

GROWTH MANAGEMENT

4 GROWTH MANAGEMENT

Growth management is one of the primary concerns of Santa Fe residents. In fact, growth itself creates many of the problems cited by residents in the public survey including traffic congestion, uncertainty about water supply, questions about educational quality and facilities, and loss of open space. Growth management is addressed throughout this Plan by policies that direct the timing, location, character, and quality of new development.

Promoting infill development over development at the periphery of the city is a key component of growth management. Providing for a mix of housing densities and products is essential to promoting a balanced socioeconomic profile for all neighborhoods within the city. Infill development can be designed to be fully compatible and to integrate with surrounding neighborhoods, at densities that support the construction of affordable housing.

Growth management also involves providing an appropriate balance between residential growth and growth in employment opportunities. This is of particular concern in Santa Fe where the cost of housing has out-paced the income of many residents. The broad relationships between employment-based land and residential land supplies as they currently exist have been analyzed to assist in determining the mix of land uses that may be needed when planning and developing large tracts of vacant land. The existing jobs-per-dwelling ratio is 1.2 in the Urban Area and 1.0 jobs-per-dwelling in the entire region.

During public hearings for both the city and county general plan updates, citizens have repeatedly called for city/county cooperation in addressing growth management issues and have increasingly demanded a coordinated approach to regional planning. Experience across the country has demonstrated that meaningful growth management cannot be successful if attempted by one jurisdiction in isolation from neighboring jurisdictions.

Both the city and county general plan updates propose changes to the existing development patterns to decrease sprawl and create affordable housing serviced in a more cost-effective way by existing infrastructure. The city's policy of using infill to produce a more compact urban form and the county's policy of directing growth to new communities can not achieve what both intend unless there is collaboration between the two jurisdictions. Without city/county cooperation, these policies will simply mean more growth rather than directed growth.

The following themes and guiding policies apply to this chapter:

THEMES

- Quality of Life - Enhance the quality of life of the community and ensure provision of community services for residents.
- Transportation Alternatives - Reduce automobile dependence and dominance.
- Sustainable Growth - Ensure that development is sustainable and that growth, conservation, redevelopment, and natural resource protection are balanced.
- Regional Perspective - Maintain a regional growth management perspective.

- Water - Undertake comprehensive efforts to conserve water and ensure adequate supplies with growth.
- Urban Form - Promote a compact urban form and encourage sensitive/compatible infill development.

GUIDING POLICIES

4-1 GROWTH MANAGEMENT METHODS

- 4-1-G-1 Recognize that managing growth will enhance the quality of life for Santa Feans.
- 4-1-G-2 Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
- 4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life and to ensure a financially and environmentally sustainable community.

4-2 POPULATION GROWTH AND PROJECTIONS

- 4-2-G-1 Plan for a growing Urban Area and region based on projected increases in population, related increases of housing stock and corresponding resource requirements.
Planning projections should include the amount and demographic characteristics of population growth as well as the employment needs of all segments of that growth.
- 4-2-G-2 Monitor annual residential and commercial growth along with increased demands for public services and utilities.

4-3 GROWTH MANAGEMENT—THE REGION

- 4-3-G-1 Attain and exercise greater land use authority outside the Urban Area by working with the county to mutually plan for the Regional Area.
- 4-3-G-2 Work with the county to promote a compact urban form by planning and regulating the Santa Fe region, substantially reducing the rate of suburban sprawl throughout the region.
- 4-3-G-3 Work with the county to define, plan, and regulate the Santa Fe region as one area.
- 4-3-G-4 Work with the county to ensure effective growth management.
- 4-3-G-5 Work with the county to discourage new subdivision of land outside the Urban Area, to emphasize compact urban form, and to provide protection to small traditional communities.
- 4-3-G-6 Work with the county to regulate land use along major roadways within the region, including but not limited to Interstate 25, Highway 14, Highway 285, and the Relief Route, to protect visual and aesthetic qualities.

- 4-3-G-7 Work with the county to provide detailed regionwide planning in the areas of land use, utilities, open space, and transportation.

4-4 GROWTH MANAGEMENT—THE URBAN AREA

- 4-4-G-1 Promote infill residential development in the same historical pattern as has traditionally occurred, to make more efficient use of existing infrastructure.
- Strategies to achieve residential infill include simple lot splits, construction of accessory units and even "granny flats." When new development emulates older patterns of development we will maintain a traditional Santa Fe environment.*
- 4-4-G-2 Initiate annexation (s) and master planning for the entire Urban Area (with the exception of the Agua Fria Traditional Historic Community) rather than consider numerous privately-initiated annexation requests.
- 4-4-G-3 Recognize water demand as a critical factor in calculating and determining appropriate annual growth rates.
- 4-4-G-4 Promote a balance between residential development and new employment opportunities in detailed plans prepared for the future growth areas.
- 4-4-G-5 Ensure that water conservation will become an ongoing educational and regulatory activity of the city, rather than a temporary crisis-management tool.
- 4-4-G-6 Promote a balance between residential and employment-based development in order to achieve self-sufficiency within large projects.
- 4-4-G-7 Ensure that specifically verified affordable housing will be a priority in any growth rate ordinance.
- 4-4-G-8 Identify specific infill sites that should develop at densities greater than existing zoning allows.
- 4-4-G-9 Prepare the Urban Area so that it can absorb two-thirds of all regional growth between 2000–2020.

4-5 URBAN AREA STAGING PLAN

- 4-5-G-1 Guide the orderly expansion of development within the Urban Area by prioritizing the construction of infrastructure, cultural amenities, and other public services.

4.1 GROWTH MANAGEMENT METHODS

The term "growth management" often means different things to different people. Some use it as a code to stop growth; others believe that it means that local governments should simply provide all services needed for land development whenever and wherever that demand occurs. This Plan defines "growth management" as:

- Identifying the proper geographic location of various land uses for future growth;

- Determining the appropriate scale and intensity, or density, of future growth; and
- Establishing an appropriate rate, pace, or phasing of future growth, based on natural and financial resources required to sustain that growth.

The city, working with the county, has an excellent opportunity to achieve meaningful growth management during the initial decades of the twenty-first century. However, the following methods must be employed together to create the type of compact urban form and efficient development pattern proposed in this Plan:

1. **Urban Area Boundary** - For over 20 years, the various city plans have recommended an urban boundary for Santa Fe. This Plan continues that tradition and establishes the urban boundary on readily identifiable physical barriers such as Interstate 25 and the Relief Route. Beyond the Urban Area boundaries, the Plan does not advocate large expenditures of money for utility extension or road building, nor does the Plan advocate large amounts of new development. The creation of a separate county water system and the extension of water lines outside the Urban Area may undermine the goal of a well-defined compact urban form. Regional planning and cooperation between the city and county are essential as increased pressure mounts for development of land outside the Urban Area.
2. **Annexation** - In order to achieve a compact urban form, the city should be prepared to annex land designated for growth within the Urban Area. The city must obtain greater authority over land development outside the urban boundary to make more efficient use of resources within the Urban Area.
3. **Increased Densities** - In both "infill" and "future growth" areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows. This approach does not necessarily require greater building height, but rather greater massing on specifically identified infill sites within the Urban Area. Smaller subdivided lots and smaller homes help create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand as the general population ages during the upcoming decades.
4. **Decreased Densities** - The mountains and major highways are key features in defining the edges of Santa Fe's physical development. These boundaries are important aspects of the community's sense of health and well-being and give visual proof that land is more than a mere commodity in Santa Fe. However, this sense of land preservation and overall community interest clashes with a highly prized American value of individual property rights. A Transfer of Development Rights program is one answer to that land use planning conflict.
5. **Transfer of Development Rights** - Local governments have saved open space, farmland, and environmentally sensitive lands using this method. Transfer of development rights allows landowners and developers to develop land in areas more appropriate for development while leaving other lands undeveloped. This is often achieved by providing increased densities to the developer in what is referred to as a "receiving area," in exchange for the developer keeping undeveloped the land to be saved, referred to as a "sending area." Usually this is achieved by deeding the land to a conservation trust.

6. **Growth Rate Ordinance** - Some cities have regulated, by ordinance, the number of annual residential building permits granted. Because Santa Fe has high housing prices and has been losing an increased share of regional growth to outside its urban boundaries, this Plan does not suggest that a growth rate ordinance be applied to the Urban Area.
7. **Commercial Centers vs. Strip Development** - Since World War II the predominant development pattern in Santa Fe has been the creation of large residential subdivisions surrounded by a grid of major thoroughfares lined with strips of commercial buildings. This development pattern caters to and encourages automobile use, and often makes pedestrian access from the internal residential areas impossible by building walls on property lines that adjoin housing areas. This development pattern exists in Santa Fe along Cerrillos Road and St. Michael's Drive.

Prior to the 1950s, Santa Fe's commercial center surrounded the Plaza, and residential areas ringed the commercial heart of the city. This Plan attempts to move commercial and other nonresidential uses off major arterial roads and into neighborhoods, particularly in the future growth areas. This helps encourage pedestrian use in the Urban Area and creates centers or "nodes" that are easily served by the bus system. The centers must be clearly shown on all development plans and described to potential residents. In addition, key components of the centers such as community centers, post offices, and at least some of the retail buildings must be constructed in the initial phase of the development.

8. **Urban Area Staging Plan** - To direct public and private expenditures, this Plan recommends a staging plan which sets priorities for development in various locations of the Urban Area, using five-year increments. Based on the availability of nearby utilities, especially sewer and water lines, and adequate road capacities, there are certain vacant or underdeveloped lands within the Urban Area that should receive a higher priority for future development than other areas. This chapter identifies those priorities and areas.
9. **Housing Needs and Growth Analysis Program** - The Planning and Land Use Department will conduct a housing needs and growth analysis for the city that will include previously approved but unbuilt housing projects. This information will provide a means of identifying needed housing products in under-supply and can be used to evaluate the possible future need for other growth management.

Summary - These growth management methods are the foundation of this General Plan. All are used in various ways to integrate and guide the development of the Santa Fe area to year 2020 and beyond. The list of growth management methods reflects an integrated approach and should not be used as a menu from which to select some methods and exclude others. All of the methods listed are critical to providing balance to the Plan.

4.2 POPULATION GROWTH AND PROJECTIONS

From 1980-1994 population growth in the lands outside the Urban Area added nearly as many people as did growth in the city. Table 4.1 shows the growth in the city, the

unincorporated Urban Area, and lands outside the Urban Area between 1980–1994. Figure 4-1 shows the boundaries of these areas, as well as the city planning boundary which includes important lands outside the Urban Area. As of 1994, the city and unincorporated Urban Area had a combined population of 71,500 while the surrounding area had an estimated population of 22,500. Combined, this larger Santa Fe area had an estimated 1994 population of 94,000 and had been growing at an overall annual rate of 2.7 percent.

Table 4.1 also shows that the city and the lands outside the Urban Area added about the same population from 1980–1994. Both areas increased by over 13,000 people in 14 years, or approximately 1,000 additional residents per year, on average.

	POPULATION		TOTAL POPULATION ADDED	POPULATION ADDED PER YEAR	ANNUAL GROWTH RATE ²
	1980	1994			
City of Santa Fe	49,000	62,500	13,500	964	1.7%
Urban Area (Outside City)	6,000	9,000	3,000	214	2.6%
Urban Area Total	55,000	71,500	16,500	1,179	1.9%
(Outside Urban Area)	9,000	22,500	13,500	964	6.5%
Regional Total	64,000	94,000	30,000	2,134	2.7%

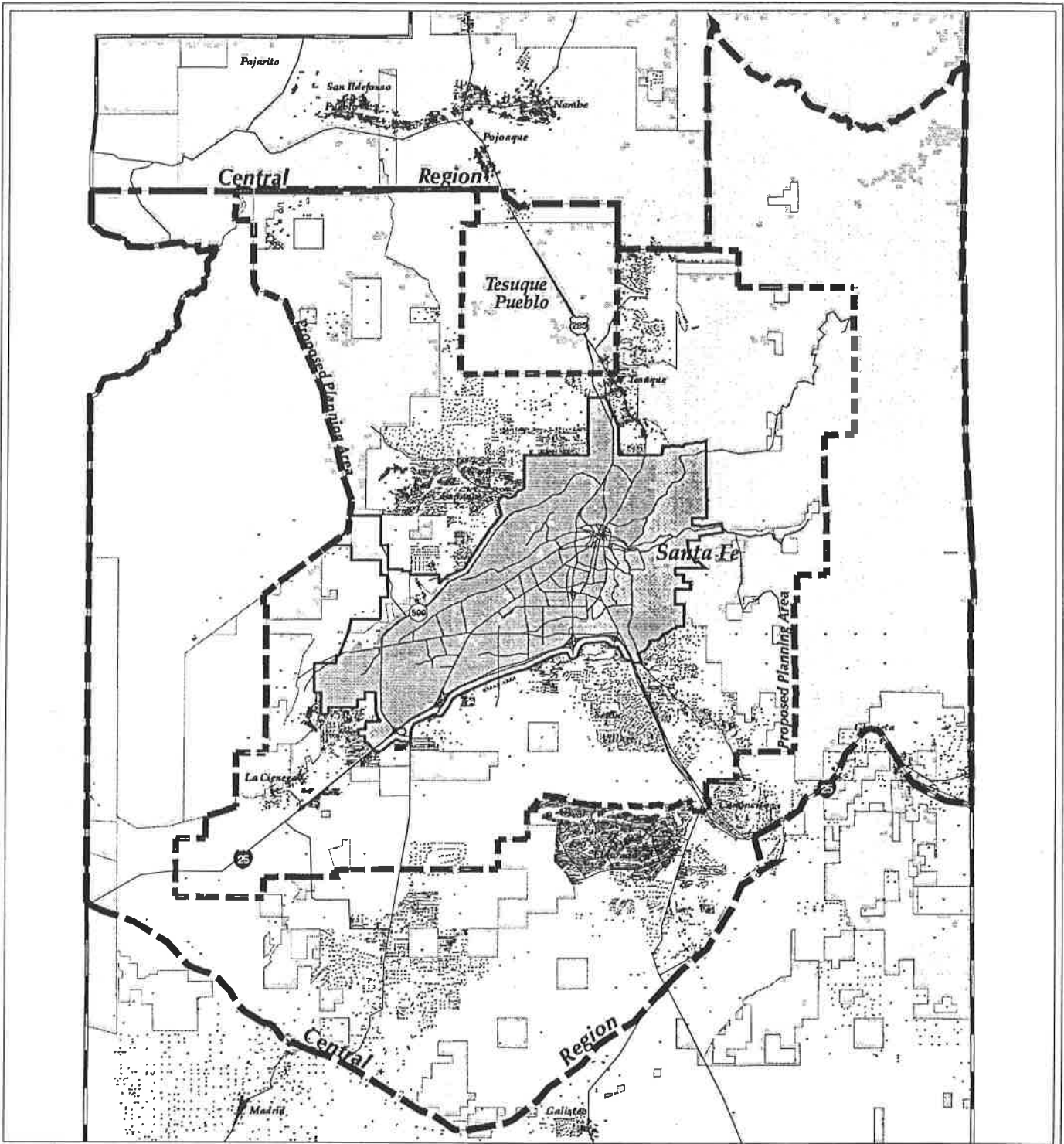
¹ Figures in table are rounded.
² Compounded annual rate rounded to nearest tenth of a percent.

4.2.1 REGIONAL POPULATION PROJECTIONS

The *Santa Fe County Population and Housing Study* (John Prior & Associates 1994) provided population and housing unit projections through 2020 for Santa Fe County, including the county’s central region in which the city is located. Based on national demographic trends and recent local migration trends, the report projects that the region will contain 115,000–126,000 residents by 2020 (Table 4.2). This would mean an increase of 20,000–30,000 residents and 10,000–15,000 housing units between 1998–2020.

4.2.2 URBAN AREA POPULATION PROJECTIONS

The 1997 estimated Urban Area population of 74,000 includes approximately 63,000 city residents and 11,000 residents in the unincorporated lands. By 2020, the Urban Area is projected to absorb 17,000–25,000 of a possible 30,000 additional residents in the region. The lower figure of 17,000 represents a status quo approach to development within the Urban Area in relation to the region. The higher figure of 25,000 represents an aggressive approach to infrastructure development within the Urban Area and greater development restrictions outside the Urban Area—two overarching policies needed to change a 20-year trend of increased relative amounts of growth outside the Urban Area.



Planning Boundaries

City, Urban Area, Planning Area & Regional Boundary

- City of Santa Fe
- Proposed Urban Area
- Federal, State & Indian Lands
- Proposed Planning Area Boundary
- Central Region Boundary (From County Population & Housing Study)
- County Boundary
- Developed Areas



City of Santa Fe

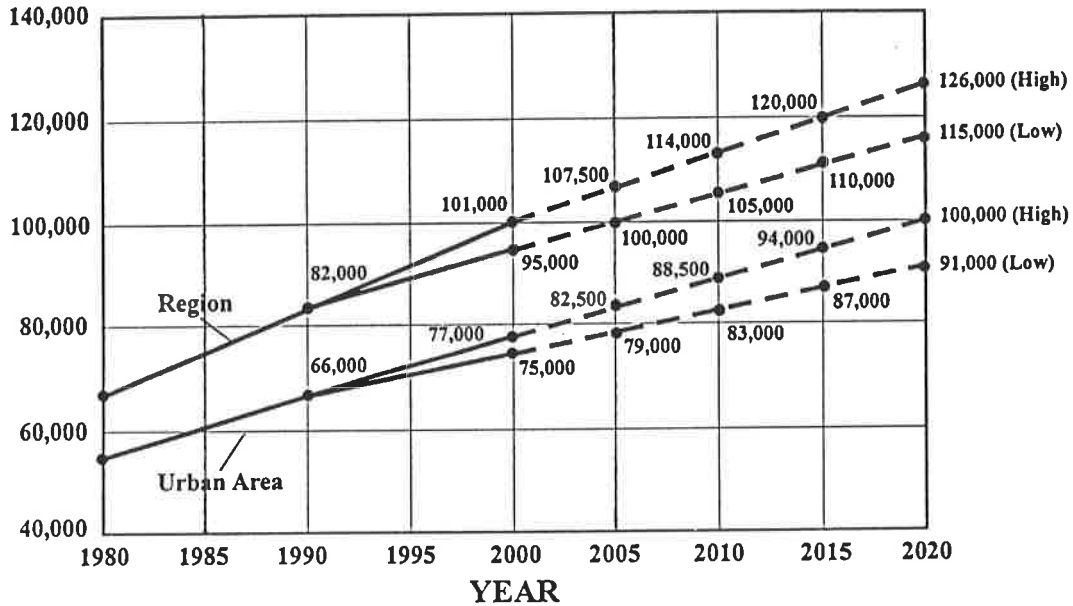
GENERAL PLAN

April 1999

Figure 4-1

**TABLE 4.2
POPULATION PROJECTIONS**

POPULATION



ANNUAL GROWTH RATES:

	<u>2000-2010</u>	<u>2010-2020</u>
Region		
- High Projection	1.2% (690 DUs/yr)	1.0% (640 DUs/yr)
- Low Projection	1.0% (525 DUs/yr)	1.0% (525 DUs/yr)
Urban Area		
- High Projection	1.4% (575 DUs/yr)	1.2% (575 DUs/yr)
- Low Projection	1.0% (425 DUs/yr)	1.0% (425 DUs/yr)

Notes:

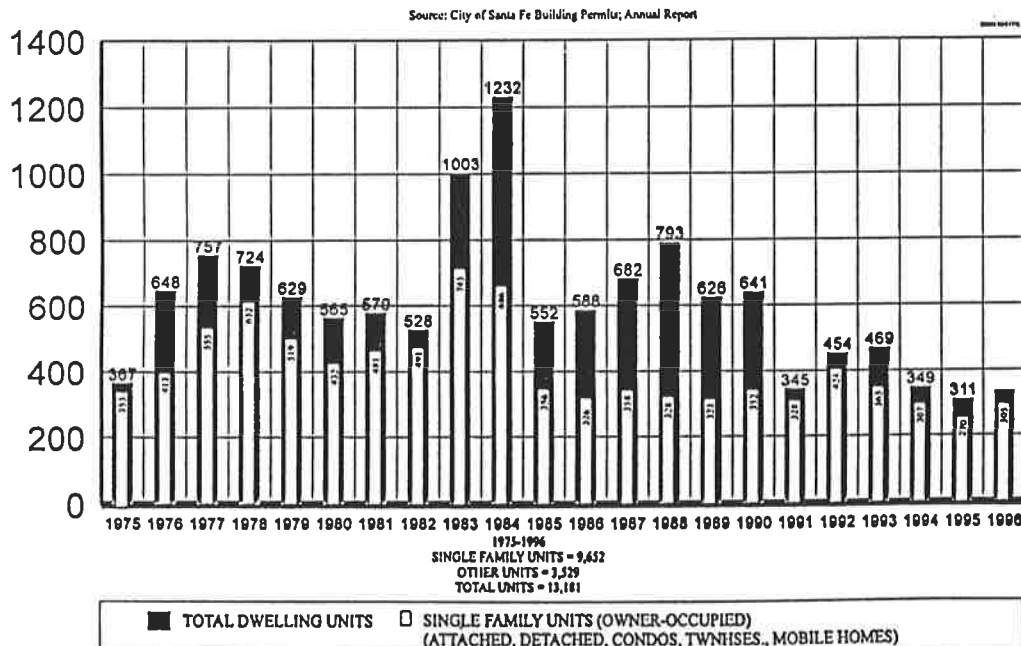
- Regional population figures taken from "Santa Fe County Population and Housing Study" (John Prior Associates, 1994).
- Dwelling Unit (DU) projections assume 95% occupancy rate and 2.0 persons per occupied unit for future growth.
- Figures in graph are rounded.

4.2.3 URBAN AREA—RECENT TRENDS

Residential development during the 1990s has not only occurred at lower growth rates, but also at lower actual numbers of population increase and new dwelling units. The city averaged 715 new housing starts per year, from 1980–1989. That yearly average dropped to 415 new housing starts between 1990–1996. And since 1994, the city has averaged only 333 new housing starts per year—a 20-year low (see Table 4.3). Whether the slow down in growth is short-term in duration (3–5 years), or a longer term trend, is uncertain. There is, however, some legitimacy to the idea that the past 15–20 years have represented the height of a nationwide, even worldwide, discovery of Santa Fe and that tourist-initiated growth of newcomers settling in Santa Fe may in fact be ebbing.

It would appear that only an economic development program aggressively aimed at attracting national firms and corporations would lead to a growth rate in the 1.3 to 1.4 range over the next 20–25 years. Lower median housing prices in Santa Fe may have the effect of attracting more residents from the surrounding locales back to the immediate Urban Area. However, it is doubtful that lower housing prices alone, would create an average annual growth rate of 1.3 or 1.4 percent in the coming decades.

TABLE 4.3
CITY OF SANTA FE NEW DWELLING UNITS BY YEAR



4.2.4 HOUSING PROJECTIONS

The county population and housing study predicts that over 15,000 additional dwelling units will be required to house the higher projection of 30,000 added residents within the central region. This population-to-dwelling unit ratio represents only two persons per house, on average, for the projected overall regional growth and reflects a continuing downward trend of household size which has been occurring for several decades. This future decline in household size will be a direct result of the aging "Baby Boom" generation, a process affecting the entire nation. Based on the projected regional ratio of 2.0 persons per dwelling unit, an Urban Area population increase of 17,000–25,000 residents could be expected to require 8,500–12,500 additional housing units between 1998–2020. The goal of this Plan is for the Urban Area to absorb a minimum of 20,000 people and 10,000 dwellings, or two-thirds of the regional growth by 2020.

The county study sets out projected demand for new housing units in five-year increments, based on 30,000 added residents between 1998–2020. The projected demand for new housing units for the entire region in five-year increments is shown in Table 4.4.

Years	Total Added DUs	Dwelling Units Per Year		
		Regional	Urban Area*	Outside UA *
1998–2000	2,343	781	520	261
2001–2005	3,528	706	470	236
2006–2010	3,368	674	450	224
2011–2015	3,322	665	444	221
2016–2020	3,078	616	410	206
TOTALS	15,639	680	455	225

* Column shows distribution of new dwelling units if two-thirds of regional projection were located within Urban Area.

Table 4.4 shows what the region (including the Urban Area) may expect for new housing demand in five-year increments including the three-year increment of 1998, 1999 and 2000. These regional and Urban Area projections can be compared with 1983 and 1984 when the City of Santa Fe, alone, approved the construction of over 1,000 new housing units each year.

The "per year" figures in Table 4.4 provide annual growth projections which can be compared to yearly residential building permits and construction activity in order to create a reference point to help guide policy making. Any consideration of a residential growth rate ordinance should use the annual figures in Table 4.4 as a basis for discussion.

4.2.5 CHANGING DEMOGRAPHICS: 2000–2020

The most dramatic change within the Santa Fe region through 2020 will be the overall aging of the population, rather than the high rate of population growth which marked the 1970s and 1980s.

By year 2020, there may be fewer residents in the region between ages 35–54 than there are today. Meanwhile, residents aged 55 and older will have increased by nearly 17,000. A full 27 percent of the region's population may be aged 65 and older by 2020. Between 1990 and 2020 the region's number of residents age 65 and older will have tripled.

The county study projects that of the 13,300 new housing units built between 2000–2020, 9,300 (70 percent) will need to be owner-occupied in some form. An estimated 8,600 of these new owner-occupied units may be occupied by residents aged 55 and older. Among this age group, the average "persons-per-dwelling" is only expected to be 1.5. Meanwhile, an estimated demand may also exist for approximately 4,000 additional rental units (30 percent of all new units) in the Santa Fe region between 2000–2020.

As a result of these and other factors, including Santa Fe's current lack of affordable housing, there may be a greater need to provide small homes on small lots that require less maintenance and are located near urban services and facilities. While city planners have historically advocated this type of development pattern for fiscal reasons, it may be that the region's residents will increasingly demand this form of development from local governments and land developers.

4.3 GROWTH MANAGEMENT—THE REGION

Growth management in the Santa Fe region can only be effective if the entire region is planned and regulated as one area. Effective growth management for Santa Fe means addressing land outside the Urban Area as well as land within the Urban Area. While the city has designated water and sewer service areas, the city must work with the county to create effective growth management for the larger Santa Fe region.

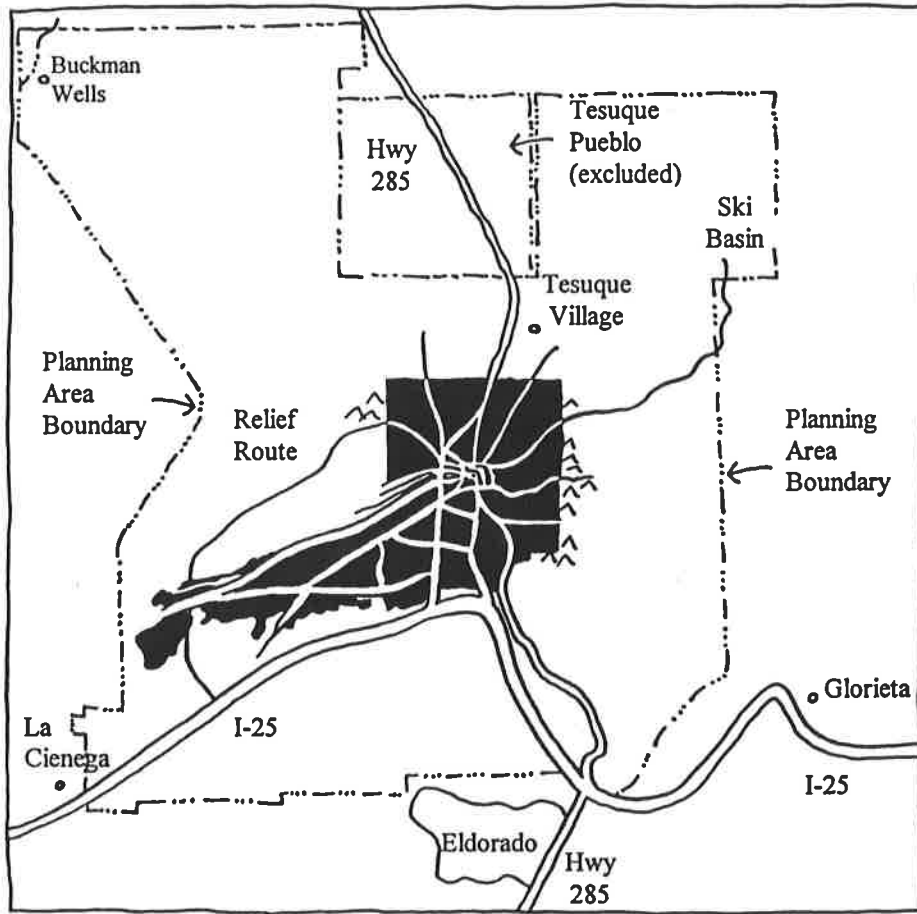
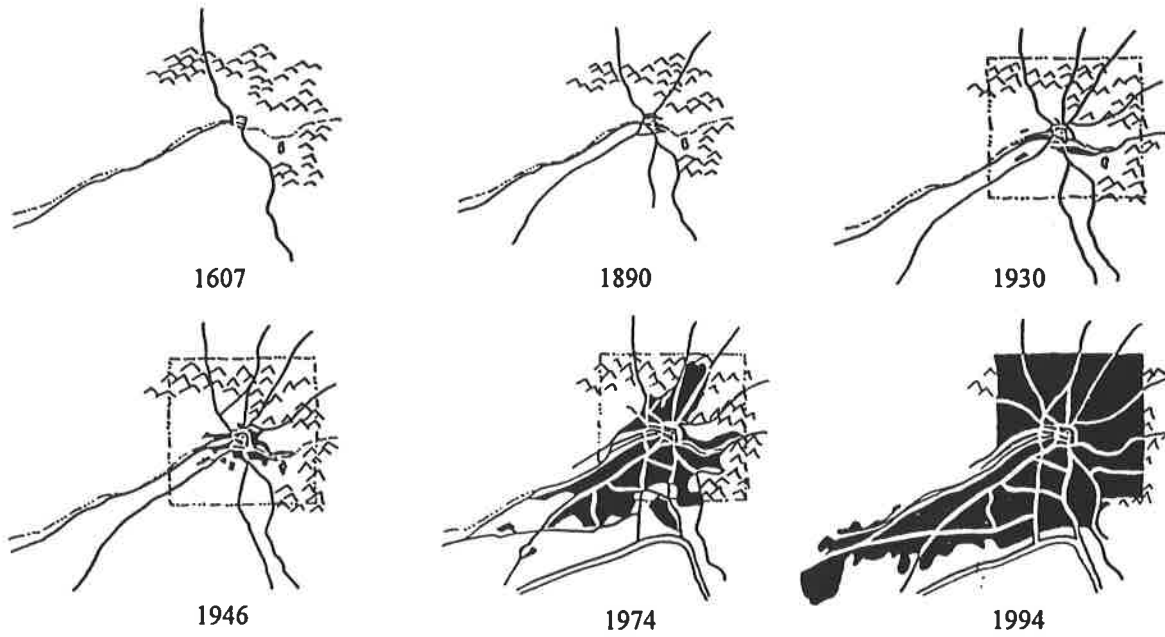
Santa Fe's development indicates that the original land grant of 25 square miles contained the growth of Santa Fe for nearly 350 years until the 1970s (Figure 3-2). The proposed city planning boundary contains various physical and visual features that require it to be planned and regulated as one area. The key features to be included within the proposed 325 square mile city planning boundary are:

- Santa Fe Ski Basin to the northeast,
- Interstate 25 from the southwest where motorists first glimpse Santa Fe,
- Buckman wells and Rio Grande to the northwest, and
- A population of 95,000 as of 1997.

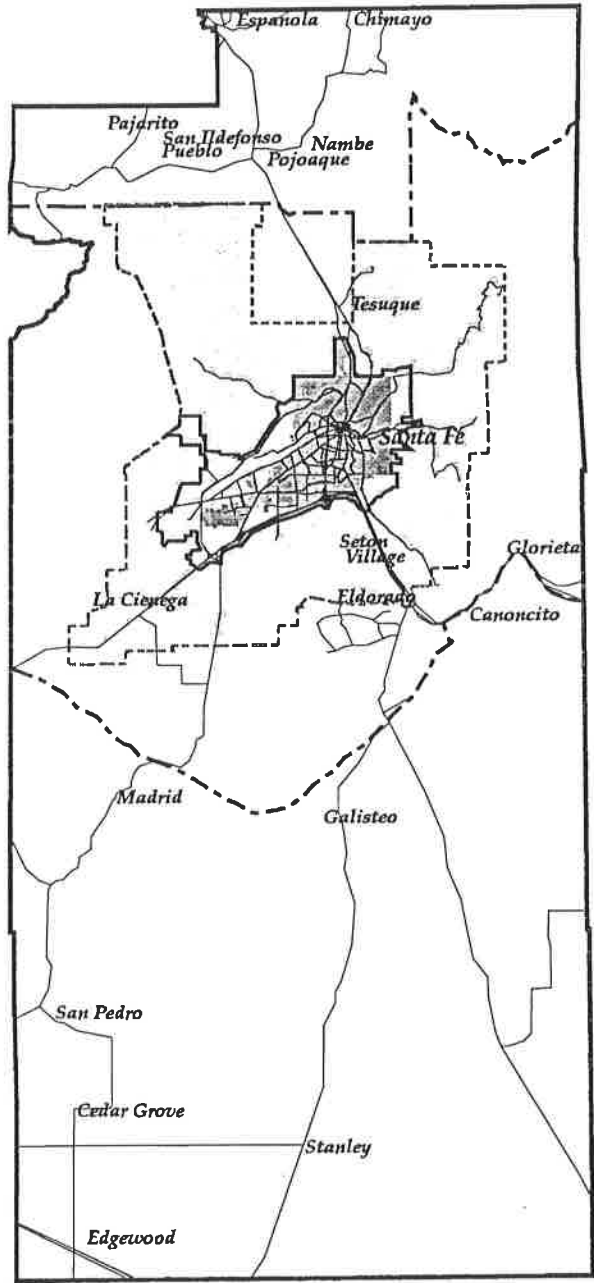
Figure 4-3 shows the regional boundaries within Santa Fe County.

Historical Development and Planning Areas




Figure 4-2

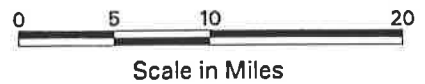


1999



Santa Fe Region & Urban Area within Santa Fe County

-  Proposed Urban Area Boundary
-  Proposed Planning Area
-  Central Region Boundary (From County Population & Housing Study)



City of Santa Fe GENERAL PLAN

April 1999

Figure 4-3

4.3.1 LOCATION OF REGIONAL GROWTH

Projected regional growth of 30,000 additional residents by 2020 raises a critical question—where should development occur to house these residents?

An addition of 30,000 people requires that as many as 15,000 new housing or dwelling units may be needed in the region by 2020. The Urban Area contains large, vacant tracts of land which could absorb most, if not all, of this growth. This Plan estimates an Urban Area buildout capability of over 20,000 dwelling units based on higher density requirements and existing vacant land. While some growth can be expected to continue outside the Urban Area, the city might alleviate some of that growth pressure by providing the needed infrastructure to induce development within the Urban Area.

The county's *Population and Housing Study* states that 37 percent of all housing built will be needed for low income households. This points to a need for urban scale development of smaller lots and smaller homes. The most appropriate location for this type of development is within the Urban Area.

As stated in the county's general plan, new development in and around traditional villages (La Cienega, Agua Fria, Tesuque, etc.) should be limited and at a scale consistent with the historic development patterns of those villages. Large scale development in and around these villages is not appropriate and not generally consistent with village character. As these established village areas continue to grow, community-based commercial centers, at an appropriate scale, should also be encouraged.

Clustered, higher density development with commercial or neighborhood centers may be preferable to traditional large-lot development outside the Urban Area. Lower per dwelling unit costs of providing central water and sewer service, increased common open space, greater sense of community, decreased reliance on ground water and septic systems are some of the major advantages to higher density development. However, increased development pressure for clustered, higher-density development outside the Urban Area may draw demand away from the Urban Area and make it difficult to achieve the compact urban form this Plan promotes.

Developing a land use plan for the region outside the Urban Area should involve creating the same detailed land use locations as provided for the Urban Area in this Plan. Clustered higher-density development outside the Urban Area should be development "receiving" areas in transferring development rights from nearby open vacant lands to create vast acreage of surrounding open space. The number of these new clustered, higher-density areas should be strictly limited in number in the region.

4.3.2 WATER AND REGIONAL GROWTH

Water is an important factor in determining the overall growth, rate of growth, and location of growth throughout the Santa Fe area.

Growth in the Santa Fe region should be required to connect to the city's water and sewer system to control location of growth, protect the environment, and provide safe drinking

water. Future development outside the Urban Area, especially development relying on domestic wells and septic tanks, should be discouraged.

The Federal Energy Policy Act requires water-efficient fixtures in all new residential and commercial development. Under Federal Energy Policy Act requirements, estimated future water demand may average 142 gallons per person, per day, system wide in the Santa Fe area. As a result, each new dwelling unit and its proportionate share of commercial and industrial water demand would account for nearly 341 gallons per day, 124,465 gallons per year, or .38 acre-feet per year, system wide.

The projected regional population growth is identified as 30,000 through year 2020. If all regional growth were to connect to the city's water system, this would mean that 15,000 new dwelling units would be built and an additional 5,700 acre-feet of water would be needed annually. If a contingency of 20 percent were to be added, then a total of 7,125 acre-feet of water would be needed annually.

The additional 7,125 annual acre-feet of water needed to serve this projected growth to the year 2020 may not require additional water rights to be purchased by the city, but will require a surface water diversion system on the Rio Grande. This system, coupled with an aggressive program to use treated wastewater effluent for consumptive purposes as well as return flow credits, could provide water for the projected growth, while minimizing the use of groundwater reserves. These reserves could then be counted on for drought protection, as well as part of the city's long-term sustainable supplies.

The Future Land Use (Figure 3-2) reflects an Urban Area buildout of 30,000–35,000. Accommodating this Urban Area buildout population may require the city to purchase up to 2,500 acre-feet of additional annual water rights (this includes the 20 percent uncommitted reserve), particularly, if environmental factors limit the city's ability to utilize existing water resources. If the city is not able at any time to acquire enough water to serve existing city water needs, the Planning Commission and governing body may take steps to temporarily limit growth in the Urban Area until such time as sufficient water is available.

4.3.3 PLANNING FOR REGIONAL GROWTH

The following issues and problems exist outside the Urban Area:

1. **Subdivision of Land.** There are over 6,000 subdivided, vacant lots in the Extraterritorial Zone which could be residentially developed. Many of these lots were approved for development with individual domestic wells and septic tanks. There is a need to strictly limit all future subdivision of lands and building permits requiring domestic wells and septic tanks. It is important to the public health, safety, and welfare to protect the supply of groundwater, already relied upon by thousands of residents. There is a need for a sunset ordinance to address all existing and proposed master plans or development plans. Master plans or development plans may not be consistent with the General Plan and may cause a financial burden in regard to infrastructure and land use development. Plans shall be considered valid for a period of time. After the period of time, the master plans or development plans will be invalid.

2. **Road Capacity.** Detailed volume-to-capacity studies shall be conducted for identified areas of acute traffic congestion prior to any additional land development approvals being reviewed or considered. Adequate roadway construction and capacity has not kept pace with development in areas throughout the region. Transportation alternatives to the automobile are of primary importance. This promotes higher density development in the Urban Area versus continued low density development outside the Urban Area. Transit should only be extended to those areas outside the Urban Area that have land use plans.
3. **Water Supply.** The majority of the regional growth should occur within the Urban Area, in consideration of a number of factors: (1) the groundwater resources are finite and the consequences of their continued mining could be disastrous; (2) a soundly designed "regional" water system achieved in cooperation with our immediate neighbors is a necessity more than an option and most residents of this "region" should be served by a central water system for the purposes of consistent long-term quality and protection of the groundwater resources that supply their needs; and (3) because the regional approach contributes to securing supply sources for a large number of people, it also helps in reducing the per-capita cost of the necessary infrastructure.
4. **Sanitary Sewer.** High density development should not be allowed based on reliance upon on-site sanitary sewer facilities. The negative effects of septic tank proliferation do not stop at the city limits, and the need for centralized sewer systems in urban areas becomes more evident as the levels of nitrate contamination of the groundwater rises. Urban density development should only occur in specifically designated areas and should be conditional on a high feasibility of installing centralized sewer systems to serve those areas.
5. **Corridor Protection and Open Space.** Visual and aesthetic protection is required for major highways within the region, especially those acting as Urban Area boundaries. The traditional 50-foot and 100-foot setbacks are often ineffective because of the lack of natural screening vegetation and/or screening topography along many of the major roadways. Highway 14, Highway 285, Interstate 25, and the Relief Route should be visually protected and not transformed into commercial arteries. A corridor protection study shall be conducted and a plan developed for the region, and where limited development zones are mapped, a transfer of development rights will allow equivalent development capability within the Urban Area.

Open space must be specifically mapped in a plan which identifies publicly accessible lands, as well as private "reserves" required to enhance the openness of the Santa Fe landscape. Bureau of Land Management (BLM) holdings, as well as state-owned lands should be targeted for open space and conservation, not residential and commercial development.

4.4 GROWTH MANAGEMENT—THE URBAN AREA

Future Land Use (Figure 3-2) represents a possible buildout scenario for the Urban Area. The Urban Area is divided into five subareas (Figure 4-4) as follows:

- Infill Development and Tierra Contenta,

- Approved Development,
- Future Growth,
- Mountain/Corridor Protection, and
- Greater Agua Fria.

The boundaries of the lands comprising these five areas are shown on Figure 4-4. Infill development and Tierra Contenta have the highest priority for residential and commercial construction. Approved development areas include Tano and Santa Fe Estates. Future growth areas with large vacant tracts of land and development potential at urban densities include land south of Villa Linda Mall and land south of Tierra Contenta.

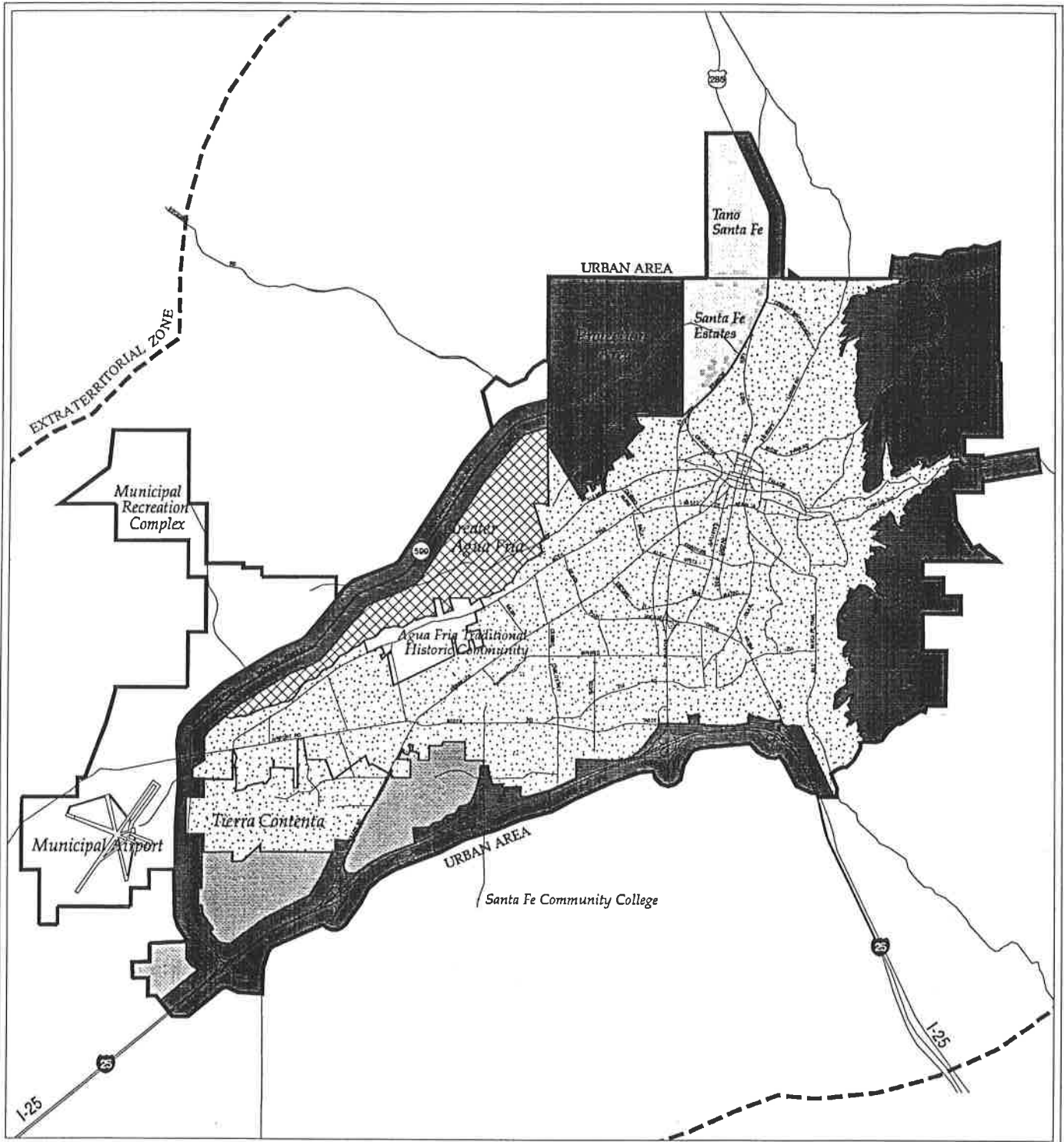
The buildout of the Future Land Use (Figure 3-2) includes approximately 15,000–25,000 more residents than the Urban Area is planned to contain by year 2020. So, while the Urban Area population may range from 91,000–100,000 by 2020, the Urban Area buildout reflects a population of approximately 115,000.

Table 4.5 indicates the total potential dwelling units and populations of the subareas in the Urban Area.








TABLE 4.5 DEVELOPMENT BY SUBAREAS	HOUSING UNITS AT BUILDOUT	POPULATION AT BUILDOUT
Infill Development (sites and subdivisions)	1,000	2,000
Tierra Contenta	5,800	14,000
Santa Fe Estates	1,200	2,400
Tano (Monte Sereno)	300	600
South of Villa Linda Mall	3,000	6,000
South of Tierra Contenta	2,500	5,000
Mountain/Corridor	500	1,000
Greater Agua Fria	1,200	2,400
TOTAL	15,500	33,400

The Urban Area has continued to grow to the south and southwest over the last two decades. Over 80 percent of the city's growth moved into the southern area. Continued development in this part of Santa Fe could cause acute volume-to-capacity road problems. An urban interchange at the Airport/Cerrillos Road intersection may be needed prior to 2020.

Left undirected and unchecked, growth will continue to push south across Interstate 25. The major impact of this growth direction would be on the road system in the southern part of the Urban Area. The geographic balancing of growth is an important consideration for the future of the Urban Area. Growth management in the Urban Area is addressed by the policies in this document. Growth management outside the Urban Area will require more study by the city. Other options related to growth management, such as adoption of a growth rate ordinance will be investigated, with particular attention paid to potential fiscal impacts.



Urban Sub-Areas

-  Proposed Urban Area Boundary
-  Infill Area
-  Approved Development
-  Future Growth
-  Protection Areas
-  Greater Agua Fria Area
-  Major Roads



Scale in Miles

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Figure 4-4

Approved Housing Units and 2020 Demand

It should be noted that as of 1997, the city had approved nearly 9,300 unbuilt housing units. This figure includes the following approvals:

DEVELOPMENT	UNITS
Tierra Contenta	5,800
Santa Fe Estates	1,200
Tano (Monte Sereno)	300
Other Subdivisions	2,000
Total	9,300

While the 9,300 approved-housing-units figure falls within expected demand for additional units needed by 2020 (8,500–12,500), it is uncertain what percentage of these approvals will be constructed. As a result, it may be necessary for the city to approve housing units in excess of expected demand for 2020.

4.4.1 INFILL DEVELOPMENT AND TIERRA CONTENTA

Infill development and Tierra Contenta represent the highest priorities for public investment for infrastructure and city services. The Urban Area has the potential to absorb 1,000 new housing units within the designated “infill area,” which includes vacant lots in existing subdivisions and vacant infill sites. Another 5,800 housing units are planned for the buildout of Tierra Contenta. Future Land Use includes recommendations for a number of vacant tracts as well as areas where redevelopment is encouraged in the infill area.

Tierra Contenta

This 1,421-acre development was initiated by the city in 1992–1993 with home construction beginning in 1995. The master plan calls for a total of 5,800 dwelling units at buildout (including 600 units for Hernandez/Herrera parcels) and could house 12,000–14,000 residents. Sweeney and Chávez Elementary Schools, Ortiz Middle School, and Capital High School are all built and ready to serve continued development of Tierra Contenta. One vacant secondary school site remains.

Approximately 96 acres have been set aside for retail and office development, while 763 acres (54 percent of the development) are devoted to residential use, 324 acres (23 percent) are reserved for a combination of developed parks and open space, and 61 acres will be used for roads. By the end of 1996, Tierra Contenta contained approximately 150 dwelling units.

4.4.2 APPROVED DEVELOPMENT

Two previously approved developments that will absorb large amounts of land include Tano (now, Monte Sereno) and Santa Fe Estates.

Tano (Monte Sereno)

The most recent master plan for this area proposes a total of 322 dwelling units on a total land area of 610 acres. While 276 units are planned for home sites of at least one acre each, the remaining 46 dwellings are scheduled to be clustered at the northern end of the development. A 35-acre 250 room hotel site is also planned for the northern end of the development. A 1.4-acre fire station site has been set aside, as well as nearly 55 acres of common open space along that portion of the site adjoining Highway 285.

Santa Fe Estates

This land first received master plan approval in 1978 but has remained largely undeveloped. The latest master plan, approved by the City Council in 1996, is bisected by the proposed Relief Route and includes a total land area of nearly 800 acres with approval for 1,200 dwelling units.

Approximately half of the added 1,200 dwellings will be rental apartments—436 south of the Relief Route (Foothills Apartments) and 157 to the north. A total of 231 single family detached units are proposed south of the Relief Route (including units 1 and 2) along with a 2-acre community services/fire station site and approximately 50 acres of public open space. That part of the master plan north of the Relief Route includes a village commercial center (14 acres), 483 owner-occupied units on 218 acres, a 10-acre active park site, and 125–130 acres of open space.

Summary

Tano (Monte Sereno) and Santa Fe Estates combine to equal 1,386 acres of land and a potential buildout of 1,522 dwellings and 3,000 residents. The two developments include a combined 270 acres of developed park and open space, which represent 20 percent of the total land area. The land use acreages, dwelling unit totals, and population totals at buildout in these developments are summarized in Table 4.6.

	TOTAL Acres	O.S./PARK Acres %	RESIDENTIAL Acres %	NONRES. Acres%	No Dwellings	Population
Tano (Monte Sereno)	610	55 (9%)	520 (85%)	35 (6%)	322	600
Santa Fe Estates	776	215 (28%)	317 (41%)	16 (2%)	1,200	2,400
TOTAL	1,386	270 (20%)	837 (60%)	51 (4%)	1,522	3,000

4.4.3 FUTURE GROWTH AREAS

Two areas have been identified within the Urban Area that could contain considerable future growth beyond what may be absorbed through “Infill” and “Approved” developments. These locations include vacant land south of Villa Linda Mall and vacant land south of Tierra Contenta.

Land South of Villa Linda Mall

Approximately 865 acres of vacant land exist between Villa Linda Mall and Interstate 25. In 1996, master plan approval was granted by the City Council for the Nava Ade Subdivision covering 146 of the vacant acres with a buildout of nearly 500 dwellings. An extension of Governor Miles Road will connect the development to Richards Avenue. Over 700 vacant acres remain and are in the process of being master planned.

The preliminary plan for this future growth area, including the Nava Ade Subdivision, includes a centrally located neighborhood Commercial Center surrounding a 2.5-acre Plaza Park. High and medium density residential development is located adjacent to the center to place more people within a quarter mile radius (10-minute walking distance) of the center for convenience, as well as to help provide the density necessary to support local businesses. Three separate business/employment parks totaling 70 acres are scattered throughout the area to provide ample opportunities for small and large firms. Continuous open space surrounds the master plan area with a minimum 300–400 foot setback of all homes from the Interstate 25 right-of-way. Total open space and park land equals over 200 acres, or 23 percent of the total land area. Potential buildout of this area, including Nava Ade, is 2,500–3,000 dwellings.

Land South of Tierra Contenta

There are approximately 650 acres of vacant land south of Tierra Contenta bordered on the west by the Relief Route. When developed with appropriate densities, this area could contain 2,000–2,500 dwelling units. A 4-acre plaza park is surrounded by a combination of neighborhood commercial uses, a mix of medium and high density residential development, a 2-acre public/community site and a 12-acre school site. A 35- to 40-acre community park site is located at the southern end of this future growth area, and two separate business parks are shown which total 70 acres.

The growth area would contain nearly 150 acres of open space/corridor protection land, and would be served by two north-south collectors with one of those collectors connecting to Tierra Contenta.

Summary

Large tracts of vacant, developable land exist south of Villa Linda Mall and south of Tierra Contenta. The General Plan projects a potential for 4,500–5,500 added dwelling units and 9,000–11,000 residents. The land use acreages, dwelling unit totals, and population totals at buildout for these developments are summarized in Table 4.7.

**TABLE 4.7
FUTURE GROWTH AREAS**

	TOTAL	ROW	O.S./PARK		RESIDENTIAL		OTHER NONRES.		No. DU s	POPULATION
	Acres	Acres%	Acres	%	Acres	%	Acres	%		
Villa Linda Mall	1,000	200 (20%)	150	(15%)	500	(50%)	150	(15%)	2,500–3,000	5,000–6,000
Tierra Contenta South	800	160 (20%)	190	(24%)	400	(50%)	50	(6%)	2,000–2,500	4,000–5,000
TOTAL	1,800	360 (20%)	340	(19%)	900	(50%)	200	(11%)	4,500–5,500	9,000–11,000

4.4.4 MOUNTAIN PROTECTION

The mountainous area to the east is defined by the 7,400 foot elevation contour line, the same elevation contour used in the Mountain Ordinance for the Extraterritorial Zone (adopted by the Extraterritorial Zoning Authority in 1995).

This Plan recommends that all new subdivisions in this area create lots no smaller than the 10 acre standard as recommended by this plan. Where city water or sewer service is available to serve a new subdivision, any clustering of lots that occurs should still be based on a gross density of 1 dwelling per 10 acres of land (i.e., no density bonus should be granted in calculating total number of dwelling units allowable within the subdivision). All tracts or parcels of land within the mountain area smaller than 10 acres and existing prior to adoption of this Plan, may be developed with one dwelling unit if they meet minimum lot size standards with reference to on-site well and septic use.

Based upon the above recommendation and already existing vacant subdivided lots and parcels in the mountainous area, a potential buildout of 300–400 additional homes in the mountainous area is possible. Recent rates of annual construction in the mountain area suggest 12–15 new homes are built each year. At that rate, approximately 300 new homes may be constructed by 2020.

4.4.5 GREATER AGUA FRIA AREA

The Urban Area also includes thousands of acres of unincorporated land which surrounds and includes the Agua Fria Traditional Historic Community. While Plan 83 viewed this area as a prime growth area (known as the Southwest Sector) and recommended densities allowing a buildout of nearly 20,000 additional dwelling units, this Plan recommends a less aggressive approach to development in this historically rural area.

The 1994 county housing study projects an addition of 800–1,100 housing units in the greater Agua Fria area by 2020. This is an annual average of approximately 35–50 new dwelling units for the entire area generally bounded by the Relief Route, the Santa Fe Land Grant Boundary, Agua Fria Road, Cerrillos Road, and Airport Road.

Public water and sanitary sewer infrastructure that belong to the city traverse, by necessity, the Traditional Historic Community of Agua Fria. This circumstance adds a complicating

factor to the everlasting question regarding the benefits of urban development versus those of maintaining the rural character of the area. The presence of major water and sewer lines is neither a guarantee of service to property nor a prerequisite for urban density development. While efficient use of this infrastructure for urban density development would require a different pattern of land division than what exists today (i.e., consolidation of the traditional long and narrow parcels into more conventional urban size lots), the preservation of the existing patterns would not necessarily preclude the implementation of centralized water and sewer systems. The cost of development, however, would be high and in some cases, prohibitive.

4.5 URBAN AREA STAGING PLAN

The purpose of the Staging Plan is to guide the orderly expansion of urban development within the Urban Area based upon the city's priority growth areas. Locations for future growth are scheduled by sequence and time period. Major planning efforts required to precede infrastructure construction are also identified in sequence. The Staging Plan accommodates the projected demand for urban land as described in Section 4.4 of the General Plan. The Staging Plan is based upon the following:

- Projected demand for urban land for development,
- Suitability of vacant land for the types of development projected,
- Maximizing the efficient use of existing public infrastructure,
- Ability of the city to extend infrastructure to new growth areas,
- Balancing residential and nonresidential growth, and
- Providing a geographic balance to new growth surrounding the historic core of the city.
- Priority areas for development are:
 1. Infill development areas and Tierra Contenta,
 2. Approved development areas, and
 3. Other urban subareas as identified.

The Implementation Plan provides major public infrastructure components and associated cost estimates. The cost estimates are preliminary and highly generalized. More accurate cost estimates will be developed for the city's CIP. The Staging Plan will be updated on an annual basis, along with the CIP. The staging sequence identified may be extended into a longer time frame, if necessary. Staging areas and time frames are shown on Figure 4-5.

4.5.1 STAGING AREA ONE (TO YEAR 2005)

Staging Area One covers the first period following adoption of this Plan. Staging Area One encompasses the highest priorities for urban growth, which are infill (including the Agua Fria area south of the Santa Fe River), approved development, and the future growth area south of Rodeo Road.

Infrastructure

The sewer system is currently operating at or near capacity in the area west of Villa Linda Mall. The area south of Rodeo Road is not presently served by the gravity flow sewer system. Remedying these conditions is a major component of the plan for Staging Area One. Construction of water/sewer infrastructure to address these areas will make new development feasible in the vicinity of Governor Miles Road between Cerrillos and Richards Avenue, which is a priority for Stage Two development.

Water and sewer service to infill areas located in the Agua Fria area south of the Santa Fe River is a priority due to health and safety concerns as well as the Plan's infill policies. A number of road construction projects are proposed for the Agua Fria area and the southwestern sector of the city. These road projects are intended to alleviate traffic congestion on Airport and Cerrillos Roads.

During Stage One, the primarily privately funded infrastructure development will also occur in Santa Fe Estates and Tano Santa Fe, two previously approved development areas.

A critical concern for Stage One is the ongoing replacement of aging water and sewer lines in the older parts of the city between St. Michael's Drive and Paseo de Peralta. Initiation of the Rio Grande Surface Water Diversion project will be a major expenditure.

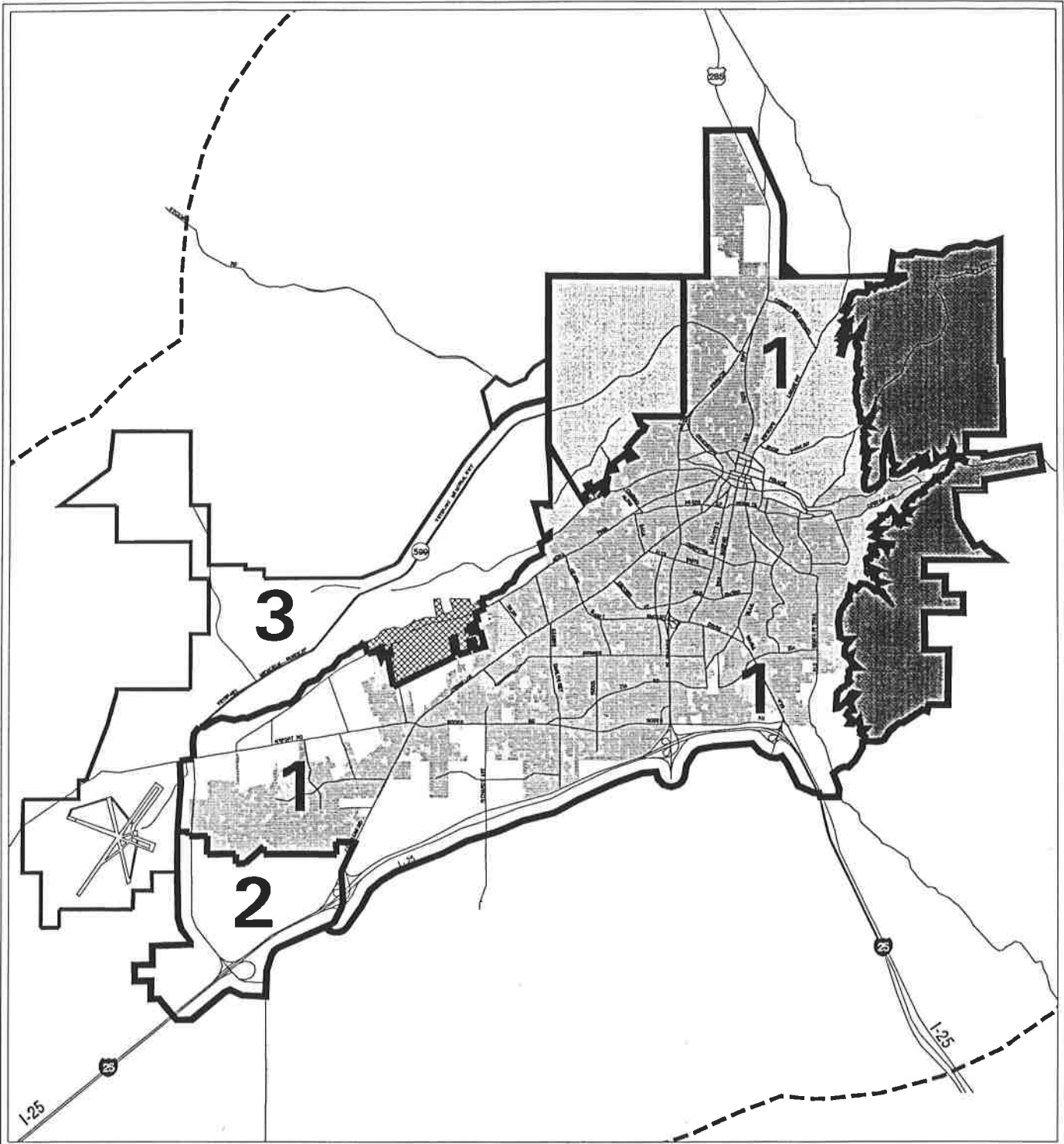
The city and county have undertaken responsibility for jointly developing and operating the new regional landfill, which is anticipated to meet the region's disposal needs for 100 years. The recently constructed refuse transfer station in the Northwest Sector will be fully operational in Stage One. The city's five current collection districts will be expanded to cover the proposed Urban Area.

Open space acquisition in the foothills bordering the city limits on the east, continued trail development, and construction of several parks are priorities for parks and open space in Stage One.






Planning

The Future Land Use (Figure 3-2) provides an adequate level of information regarding future land uses and road networks to accommodate planning and placement of the major water/sewer lines proposed in Stage One, with the exception of the Agua Fria Village Area. This area is a priority for land use planning for two reasons: prior city commitments to provide water/sewer infrastructure in this area have been made in the absence of any land use planning; and there are immediate health and safety concerns regarding continued development of small residential subdivisions and lot splits using wells and septic tanks on half acre lots, as permitted by the state.

A complete revision of the city's Land Use Code (Chapter 14) and a comprehensive rezoning of the Urban Area will be necessary to facilitate infill development. Preparation of a packet for submittal to the Municipal Boundary Commission for the annexation of the Urban Area, revision of the Extraterritorial Plan, and more detailed planning for the Railyard project are also part of Stage One.



Urban Staging Areas

-  Current City Limits
-  Agua Fria Traditional Historic Community
-  Mountain Area
-  Staging Areas
 - Stage 1 - Infill & Approved Development
 - Stage 2 - Future Growth Areas & Airport I.P.
 - Stage 3 - Greater Agua Fria Area and Industrial Area
-  Major Roads



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Figure 4-5

Completing the environmental documentation and project design for the Rio Grande Surface Water Diversion project and a concomitant Regional Water System Management Plan are critical planning efforts, in order of priority, for Stage One.

Planning and Land Use Department priorities:

- Chapter 14 revision and Urban Area rezoning,
- Urban Area annexation package to the Municipal Boundary Commission,
- 10-year CIP implementing General Plan,
- Revise Impact Fee Program,
- Community Area Plan and Community Conservation District for Railyard neighborhoods,
- Agua Fria Village Community Area Plan,
- Revise Extraterritorial Zone Plan,
- Cerrillos Road Redevelopment Plan,
- Villa Linda Mall Area - Sector Development Plan, and
- Housing Needs and Growth Analysis Program.

Public Utilities Department priorities:

- Rio Grande Diversion—Project Financing Plan and Fiscal Impact Study,
- Rio Grande Diversion - environmental documentation and project engineering, and
- Regional Water System Management Plan.

Public Works Department priorities:

- Cerrillos Road Improvement Plan, and
- Santa Fe River Plan - design and engineering.

4.5.2 STAGING AREA TWO (YEARS 2005–2010)

The development priorities for Staging Area Two include completion of the infrastructure systems necessary to complete infill development and opening up new development in the future growth area south of Airport Road.

Infrastructure

The major infrastructure components include completion of a looped water system for the Urban Area and a looped water system to serve Tierra Contenta; completing the construction of the Rio Grande surface diversion system; and new road construction in the Southwest Sector. Staging Area Two greatly expands the city's trail network and alternative transportation system.

Planning

Planning and environmental documentation for the Rio Grande surface water diversion and a regional water supply management system may be continued from Stage One, depending upon the complexity of the issues encountered. A detailed community area plan will be underway for the future growth areas south of Rodeo and Airport Roads.

Planning and Land Use Department priorities:

- Community Area Plans - south of Rodeo Road and south of Airport Road.
- Railyard project,
- Regional area - complete the master plan initiated in Stage One, and
- Community area plans and neighborhood conservation districts - as requested by residents.

Public Utilities Department priorities:

- Rio Grande surface water diversion planning and design (continued from Stage One).

4.5.3 STAGING AREA THREE (YEARS 2010–2020)

The priority growth area is the northern Agua Fria area.

Infrastructure

The primary infrastructure needed to serve Staging Area Three is shown.

Staging Area Three completes the infrastructure construction needed to allow full build-out of the Urban Area. Expansion of the sewage treatment facility and construction of the Interstate 25 frontage roads are the major infrastructure components in Stage Three. Continued development of urban parks and trails and the acquisition of open space along Arroyo Hondo are priorities for Stage Three.

Planning

- Regional and redevelopment planning concentration, and
- Development of a staging plan for the Regional Planning Area.

IMPLEMENTING POLICIES

4-1 GROWTH MANAGEMENT METHODS

- 4-1-I-1 Educate the community about the benefits of limiting sprawl and increasing residential densities.
- 4-1-I-2 The Planning and Land Use Department will conduct an annual review of the prior year's development activity to determine if it was of the type required to meet the needs of Santa Fe's population growth. Based on this review, staff will review growth management methods and recommend which ones should receive action, such as a transfer of development rights program, an Adequate Public Facilities ordinance, or a Development Fees Study and ordinance.

4-2 POPULATION GROWTH AND PROJECTIONS

- 4-2-I-1 Growth projections contained in this chapter will be used in assessing infrastructure requirements. The projections will be reviewed annually and compared to building permit figures.
- 4-2-I-2 The Planning and Land Use Department will present an annual *Growth Management Report* each February which will review and analyze the previous year's growth in residential and commercial building permits, citywide water demand, citywide sewage treatment demand, new utility line construction, new road construction, and new park construction. The report may cover any other issues which are considered important to the city's physical development.
The report will compare the projected water requirements of existing and approved development to the available water supply and delivery system. The report will analyze to what extent the previous year's development met the needs of population growth and will quantify the projected needs of the next year's population growth.

4-3 GROWTH MANAGEMENT—THE REGION

- 4-3-I-1 Work with the county to adopt a Santa Fe Regional Area or boundary within which to conduct combined planning studies.
- 4-3-I-2 Work with the county to prepare a plan for that part of the Santa Fe Region outside the Urban Area.
- 4-3-I-3 Ensure that parcels of land 10 acres or larger be considered for subdivision only if served by a water system. Subdivision of land requiring domestic wells should not be approved.
- 4-3-I-4 Develop an adequate public facilities and services ordinance.
- 4-3-I-5 Develop an impact or development fees study and ordinance that establishes a total infrastructure cost per new dwelling unit for the entire region and specifies that portion of the total cost to be paid by private developers.

- 4-3-I-6 Study the need for a growth rate ordinance in the Santa Fe area. The studies will include analysis of potential fiscal impacts, such as an increase in housing costs, which adopting such an ordinance would entail.
As part of a growth rate ordinance, reserve a sufficient percentage of allowable residential building permits for affordable housing.
- 4-3-I-7 Ensure that existing and proposed master plan or development plan approvals be considered valid for no more than three years from the date of approval with one two-year extension allowed by the Planning Commission.
Progress toward implementing a master plan or development plan means submitting a preliminary development plan or subdivision plan or plat within the three-year approval (or five-year, with two-year extension) period for the master plan. If these deadlines are not met, the master plan or development plan approvals would no longer be valid.
- 4-3-I-8 Use existing water rights and water supply in calculating appropriate annual growth rates as part of studying a growth rate ordinance.
- 4-3-I-9 Ensure that new developments use imported water and occur within the Urban Area.
- 4-3-I-10 Monitor annual residential and commercial construction and water demand as part of the General Plan Annual Report.
- 4-3-I-11 Annex land within the Urban Area designated for urban growth.
- 4-3-I-12 Define the Urban Area with a corridor protection area along Interstate 25 and the Relief Route, and discourage subdivision of land within this area.
Conduct a corridor protection study to establish reasonable and effective "limited development" zones along major roadways including, but not limited to:
- *Highway 14*
 - *Highway 285*
 - *Interstate 25*
 - *Relief Route*

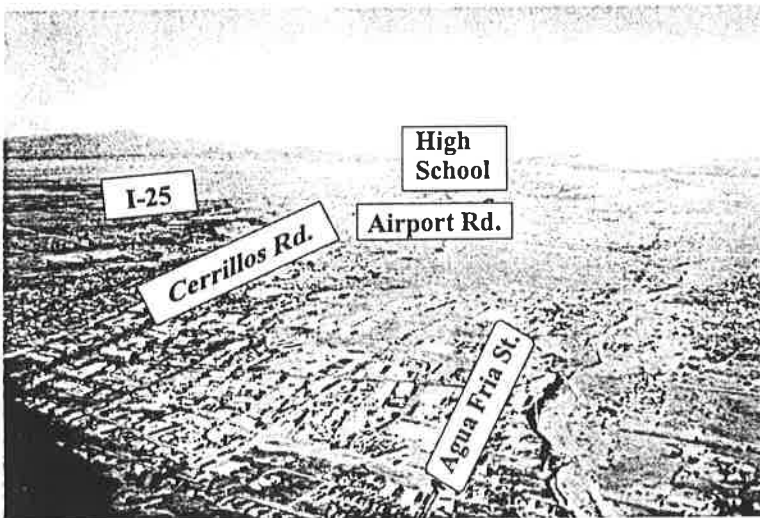
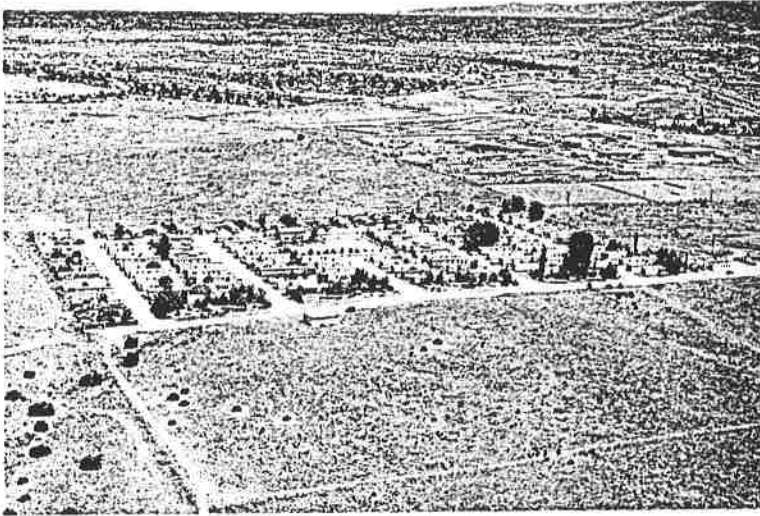
4-4 **GROWTH MANAGEMENT—THE URBAN AREA**

- 4-4-I-1 Give top priority to infill development and to Tierra Contenta over the development of future growth areas.
- 4-4-I-2 Prioritize land development and residential/commercial building permit approvals in the following manner:
1st Priority - Infill development areas and Tierra Contenta,
2nd Priority - Approved development areas, and
3rd Priority - Future growth areas.

- 4-4-I-3 Ensure that all residential development within the future growth areas is built at minimum gross density of three units per acre, and an average of five units per acre, where topography allows.
- 4-4-I-4 Designate and require neighborhood centers in new growth areas to create transit nodes.
- 4-4-I-5 Support rezoning requests for those specifically identified infill sites at densities consistent with those established in this Plan.
- 4-4-I-6 The target density for new infill residential development, in order to address affordable housing goals, is a minimum of five units per acre (net) with seven units per acre (net) preferred. The actual net density proposed for an infill site should be in keeping with the density range shown for the property in Future Land Use (Figure 3-2), and should propose a reasonable increase in density over the surrounding neighborhood. The design of the infill project must reflect the character of the surrounding neighborhoods, while maintaining a balance between land use and the traffic carrying capacity of existing streets.
- 4-4-I-7 Modify the city land use development law to allow water conservation techniques including community-wide grey water systems and water harvesting in stormwater management.

4-5 URBAN AREA STAGING PLAN

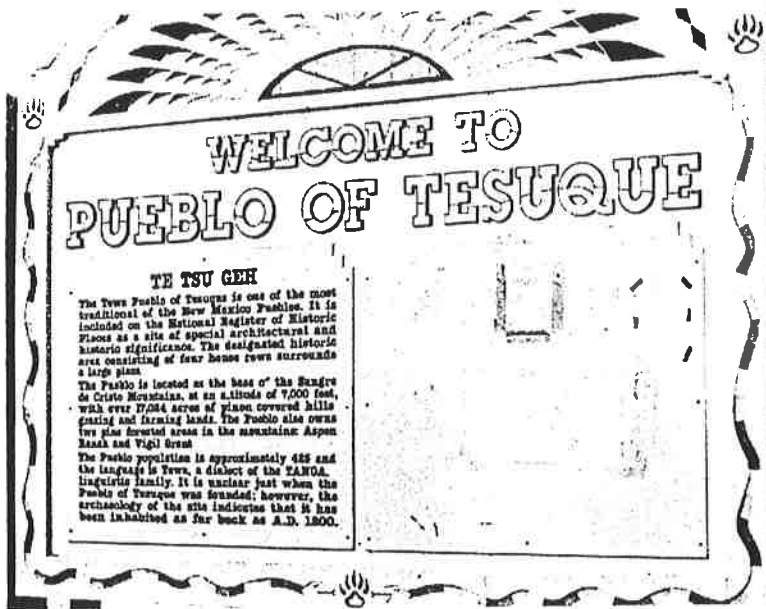
- 4-5-I-1 Develop a prioritized CIP that supports the infill development priorities and stages the construction of public infrastructure (roads, water, sewer, parks, etc.) in a manner that serves as an incentive to promote infill development and affordable housing construction within the Urban Area. The city should bear most of the infrastructure costs for infill development for affordable housing. New development, whether infill or not, pays for the cost of infrastructure necessary to serve it. The only exception is related to the cost of major off-site water and sanitary sewer lines where cost has traditionally been borne by the city.
- 4-5-I-2 Prepare sector plans for each of the future growth areas. These must be coordinated with the Staging Plan and include public and human service facilities such as schools, libraries, and community and senior centers.
- 4-5-I-3 Give top priority to proposed development within the existing public utilities service area.
- 4-5-I-4 Create programs to provide incentives for infill development, including fee reductions, regulatory changes, and assistance programs, such as loans from CIP funds for infrastructure redevelopment.
- 4-5-I-5 The Planning Commission must follow the Staging Plan when approving development which will require extensions to utilities and the road network.



Premature development blurs the distinction between urban and rural land and strains services.



A regional growth management strategy is essential to ensure coordinated development of an expanding metropolis.



The Santa Fe area includes traditional communities such as Agua Fria (top) and Tesuque (middle and below). The General Plan seeks to further the identities of these communities by defining strong urban edges.