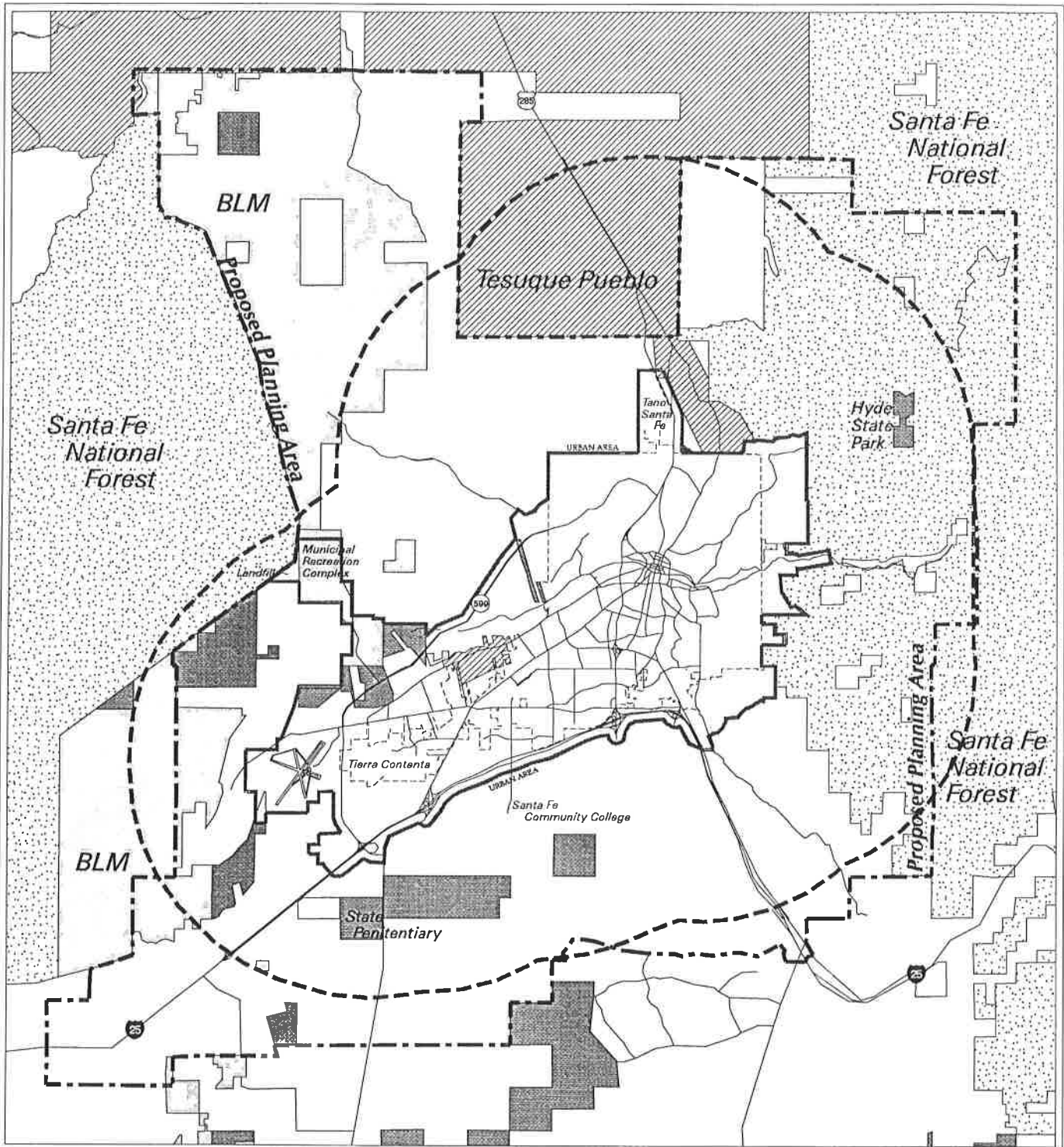
0 5 10 20

Scale in Miles

City of Santa Fe GENERAL PLAN

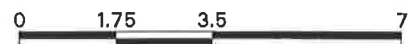
April 1999

Figure 1-1



Boundaries

- Proposed Urban Area Boundary
- National Forest
- Bureau of Land Management
- State Lands
- Native American Lands and Traditional Communities
- Extraterritorial Zone (5 Mile)
- Proposed Planning Area Boundary
- City Limits



Scale in Miles

City of Santa Fe GENERAL PLAN

April 1999

Figure 1-2

- Land to the west including the Municipal Airport, Regional Landfill, Municipal Recreation Complex, and along the Santa Fe Relief Route, Agua Fria Area, excluding the Agua Fria Traditional Historic Community.

1.3 PLAN ORGANIZATION

- **Themes.** The policies within this document reflect 14 overall themes that closely track public comments. The themes are representative of citywide concerns and lay the foundations for the guiding and implementing policies.
- **Guiding Policies** are at the beginning of each chapter and state the city's goals and philosophy. The guiding policies describe ways or methods that the themes listed in each chapter can be achieved.
- **Implementing Policies** are at the end of each chapter and represent commitments to specific actions. They may refer to existing programs or call for establishment of new ones.
- **Standards** are set out in certain chapters and represent policies that can be mapped or measured.

Together, themes, guiding and implementing policies, and standards articulate the vision for the City of Santa Fe.

- **Policy Numbering System.** Policies in this document are organized using a numbering system tied to sections, with a letter designation to distinguish guiding policies from implementing policies. For example, the first guiding policy in Section 3.4 is numbered 3-4-G-1 and the first implementing policy is 3-4-I-1. Thus, each policy in the General Plan has a discrete number. Where the same topic is addressed in more than one chapter, sections and policies are cross-referenced.
- **Explanatory Material or Commentary**, set in *italic*, accompanies some policies. This explanatory material provides background information or guides General Plan implementation.

1.4 PLANNING PROCESS

The city's planning process includes monitoring and updating the General Plan and preparing more detailed plans, such as resource management plans, neighborhood plans, and other special plans. An Annual General Plan Report will provide an overview of the status of the General Plan and its implementation programs.

Amendments to the General Plan

This document is the heart of the planning process. It is intended to be a living document and, as such, will be subject to more site-specific and comprehensive amendments over time. Amendments also may be needed from time to time to conform to state or federal law passed since adoption and to eliminate or modify policies that may have become obsolete or unrealistic because of changed conditions (such as completion of a task or project, development on a site, or adoption of an ordinance or plan). This document may also incorporate by reference other detailed studies and plans that may be prepared.

While the General Plan should be flexible enough to respond to changed conditions and amended over time to keep it current, it should not be amended so frequently as to diminish its authority. Amendments to the Plan should be limited to twice a year, although each amendment may include more than one change.

Neighborhood and Community Planning

To provide specific direction for development in certain geographic areas, this document calls for preparation of detailed community plans and neighborhood plan districts.

Community plans and neighborhood plan districts will provide specific design guidelines and standards for the conservation and enhancement of neighborhoods and other areas possessing distinctive features, opportunities, or characters. Community plans and neighborhood plan districts would be tailored to individual areas and needs. All community plans will have authority only upon adoption by the City Council and will still be required to be consistent with the General Plan. A neighborhood plan district requires considerable community consensus and planning effort with regulatory power.

Resource Management Plans

To protect sensitive environmental resources, this document requires preparation of resource management plans before any subdivision or development may be approved that would affect certain sensitive biological resources. The locations of these resources are mapped in Chapter 8, Natural Resource Management and Conservation. If these plans are prepared as part of specific plans, the City Council may establish fees to recoup plan preparation costs.

Annual General Plan Report

An annual progress report focusing on implementation of the Plan will be prepared by the Planning and Land Use Department and submitted to the Planning Commission, the Joint Planning Policy Commission, and City Council. The Annual Report should include a summary of all General Plan amendments adopted during the preceding year, an outline of upcoming projects, and General Plan issues to be addressed in the coming year, along with a work program and budget.

Public review and comment on the Annual Report can be heard by the Planning Commission and City Council at regularly scheduled public hearings.

Five-year Review

The city will undertake a comprehensive review of the General Plan every five years after adoption. The five-year review will include:

- Comprehensive evaluation of General Plan policies;
- Analysis of the effectiveness of implementation programs and strategies initiated to carry out the Plan;
- Review of five-year growth trends and reassessment of future urban land needs in light of the Urban Area's carrying capacity and available land inventory; and

- Systematic assessment of the resource based threshold, environmental standards, and resource management plans.

The focus of this Five-year Review will be to determine how well the General Plan has performed—whether policies related to development and environmental conservation have been effective. A report summarizing city staff findings and recommendations will be circulated for public comment and then presented to the Planning Commission. The Planning Commission will review the Five-year Review report and make a recommendation to the City Council. Public review and comment on the Five-year Review can be heard by the Planning Commission and City Council at regularly scheduled public hearings.

1.5 BACKGROUND STUDIES

A comprehensive analysis of existing conditions and major planning options for the City of Santa Fe Urban Area, and the Extraterritorial Zone was performed prior to the preparation of this document (1994 - 1995). Major documents produced as a result of the process leading to the General Plan include:

- *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994;
- *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Extraterritorial Area*, December 1994;
- *Working Paper: Existing Conditions and Planning Issues – Urban Area and Extraterritorial Zone*, June 1995. This 600-page illustrated report provides an evaluation of existing conditions and planning issues in the Urban Area and the Extraterritorial Zone. Analysis and conclusions in the *Working Paper* are based on technical work, including original data collection and fieldwork, and an extensive process of public outreach. Results of the public outreach process are also summarized. A summary version of the *Working Paper* is also available from the city.
- *Sketch Plans*, October 1995. This document includes three sketch plans showing how alternative scenarios or sets of development policies would be reflected in a future land use pattern. It also includes an analysis of the transportation impacts of the alternatives and estimates of infrastructure costs. The *Sketch Plans* were presented to the public in a series of five meetings, some of which were also televised on local cable channel 6.

While these background studies and working papers have guided General Plan preparation, **they do not represent adopted city policy.**

1.6 PUBLIC PARTICIPATION

Throughout the preparation of the General Plan, the city has been committed to active public outreach and participation. Plan policies have been shaped by comments made in public surveys and meetings. Public participation has included:

- **Community Meetings.** At the outset of the General Plan process, in the summer and fall of 1994, 20 public meetings were held (some televised) to receive residents' priorities for the General Plan. Five meetings were held in the fall of 1995 to present the alternative

Sketch Plans to the public. These meetings were attended by over 2,000 people. Comments made at these meetings were recorded and published, and forwarded to the City Council, Planning Commission, and appropriate city departments.

- **Newsletters and Survey.** Newsletters were prepared periodically and distributed to all households and other groups and interested parties. A postage-paid survey questionnaire was sent to each household in the Urban Area and the Extraterritorial Zone as part of the first newsletter, to which over 3,800 households (representing over 9,000 people) responded. The results of the survey were summarized, and all responses collected and made available at libraries and City Hall.
- **Open Houses.** These provided information about the Plan update and were held throughout the process. All public meetings were preceded by open houses, which were also held at high visibility locations such as Villa Linda and De Vargas malls.
- **Cable TV and Video.** Many public meetings were broadcast on local cable channel 6. Tapes of meetings were also made available at libraries and City Hall.
- **Meetings and Hearings.** The public participation process for the General Plan has been extensive. Public meetings were held to receive comments on the draft document; in addition, a public hearing regarding the Plan was held by the Planning Commission and City Council.

1.6.1 RESIDENTS' PRIORITIES FOR THE GENERAL PLAN

Policies have been shaped by active public participation and have resulted from the concerns and ideas presented at numerous public forums. Responses to the survey sent to all addresses in the city and the five-mile Extraterritorial Zone expressed the concerns of the residents. The following tables summarize residents' likes and dislikes about Santa Fe (Tables 1.1 and 1.2), trends that concern them (Table 1.3), and priorities for the General Plan (Table 1.4).

TABLE 1.1 WHAT DO YOU LIKE MOST ABOUT LIVING AND/OR WORKING IN SANTA FE?			
URBAN AREA		EXTRATERRITORIAL ZONE	
Trait	Percent of Responses	Trait	Percent of Responses
1. Cultures/Tradition/People	25.5	1. Environment and Landscape	28.3
2. City Character	20.5	2. Cultures/Tradition/People	22.4
3. Climate and Weather	16.4	3. Community/Character/ Quality of Life	21.1
4. Environment and Landscape	12.8	4. Climate and Weather	16.4
5. Economic/Employment Opportunities	7.1	5. Recreational Opportunities	4.9

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area, August 1994*; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area, December 1994*

TABLE 1.2 WHAT DO YOU LIKE LEAST ABOUT SANTA FE?			
URBAN AREA		EXTRATERRITORIAL ZONE	
Trait	Percent of Responses	Trait	Percent of Responses
1. Social Divisiveness	15.2	1. Traffic Congestion and Parking	18.4
2. Traffic Congestion and Parking	14.6	2. Unplanned Growth and Development	17.4
3. High Cost of Living	13.4	3. Social Divisiveness and Loss of Culture	15.8
4. Uncontrolled Growth and Development	11.2	4. Crime	12.2
5. Crime and Vandalism	9.7	5. Lack of Affordable Housing/ High Cost of Living	9.9

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area, August 1994*; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area, December 1994*

TABLE 1.3 TRENDS THAT CONCERN RESIDENTS			
URBAN AREA		EXTRATERRITORIAL ZONE	
Concern	Percent of Responses	Concern	Percent of Responses
1. Uncontrolled Growth and Development	20.7	1. Uncontrolled Growth and Development	27.6
2. Loss of Tradition/Culture	16.5	2. Water and Quality	13.2
3. Environmental and Open Space Degradation	15.6	3. Loss of Culture/Community	13.1
4. Traffic Congestion and Parking	14.4	4. Traffic Congestion and Parking	9.1
5. Quality of Education	14.2	5. Lack of Law Enforcement	8.7

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area, August 1994*; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area, December 1994*

TABLE 1.4 RESIDENTS' TOP PRIORITIES FOR THE GENERAL PLAN			
URBAN AREA		EXTRATERRITORIAL ZONE	
Priority	Percent of Responses	Priority	Percent of Responses
1. Affordable Housing/Cost of Living	18.0	1. Managed Growth and Development	28.3
2. Schools/Opportunities for Youth	15.2	2. Traffic and Congestion	16.8
3. Traffic and Congestion	12.8	3. Water and Conservation	15.2
4. Economic Development	12.8	4. Environmental Protection and Conservation	5.9
5. Managed Growth and Development	11.8	5. Preservation of Character	5.4

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area, August 1994*; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area, December 1994*

1.6.2 ROUNDTABLE REPORT, VISION SANTA FE, AND URBAN DESIGN GUIDELINES

The issues of concern to Santa Feans today are quite similar to those raised eight years ago when an update to the 1983 Comprehensive Plan was being considered. A brief review of these issues, and questions raised by Vision Santa Fe, a set of goals and policies for the Comprehensive Plan adopted in 1990, provided a useful perspective. These issues along with the Visual Preference Study for the Urban Design Guidelines are used through this document. The Vision Santa Fe states that:

We must assure that the community's resources and opportunities are distributed more equitably; and that adequate employment opportunities, decent shelter, excellent education, ample recreational opportunities, and other basic human services are provided to nurture all of us. We believe that the beauty and visual resources of our natural environment need to be preserved, protected, enhanced, and made more accessible to all. The tolerance with which we have lived together must be nurtured as part of our great social legacy. We believe it to be essential that growth in and around our city should be complemented by the preservation of neighborhoods and traditional social and cultural patterns.

In conjunction with Santa Fe County and our regional neighbors, diversification of economic resources must be pursued; fulfilling jobs must be created. We want to involve more people in community decision-making, planning, and leadership. We ask to give our children the strength of our traditions as well as broad options for future personal opportunity. Implicit in these concerns is a vision for Santa Fe of what we cherish and wish to preserve.

1.7 GENERAL PLAN THEMES

The policies of this document reflect 14 overall themes that track the results of the public survey. These themes are followed by discussion in *italics*. For purposes of this section the themes are equally weighted. However, the Planning Commission and the governing body have the right to prioritize these themes, either within specific cases or as a matter of general policy.

1.7.1 AFFORDABLE HOUSING

Actively participate in the creation of affordable housing.

Opportunities are provided for housing for all income segments of the population in all areas of the city, while restricting the supply of large lot housing, which belongs in rural areas outside the city and not inside it. Housing affordability will also be aided by not artificially limiting the supply of land or the rate of growth. Active efforts to increase the supply of affordable housing are outlined. Affordable housing is provided close to jobs to promote transit use.

1.7.2 QUALITY OF LIFE

Enhance the quality of life of the community and ensure the availability of community services for residents.

The General Plan seeks to promote interests of the community-at-large over private ones. Tools are provided for the public to be meaningfully involved in ongoing planning and decision making.

1.7.3 TRANSPORTATION ALTERNATIVES

Reduce automobile dependence and dominance.

The General Plan outlines a comprehensive strategy, including structuring of land uses to reduce automobile dependence and policies for neighborhood design which promote transit and alternative modes. The Plan delineates Transit Intensive Corridors that will have high frequency bus service, and locates sites for two intermodal (rail and bus) stations. The Plan also calls for preparation of a Transportation Demand Management Program and parking policies that make Downtown more accessible to local residents.

1.7.4 ECONOMIC DIVERSITY

Develop and implement a comprehensive strategy to increase job opportunities, diversify the economy, and promote arts and small businesses.

The General Plan includes policies to promote economic development and the arts; a strategy is outlined in the Community Economic Development Plan, a separate document maintained by the city. Themes of the strategy include regionalism, sustainability, quality of life, equity of education, economic opportunities, and diversification. The General Plan locates sites for arts and new businesses in a variety of settings.

1.7.5 SUSTAINABLE GROWTH

Ensure that development is sustainable and that growth, conservation, redevelopment, and natural resource protection are balanced.

There is clear consensus that growth should not diminish the quality and diversity of natural resources. Sensitive resources that require protection are mapped in the Plan, and resource-based development standards and project review procedures are established. The General Plan seeks to permit development only upon known and certain availability of water, and requires new growth to pay the costs of securing additional water rights. The Plan calls for adoption of an adequate public facilities ordinance.

1.7.6 REGIONAL PERSPECTIVE

Maintain a regional growth management perspective and work with other private and governmental entities towards that goal.

The destinies of the city and the surrounding areas are intertwined. The General Plan encourages city and other local, state, and federal agencies to work together on policies that are mutually supportive and to maintain consistent standards in the area surrounding the city. The Plan outlines a structure for long-range planning to be anticipatory and for the phasing of growth to minimize infrastructure costs. The Plan calls for preparation and implementation of a Growth Monitoring Program with both short-term and long-term elements.

1.7.7 WATER

Undertake comprehensive efforts to conserve water and ensure adequate supplies with growth.

Growth is likely to increase reliance on imported surface water and require active steps to increase the available water supply. The Plan provides a comprehensive strategy to promote conservation, recycling, and recharge. In addition, the Plan requires the adoption of a Comprehensive Impact Fees Program to pay the costs of capital facilities including water supply. Alternative methods of allocating the costs of securing and providing additional water to new water system customers will be examined in terms of those alternatives' projected impact on existing and new residents and businesses, impacts on affordability and other growth management objectives expressed in this plan, requirements for additional customers, and ways cost impacts could be mitigated.

1.7.8 CHARACTER

Maintain and respect Santa Fe's unique personality, sense of place, and character.

Increasing travel and communication have diminished the remoteness that Santa Fe's high desert location once afforded. One of the country's oldest cities, the city today faces the prospect of being overwhelmed by run-of-the-mill late twentieth century development. Residents have unequivocally stated that new growth should not erode the qualities that contribute to Santa Fe's unique character and ambiance. The General Plan delineates an Urban Growth Boundary and calls for stronger urban/rural edges. Land use and urban design standards, and guidelines for new and infill development are also included.

1.7.9 URBAN FORM

Promote a compact urban form and encourage sensitive/compatible infill development.

Promotion of a compact urban form has been a major criteria in selecting new growth areas. Growth and reintensification areas have been selected to minimize distances between different parts of the city, and between job centers and residential areas. Incentives are provided to promote infill development.

1.7.10 COMMUNITY-ORIENTED DOWNTOWN

Put community activities back into Downtown.

The loss of the Plaza area as a center of community activity and services is a major concern of many residents. While establishments such as drug, grocery, and small-scale service stores serve residents and office workers, they are unable to survive given the high rents that proliferation of tourism-oriented establishments have caused. The Plan outlines economic development components and steps to ensure that these vital activities can return to and survive in Downtown and are easily accessible to residents. Creation of a Public Market in Downtown is also identified.

1.7.11 COMMUNITY-ORIENTED DEVELOPMENT

Orient new development to the community; foster public life, vitality, and community spirit.

Plan policies call for new development to be oriented to established neighborhoods, to urban context, to pedestrians, and to promote active street and outdoor life. Urban design standards are offered that seek to prevent neighborhoods from being isolated from each other but to maintain a continuum of urban fabric, particularly regarding public access and vehicular/pedestrian circulation. Parks, open space, and neighborhood services are located within neighborhoods.

1.7.12 MIXED USE

Provide a mix of land uses in all areas of the city.

The General Plan provides a mix of compatible uses that fulfill everyday retail and service needs in existing and new neighborhoods. This urban structure affirms Santa Fe's traditional development pattern.

1.7.13 REVIEW PROCESS

Streamline the planning and development review processes.

Greater certainty in the planning process will benefit residents and project proponents, and facilitate long-range capital improvements planning. The General Plan proposes establishing thresholds and procedures for detailed environmental and neighborhood impact analysis. The approval process for small and routine projects that do not exceed the minimum thresholds will be "streamlined" by requiring only administrative review tracks rather than public hearings.

Neighborhood participation in the planning process is assured through public review and approval of projects by the Planning Commission, Summary Committee, Board of Adjustment, and the Governing Body.

1.7.14 IMPLEMENTATION

Ensure consistency between the General Plan, implementing ordinances (including zoning and impact fees), and the Capital Improvements Program (CIP).

With this General Plan, the city is committing itself to consistency between the General Plan and the implementing programs and regulations, including zoning and subdivision regulations and the CIP. Criteria and procedures to ensure consistency between the General Plan and Zoning Ordinance are also established, including an orderly process for General Plan amendments.