

SANTA FE COUNTY

Resolution No. 2000 - 136

A RESOLUTION AMENDING RESOLUTION 1999-137, THE SANTA FE COUNTY GROWTH MANAGEMENT PLAN, TO ADOPT AND INCORPORATE THE SANTA FE COMMUNITY COLLEGE DISTRICT PLAN

WHEREAS, The Santa Fe County Growth Management Plan, Resolution 1999-137, designates one New Community District, the Community College District, in order to:

- allow higher density, more compact villages (in keeping with historic, traditional village development patterns and scale) to occur in the non-urban, countryside area where the most efficient use of infrastructure and public services can be achieved;
- keep open space separations between all new and existing villages and other settlement areas;
- keep a discernible boundary between urban and non-urban areas;
- provide appropriate connections among villages, in the form of roads, trails and transit opportunities;
- focus economic and community development opportunities within individual villages;
- realize affordable housing opportunities and choices within all villages;
- ensure that the creation of new villages is the theme rather than the variation; and
- prepare a New Community District Plan that addresses the above issues and makes detailed recommendations regarding land uses, infrastructure and public services including: water, sewer, refuse services, a road network, transit services, public schools and park and recreation facilities, appropriate uses and densities, design standards, and techniques for achieving the plan, including the potential use of transfer of development rights and density transfers; and

WHEREAS, on July 27, 1999 the Board of County Commissioners adopted Resolution 1999-93, a Resolution establishing a Santa Fe Community College District Planning Committee to complete a Plan for development of the District; and

WHEREAS, The District Planning Committee has met regularly in public sessions since then and has completed a Plan which recommends specific ways in which infrastructure and community facilities can be built and maintained, assures a connected open space and

trails system, and creates a balance of different types of land uses that can be connected to transit as directed in Resolution 1999-93; and

WHEREAS, The proposed Santa Fe Community College District Plan conforms to the directives and the density and design parameters set forth in the Santa Fe County Growth Management Plan; and

WHEREAS, public meetings have been held at the Santa Fe Community College and in neighborhoods within the District to inform residents and property owners of the Plan and solicit their comments and participation; and

WHEREAS, On October 2, 2000 the County Development Review Committee reviewed the proposed Plan in a public hearing and recommended the Plan for adoption by the Board of County Commissioners with amendments submitted by staff; and

WHEREAS, a public hearing has been held before the Board of Commissioners on October 10, 2000 to consider adoption of the Plan and all testimony has been heard and considered;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Santa Fe County that:

1. THE SANTA FE COMMUNITY COLLEGE DISTRICT PLAN attached as Exhibit A to this Resolution, as amended, is hereby adopted; and
2. Resolution 1999-137, The Santa Fe County Growth Management Plan, is hereby amended to incorporate the approved Santa Fe Community College District Plan.

Adoption of this Resolution will invalidate and render null and void any inconsistent provisions of the Santa Fe County Growth Management Plan approved October 26, 1999.

PASSED, APPROVED AND ADOPTED this 10TH day of OCTOBER, 2000.

BOARD OF COUNTY COMMISSIONERS

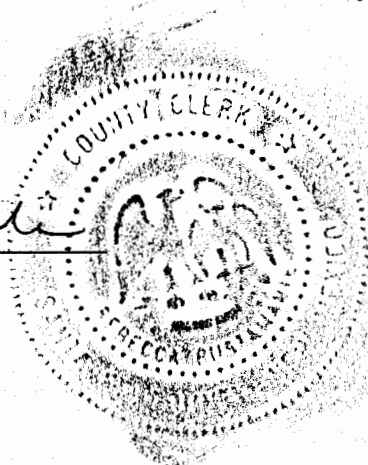
Richard D. Anaya

Richard D. Anaya, Chairman

ATTEST:


Rebecca Bustamante

Rebecca Bustamante
County Clerk

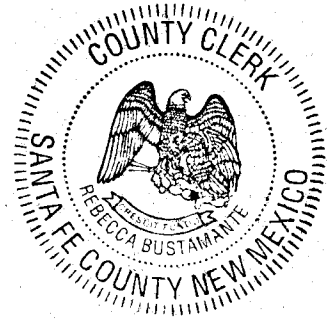


1818717

Approved As To Form:

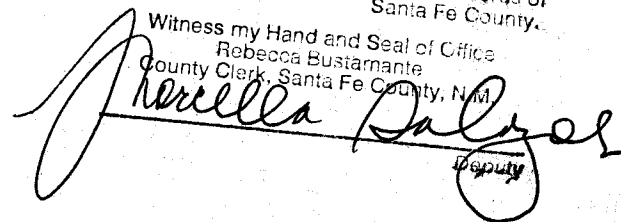


County Attorney



1133528

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) SS
I hereby certify that this instrument was filed
for record on the 23 day of Oct A.D.
20 00, at 7:48 o'clock PM
and was duly recorded in book 1818
page 715-781 of the records of
Santa Fe County.

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

Rebecca Bustamante

*** DRAFT * DRAFT * DRAFT ***

1818718

SANTA FE COUNTY

**THE SANTA FE COMMUNITY COLLEGE
DISTRICT PLAN**

**PUBLIC HEARING DRAFT
September 20, 2000**



**Prepared in accordance
With
The Santa Fe County Growth Management Plan**

**Prepared by
The Community College District Planning Committee
Santa Fe County Planning Division**

*** DRAFT * DRAFT * DRAFT ***



1
2
3



4
5
6



CONTENTS

1818719

ACKNOWLEDGEMENTS	4
A. INTRODUCTION	5
1. Creating a New Pattern for Growth.....	5
2. Rationale for the Community College District.....	5
3. County Context And Vision	6
4. General Plan Vision For Santa Fe County.....	6
B. CREATING THE COMMUNITY COLLEGE DISTRICT PLAN	7
1. The College District Planning Committee.....	7
2. Working with the Neighborhoods	8
C. THE VISION	9
D. THE DISTRICT PLANNING PRINCIPLES.....	10
1. The Land System.....	10
2. Community Structure and Development Pattern: Villages, Community and Neighborhood and Employment Centers and Institutional Campuses.....	10
3. Circulation and Connections	10
4. Open Space.....	11
5. Infrastructure	11
a. Water.....	11
b. Wastewater	11
c. Electrical	12
d. Natural Gas.....	12
e. Telecommunications.....	12
f. Infrastructure – General	12
6. Community Services and Facilities	12
7. Economic Development	12
8. Environmental and Sustainable Systems.....	13
9. Affordable Housing	13
10. Operations and Maintenance	13
E. THE DISTRICT PLAN	15
1. THE LAND USE PLAN	15
a. Summary Description	15
The Plan Maps.....	15
Boundary Adjustments	16
Conformance with the County Growth Management Plan.....	16
b. The Land System/The Land System Map	16
Introduction	16
Land Types and Descriptions:	17
c. The Land Use Plan /The Land Use Zoning Map	18
1. Village Zones.....	18
2. New Community Centers	19
3. Neighborhood Centers.....	20
4. Neighborhoods	20
5. Fringe Zones.....	21
6. Village Separators.....	22
7. Institutional Campuses	22
8. Employment Centers	23
9. Rural Zone.....	24
10. Existing Neighborhoods	25
11. Open Space and Buffers	25
12. Ranching Uses.....	25
13. School Sites	26

2. THE OPEN SPACE PLAN	26
a. Open Space Land Use.....	26
b. Open Space Elements	26
c. Parks Plan	27
d. Trails Plan.....	28
3. THE CIRCULATION AND CONNECTIONS PLAN	28
a. Vision.....	28
b. The Transportation Plan/Circulation Map	29
Introduction	29
Road hierarchy.....	29
Roads Network	30
Trails Network.....	30
Transit Network.....	31
Rail Network	31
c. Circulation and Connections Action Plan.....	32
4. THE INFRASTRUCTURE PLAN.....	33
a. Water.....	33
Water Planning	33
Water System.....	34
Water Plan Actions.....	35
b. Wastewater	35
Wastewater Systems.....	35
Wastewater Plan Actions.....	35
c. Electrical.....	36
Electrical System.....	36
Electric Plan Actions	36
d. Natural Gas.....	36
Natural Gas System	36
Natural Gas Plan Actions	36
e. Telecommunications.....	37
Telecommunications.....	37
Telecommunications Plan Actions.....	37
f. Infrastructure - General.....	37
5. COMMUNITY SERVICES AND FACILITIES PLAN	37
a. General Services and Facilities.....	37
b. Schools	40
Santa Fe Community College District and Santa Fe Public Schools	40
Public School Site Reservations	40
Public School Locations	41
Private Schools.....	42
6. THE ECONOMIC DEVELOPMENT PLAN	42
Economic Development Plan Actions.....	42
7. SUSTAINABLE SYSTEMS.....	44
Definition of Sustainability	44
Sustainable Action Plan.....	44
8. AFFORDABLE HOUSING PLAN.....	49
9. OPERATIONS AND MAINTENANCE PLAN	49
a. Operations And Maintenance Matrix.....	49
b. Operations and Maintenance Plan	50
c. Community Funding	51
10. REGIONAL RELATIONS.....	54
GLOSSARY	55
APPENDICES.....	57

1. PLANNING AREAS.....57
2. EXISTING CONDITIONS59

ACKNOWLEDGEMENTS

1818722

to be inserted before publication

A. INTRODUCTION

1. *Creating a New Pattern for Growth*

The heart of the Community College District planning effort has been to develop a new way to think about metro area edge problems and to develop a new set of rules and regulations for developments in the non-urban areas near the City of Santa Fe. It became clear early in the planning process that the basic premise of the Plan is that the land, the remarkable countryside, should determine the patterns. The patterns of development should be the patterns of the land, not the other way around. It was obvious that our present rules and regulations do not necessarily fit and encourage this notion. In a most real sense, our present is in conflict with our past. We need to change the norm.

The traditional land use pattern in the region – villages – followed the features of the land with agriculture and governance as the organizing principle. The Community College District Plan proposes to follow the features of the land with community centers and connections supporting modern economic development as the organizing principle.

The Plan seeks to create neighborhoods and a community which can sustain itself over time by building protection of resources and support and opportunity for residents into the development pattern before development occurs.

Change presents conflict and planning for the long range presents many unknowns. How are we to know that what we plan for today won't itself become inappropriate twenty or more years from now? We have rallied around the belief that the land should be the guiding force of development and will ultimately guide the evolution of our place. We have taken refuge in the words of Randall Arendt in his thought-provoking book *Rural By Design*:

The problem is "how to grow gracefully, in a manner consistent with the traditional character of the community, so that new development fits harmoniously into the fabric...(of the rural landscape) and helps to reinforce the local sense of place."

2. *Rationale for the Community College District*

(Santa Fe County Growth Management Plan)

The New Community District (NCD) concept was developed during the process of creating the Santa Fe County Growth Management Plan, adopted by the Board of County Commissioners by Resolution 1999-137 on October 26, 1999. It specifically grew out of the many discussions about alternative and preferred development scenarios possible and logical in the metropolitan area around the City of Santa Fe. The idea was germinated from the many fruitful discussions about traditional land use patterns, how they compared to modern subdivision patterns, and how their positive attributes might be brought back to bear on present and future community development.

The Santa Fe County Growth Management Plan (GMP) designated one New Community District, the Community College District in which to focus more compact village development outside of the designated urban area over the next twenty years and longer.

"The Community College District is located where:

- a. water utilities are either in place or are planned;*
- b. roads and transit facilities and opportunities are in place or are planned;*
- c. major regional community and institutional facilities are in place or are planned;*
- d. public services, such as schools and recreation opportunities, can be planned for and provided efficiently and in cooperation with other entities;*

- e. *there is an opportunity to demonstrate a new village development pattern based on historic patterns and a planned hierarchy of interconnected village centers on vacant parcels near the City of Santa Fe that are experiencing pressure to develop;*
- f. *land owners have expressed a willingness to develop their property in a more compact, village manner including community centers and amenities;*
- g. *and opportunities exist to become a "receiving area" for a Transfer of Development rights (TDR) Program.*

The Santa Fe Community College has emerged as the focal point for community development in the large County area to the south of the City of Santa Fe. As such, it is a major employment, education and cultural center serving the City, County and other regional areas. In addition, its presence in the area has led to the development of related public and institutional uses including churches and other educational institutions. These types of uses are integral to the creation of "community" and historically have been uses around which new communities and settlements have successfully developed, including the City of Santa Fe itself." (Santa Fe County Growth Management Plan, p. 120)

3. County Context And Vision

It is important to note that the fundamental idea for new community growth areas and new rural community growth principles are an outgrowth of the General Plan Vision for Santa Fe County. The complete discussion of the basic principles for new community and new village development is contained in the New Community Districts and The Community College District chapters (pp. 117-135) of the Santa Fe County Growth Management Plan (GMP).

A series of maps was prepared for the County Growth Management Plan that became the basis for the planning of the Community College District. These are contained in the GMP and include: Community College District (Exhibit 5); Santa Fe Community College District/Existing Context (Exhibit 6); Santa Fe Community; Santa Fe Community College District/Land System (Exhibit 7); Santa Fe Community College District/Community Issues (Exhibit 8); Santa Fe Community College District/Community Structure (Exhibit 9); and the Santa Fe Metro Area Growth Management Plan (Exhibit 10).

These maps and their District delineations became the basis for organizing the planning of the Community College District.

4. General Plan Vision For Santa Fe County

Santa Fe County will be a place of communities

- where social connections and local uniqueness are valued and fostered;
- where local communities have an opportunity to plan for their future;
- where the natural environment and open space are protected;
- where water resources are conserved and available for present and future generations;
- where diversified housing and economic development are integrated and assured;
- where the plan directs the location of growth to efficiently accommodate the use of limited resources; and
- where private property rights are protected and development requirements shall strike a reasonable balance between health, safety and welfare of the public and reasonable expectations of the landowner.

B. CREATING THE COMMUNITY COLLEGE DISTRICT PLAN

With the adoption of the County Growth Management Plan, the Board of County Commissioners authorized the preparation of a District Plan for the Community College District, with the participation of property owners and residents of existing developments within the District.

Planners were directed to recommend specific ways in which infrastructure and community facilities can be built and maintained for the entire District; assure a connected open space and trails system; and create a balance of different types of land uses that are connected to transit.

The District Plan is to consider and recommend equitable infrastructure financing techniques such as impact fees, improvement districts and multiparty development agreements. In addition, the District Plan would include recommendations for the use of density transfers and the possible development of a Transfer of Development Rights (TDR) Program.

The fundamental purpose of the Community College District Plan would be create a different environment and agenda for development in the metropolitan area of the County during the next twenty years and beyond. It is estimated that this District will accommodate much of the projected growth in central Santa Fe County for more than 40 years.

1. The College District Planning Committee

A Community College District Planning Committee was established on July 27, 1999 by Resolution No. 1999-93 of the Board of County Commissioners. The Planning Committee was charged with preparing the Community College District Plan in conjunction with the Planning Division of Santa Fe County according to concepts outlined in the County Growth Management Plan.

The Planning Committee included representatives from the I-25/Richards Ave. area; Arroyo Hondo West; the Rt. 14 area; Rancho Viejo; the Santa Fe Community College; IAIA; Santa Fe Public Schools; the Santa Fe Southern Railroad; City of Santa Fe residents and staff; Eldorado residents; 1000 Friends of New Mexico; New Mexico State Land Office; owners or representatives of all major land holdings; various environmental groups and development project consultants; County road consultant Al Pitts; and County growth facilitator Carl Moore.

Planning for the District has followed the spirit of the County's Community Planning Process with its own unique features. The District is being planned with the participation and cooperation of land owners and neighbors working together to develop common plan principles to apply to all lands. This allows the designation of connecting open space and infrastructure and community centers without the fragmentation of competing development proposals.

The Planning Committee met bi-monthly at the Santa Fe Community College on Wednesday afternoons from 3-5 PM starting on August 25, 1999.

Committee meetings were held to address the following topics:

- Reaffirm the Community College District Planning Principles established in the County Growth Management Plan;

- Finalize the District boundaries;

- Review existing and proposed projects and concerns within the district, including projects of Rancho Viejo, the State Land Office, Santa Fe Public Schools; the Santa Fe Community College, the Institute of American Indian Arts, the Santa Fe Southern Railroad, Greer Enterprises, the Richards Avenue Neighborhood Association, Thornberg and Register properties and also to review existing traffic, land use and historical information presented by City and County staff;

Discuss and Create District Planning Elements;

Prepare a District Vision Statement;

1818726

Create District Planning Areas;

Discuss Goals, Issues and Alternatives, including Village concepts and Issues (land uses, infrastructure, public services and utilities, water availability, village criteria, school locations and village connections); Open Space Issues; Connections (including roads, transit and rail); Urban and Non-Urban Issues; Economic and Community Development Issues; Affordable Housing Issues; and Implementation Issues and Techniques;

Create Planning Sub-Areas to discuss Land Issues, Community Structure, Circulation, Community Services, Community Facilities and Village Centers;

Conduct Small Sub-area Group Meetings;

Create Specific Village and Economic Centers;

Create a Specific Open Space System;

Create a Specific Proposed Road Network;

Develop Plan Actions and Recommend Options for the Creation of an Overlay District.

Starting in July, 2000, eight sub-committees were created to provide more detailed information on specific planning issues. These sub-committees worked on roads/trails/transit, water/infrastructure/utilities, open space, density and design standards, operation and maintenance issues, economic development, ordinance structure and project management.

2. Working with the Neighborhoods

Neighbors within the District have had an opportunity through small neighborhood meetings to review and add to plans for needs and opportunities specific to their areas. Neighborhood residents have also participated as members of the Planning Committee. Meetings are also being held with adjacent neighborhoods before formal public hearings so that connections and buffers issues can be addressed.

C. THE VISION

The Santa Fe Community College District will be a place of existing and new communities where:

Compact development forms will be the norm rather than the exception.

These forms will have relevance to the traditional village patterns unique to the countryside landscape in Santa Fe County and provide efficiencies for infrastructure and services in a concerted effort to control sprawl in the greater metropolitan region. To further the effort to curtail sprawling conditions in this area of the County, these new compact villages will be separated from each other by large areas of open space determined by the land form.

Central, mixed use places will be the basic building block of new village communities.

These central places will accommodate different densities and residential, commercial and institutional uses that serve and connect District neighborhoods and village areas to each other and to adjacent communities. These central places can take the form of any of the traditional local patterns of main street, crossroads or plaza. As is the case in traditional Santa Fe County villages, densities will be higher in these centers than at village or neighborhood edges.

Connections will be provided that link various destinations in the District for use by vehicles, pedestrians, bicyclists, equestrians and transit users (both bus and rail). These connections will be developed in accordance with the landscape and social needs of the District and will be a basic element of the development pattern.

Community principles and input will be the basis for understanding the needs of each individual place within the District. Together the compact form, centers, and connections will provide the opportunity for the activities and interaction which create a rich community life.

In addition to these fundamental ideas, the concept of **Sustainability** will be applied to all future development within the District. Sustainability means meeting the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable design incorporates designs, technologies and practices to significantly improve the efficiency, quality and environmental responsiveness of development.

D. THE DISTRICT PLANNING PRINCIPLES

1818728

1. The Land System

- a. Design future development in the District to conform to the ability of the land to accommodate it.
- b. Protect significant open space, environmentally sensitive areas and the connections between them through creative design, voluntary dedication, incentives, purchase and regulations.
- c. Establish final delineation of land types and development areas based on detailed mapping and site investigations of individual properties.

2. Community Structure and Development Pattern: Villages, Community and Neighborhood and Employment Centers and Institutional Campuses

- a. A fundamental principle of the Plan is to establish a community development pattern that is an alternative to suburban sprawl. Suburban sprawl is characterized by: low density-high land consumption; high infrastructure costs; lack of identity; lack of community; total reliance on the automobile; inefficient use of natural resources; and the destruction of natural land features and habitat.
- b. Provide flexible guidelines for planning and design of future developments.
- c. All future developments will contribute to the overall community of the District in terms of employment, institutions and services (including shopping) diverse housing opportunities, recreation and open space.
- d. Create development areas (neighborhoods, villages, Employment Centers and Institutional Campuses) that are mixed use.
- e. Develop the District into a hierarchy of clusters developed on the principles of: mixed use; variety in form and image; pedestrian oriented, high density centers; a focus on transit; and economic and cultural diversity that reflects the patterns of northern New Mexico villages and small towns. These clusters can be called new community centers, villages, neighborhoods, Employment Centers or institutional (educational and cultural) campuses, so long as they meet the development principles of the District Plan.
- f. Provide diverse housing opportunities and community oriented affordable housing integrated within neighborhoods and villages that meet the needs of all District residents.

3. Circulation and Connections

- a. Maximize external road connections to the District
- b. Connect the College District to downtown Santa Fe and other Employment Centers by transit.
- c. Provide a rich network of small roads that minimize traffic speeds and promote connectivity of roads and trails.
- e. Minimize the scale of roads, to be pedestrian and community friendly.
- f. Utilize transit centers and stops as anchors in community centers.
- g. Design an overall road network that minimizes short cuts through the District.
- h. Develop individual trails, roads and transit routes into an integrated transportation system.

4. Open Space

- a. Create a continuous open space system that connects natural land features, parks, recreation areas and public spaces within the Santa Fe Community College District to:
 - protect natural drainage systems and natural aquifer recharge areas
 - protect core wildlife habitat and corridors
 - protect important community cultural and natural resources,
 - provide recreational amenities,
 - define and separate village and neighborhood areas,
 - provide a connective community trails network,
 - protect important community views, and
 - maintain the rural character of the County.
- b. Utilize open space to protect environmentally sensitive areas, views, high points and other special land features.
- c. Locate open space in proximity to dwellings.
- d. Provide physical and visual access to open space.
- e. Preserve open space in a manner that provides equitable compensation or transfer of development rights or development incentives to offset situations where the portions of a site that area required to be preserved significantly exceed the percentage of open space required.

5. Infrastructure

a. Water

1. Respect natural systems in the District watershed as well as existing communities and lifestyles within the watershed area.
2. Manage stormwater to enhance water harvesting for irrigation, stabilization of soils and vegetation, habitat enhancement and aquifer recharge.
3. Implement District aquifer storage and recovery program pursuant to the New Mexico Groundwater Storage and Recovery Statute.
4. Obtain delivery of unused San Juan – Chama contract water for aquifer storage and recovery. Put surplus water to beneficial use.
5. Manage water resources to ensure a sustainable water supply through a balanced aquifer strategy consisting of imported water, district wells, and recharge of stormwater and treated effluent.
6. Regulate water use in new residential and commercial development through water conservation ordinance provisions.
7. Expand Santa Fe County water system.
8. Connect new village development to a District or community water system.
9. Protect arroyos and existing drainages to ensure preservation of natural recharge zones.
10. Work with adjacent water providers and systems on long-range water planning.

b. Wastewater

1. Connect new village development to a wastewater system, provided by the County or by developers and approved by the County, meeting District objectives for managing wastewater as a resource.
2. Use effluent for irrigation, habitat enhancement and aquifer storage.
3. Treat effluent to highest quality, consistent with NMED standards.

c. Electrical

1. Place new high voltage electrical transmission lines underground whenever financially feasible.
2. Install all distribution lines and subdivision electrical service lines underground.
3. Locate any new overhead transmission lines or electrical substations in areas which minimize public health and safety concerns and design to mitigate visual impact.
4. Set new development back from electrical facilities an adequate distance for public safety.
5. Allow private enterprise and Homeowner or Community Associations to own and operate private electrical distribution and/or generation systems.

d. Natural Gas

1. Locate high pressure gas lines in areas which minimize public safety concerns.
2. Set back new development from gas lines an adequate distance for public safety.

e. Telecommunications

1. Allow telecommunication towers and other facility sites as part of District infrastructure.
2. Locate and design telecommunication facilities to mitigate health, safety, and visual impacts.
3. Provide all residents with the opportunity to access current telecommunication technology through a minimum level (category 3) of wiring in homes.

f. Infrastructure – General

1. Provide appropriate easements and rights of way at no cost in new development to provide for the extension of infrastructure throughout the district in accordance with a District master plan for infrastructure.
2. Utilize existing and planned infrastructure in an efficient manner, thereby creating the greatest benefit from capital expenditures.
3. Allow demonstration or prototype projects which include alternative or new technologies, and which meet public health, safety, and welfare criteria.
4. Encourage the pursuit of grants and other funding or public/private partnerships to finance new technology programs.

6. Community Services and Facilities

- a. Integrate community facilities as mixed uses in New Community and Neighborhood Centers, Village Zones, neighborhoods, Employment Centers and Institutional Campuses.
- b. Determine appropriate ways that financial and management responsibilities can be shared, assigned and organized.
- c. Preserve and build on historic and cultural resources within the District and the region to increase the relevance and character of the community.
- d. Create community connectedness placing community facilities within walking distance to residents and connecting all parts of the community with walks, roads and transit.
- e. Develop the institutional and funding capacity within the District will to implement and operate the infrastructure, community facilities, community programs and services in the District.

7. Economic Development

- a. Strategically position the District within the regional economy.

- b. Provide a variety of jobs in a diverse array of settings complementary to the economic needs of the District.
- c. Provide a variety of learning environments and programs related to employment opportunities within the District.
- d. Develop a sustainable and adaptable economy within the District, with adequate density and sufficient trade area.
- e. Create high density centers linked by a variety of transportation modes.
- f. Develop financing mechanisms for investing in a high quality infrastructure network and other assets to stimulate development.

8. Environmental and Sustainable Systems

- a. Conserve and sustain natural resources within the developing areas by making efficient use of water, energy, building materials, and recycling.
- b. Apply building strategies that respect, maintain and enhance natural features of the land.
- c. Create walkable, mixed use development clusters that reduce vehicle miles traveled and infrastructure , and as a result, conserve energy and protect the environment.
- d. Establish District regulations that allow and encourage sustainable design, technologies and practices.

9. Affordable Housing

- a. Provide affordable housing within and in close proximity to new community and neighborhood centers so that resident can reduce transportation costs by living near transit, commercial and community services.
- b. Provide a wide variety of affordable housing types, including single family, attached, multifamily, rental, live work and accessory units that provide choice and meet the diverse needs of residents.
- c. Provide housing that is affordable to operate with low energy and water costs and low life cycle costs.
- d. Aid buyers to acquire financing including down payment assistance, and energy efficient and low-interest mortgages.
- e. Provide a variety of financial services, training and planning assistance to low and moderate income residents to assist them to purchase and manage homes.
- f. Distribute affordable housing in small increments throughout the District to avoid the stigma associated with low cost housing projects.

10. Operations and Maintenance

- a. Develop communities within the District to become self-sustaining to the extent possible, with minimal reliance on local government for funding and programs.
- b. Provide the mechanism for residents of the community to have or obtain the ability to generate the revenues needed to provide for basic services and other human service needs.
- c. Provide the mechanism for local government to monitor and recognize the fiscal contributions of new and old communities in determining budget levels to which these areas will be funded by the County.
- d. The developers of new communities should contemplate and provide for the infrastructure; community improvements and associations needed to provide services and the vehicle needed to sustain them.



E. THE DISTRICT PLAN

1. THE LAND USE PLAN

1818732

A. SUMMARY DESCRIPTION

The proposed Land Use Plan is the heart of the Community College District Plan. It answers the basic question posed by of the entire plan: If we want to change from the sprawling conditions developing in the central County, what is it that we want to change to? What choices do we really have? There is, of course, the "no growth" option but in a place as dynamic and beautiful as Santa Fe County, this is a most unrealistic effort. The forces of growth will always be bearing down on such a place. A more realistic approach is to acknowledge what it is that we truly value, understand it and then both protect it and integrate it into new developments. The District provides the opportunity to include 8,000 new dwelling units in the next twenty years into a new land use structure specifically designed to mitigate and avoid the negative effects of sprawl. In this regard, the proposed Community College District Plan is capable of achieving sufficient open space and compatible densities and mixed uses that will allow for the development of significant affordable housing and the design and implementation of transit-oriented communities.

There are four fundamental premises of the Land Use Plan: **compact forms, designated centers, connections and community structure**. The City of Santa Fe was at one time very compact. The traditional communities of Santa Fe County are compact settlements centered on some unique community quality whether it was agriculture, commerce, religion, government, art or all of those aspects combined. Modern residential subdivisions do not exhibit these qualities. Traditional communities throughout the County also exhibit multiple connections: roads, arroyos, trails, vistas, open space and, historically even rail lines. But perhaps most importantly, the special places of Santa Fe County express community, real community, offering opportunities to live, work, play and interact together. Modern subdivisions rarely, if ever, offer these multiple opportunities. When you take these conditions, place them on a resplendent landscape and separate them with large amounts of open area, you have Santa Fe County in all of its intrinsic beauty. The District Land Use Plan is, therefore, an effort to bring the best development aspects of the past into the dynamic and demanding trends of the present and the future.

The District Land Use Plan proposes **three distinct compact development forms: Village Zones, Institutional Campuses and Employment Centers**. Each of these is mixed use in nature but proposed to accommodate different social and economic needs within the District. Each of these forms will be required to have a **center**, focusing on both diversity and density. All of these forms will be **separated** and remain separated with well-defined **edges and buffers**. Existing subdivisions will be respected but connected to new development through transitional areas and road, transit and open space **connections**. Rural, low-density areas will also be provided although they, too, would be clustered where possible around rural activities. The District will be supplied by imported water and by groundwater in order to provide a diversified, and thus more dependable, long range supply. The Plan limits development on individual wells in order to protect the quality of the aquifer and its use for storage and recharge for the future. This protects an area that can accommodate much of the projected growth in the region from large lot development.

In summary, what the District Land Use Plan proposes is developmental choice and a structure for community growth and evolution over a long period of time.

The Plan Maps

The **Land Use Zoning Map** for the Santa Fe Community College District will be incorporated into the adopted Community College District Ordinance as the Zoning Map.

It has been built in steps using the **Land System Map** as the first layer. Analysis of the land system - soils, slope, vegetation and drainages - determined which lands are to be designated as open

space corridors and which lands are to be developable. Next the locations for Village Zones and centers were determined based on the location of existing institutions, access, detailed plans already completed and opportunities to create the density needed to support centers with transit and walkability. The **Context Map** illustrates the location of existing neighborhoods and commercial, institutional and village development that has already been approved or built. The **Circulation Map** was created to tie the Village Zones and centers to each other and to the region outside the District with a network of trails, roads, and transit opportunities. The **Utilities Map** locates existing major utilities and future utilities corridors. A **Planning Areas Map** has been created to structure further detailed analysis of traffic and phasing for coordinated open space, services and capital improvements.

Boundary Adjustments

Following analysis and study by the planning committee, the Plan proposes two additions to the boundaries of the Community College District:

1) include all of the Rancho Viejo lands from the Mountain ridge (Vargas Peak) east to I-25 and classify the lands as open space or Rural Zone according to the appropriate land system types.

2) include the lands located between SR 14 and I-25 and SR 599. This land is already subject to the Metro Area Highway Corridor District policy and design standards. The Plan recommends this area be included because of the relationship with the employment center and New Community Center immediately east of SR 14. Development on both sides of SR 14 can be designed to implement the connections principles, especially the new road and streetscape standards, of the District which strongly reinforce goals of the Commercial Gateway.

Other areas which abut the District and which require coordination and cooperation to implement the Circulation Plan and proposed buffering, such as the west side of SR 14 south of SR 599 and the property between Old Agua Fria Road and I-25 at St. Francis may be studied in the future for inclusion in the District.

Conformance with the County Growth Management Plan

To achieve the District Plan's goals of open space and traffic reduction through compact, higher density developments capable of supporting transit service, the Plan abandoned the proposed density bonus system in favor of internal transfer of development rights, designated open space and development areas, required affordably priced housing and the ability to have higher densities and density changes in the future. The overall densities of the District Plan are within the parameters set forth in the County Growth Management Plan.

These goals and directives of the District Plan have altered the need to consider the use of a traditional Transfer of Development Rights (TDR) program, first envisioned by the Growth Management Plan. While a traditional TDR program may no longer be an initial objective of the Plan there may be other ways to incorporate TDRs within the District based on the need to preserve agricultural lands in neighboring La Cienega and to implement the Santa Fe Metro Area Highway Corridor Plan along I-25.

B. THE LAND SYSTEM/THE LAND SYSTEM MAP

Introduction

The land uses in the Community College District Plan have been derived from two sources. One is the community program which is described elsewhere in the District Plan. The second determinate is the natural land system which is the subject of this section.

Preserving the character and environmental value of the natural landscape is a fundamental priority of the College District Plan. To this end the characteristics of the landscape that influence visual character, environmental quality and developability in the District have been identified and summarized on the Land System Map. The land conditions illustrated on this map provide the basis to determine which areas of the District will become open space and which areas can accommodate the densities required to support healthy community development with the least detriment to visual and environmental values. The pattern of landscape types shown on the Land System Map establishes the boundaries for the development zones delineated on the Land Use Zoning Map.

This section describes the criteria used to delineate the landscape types. This criteria is intended to establish a balance between preservation of the natural landscape and creation of concentrations of development that are adequate to create a vital community. The application of these criteria to the Land System Map is only as accurate as the base mapping from which it is derived. The Land System Map has been prepared based on USGS (seven minutes series) mapping with a twenty-foot contour interval. Vegetation was taken from high altitude aerial photographs. This level of mapping is adequate to establish basic land systems in the Community College District Plan but will not be suitable for detailed design of community plans. It is intended that developers refine and adjust the land system delineation by applying the criteria to more detailed mapping of topography, vegetation, drainages and flood plains and that an administrative adjustment of the land classification boundaries be made when development master plans are approved.

Land Types and Descriptions:

Mountains

A small range of mountains runs north and south through the southwest corner of the District. The mountains are characterized by steep slopes with moderate to heavy piñon/juniper cover. They are to be preserved in open space and will be used for hiking, picnicking and for wildlife management.

Flatland/Grasslands

The flatland/grasslands areas are meadows that are covered with grass or sparse tree cover. These areas are elevated above arroyos and relatively level with slopes generally under five percent. The edge of the flatland/grasslands generally occurs along a line where slopes exceed 10%.

Flatland/grasslands are the areas within the District that are most suitable for concentrated community development. The boundaries of the Village Zones shown on the Land System Map correspond directly to the Flatland/grasslands areas. As a result this land type will accommodate the development of community centers, neighborhoods and neighborhood centers, Institutional Campuses and Employment Centers in the district.

Flatland/Piñon, Juniper

Flatland/Piñon, Juniper areas are meadows that are covered with piñon and juniper. These areas are elevated above arroyos and relatively level with slopes generally under five percent. The edge of the flatland/pinon juniper generally occurs along a line where slopes exceed 10%.

Due to the level topography these areas are highly developable and are included in the Village Zones on the Land System Map. This landscape type is to be developed in a manner that achieves higher densities but still maintains trees and the forest character through careful site design, building clusters, and spot grading instead of overlot grading where there is a concentration of cover.

Hillside/Piñon, Juniper

The hillside/piñon, juniper land type includes the hillside areas that transition between the flatland areas and the arroyo corridors and that are covered with piñon and juniper. The uphill and downhill edges generally occur along the 10% slope lines that delineate the arroyo corridors and flatlands.

The character of this land type varies significantly throughout the District. Some portions have consistent gentle slopes where development impacts can be easily managed. Other hillside/ piñon, juniper areas are highly irregular and laced with small drainages and have varying densities of tree cover. The differences are not easily discernable at the current scale of mapping.

The hillside/piñon juniper land type is included in the Fringe Zone in the Land Use Zoning Map. The Fringe Zone provides for low density residential provided that development is sited in the trees in a manner that maintains the natural character of the hillsides and manages surface water runoff to control erosion and intense concentrations of water.

There is an area west of the Santa Fe Southern Railroad Tracks in the southern portion of the District where the hillsides/piñon juniper land type is highly dominant and isolated from the more developable flatland areas. This area is identified on the Land Use Zoning Map as a Rural Zone which is to be developed at lower densities than the Fringe Zone.

Hillsides/Grassland

Hillside/grasslands are grass-covered hillsides that slope between the Flatlands and the arroyo corridors. The uphill and downhill edges generally occur along the 10% slope lines that delineate the arroyo corridors and flatlands. These conditions exist primarily along the west edge of the District and are highly visible from State Highway 14 and I-25.

This land type is included in the Fringe Zone on the Land Use Zoning Map. This zone generally provides for lower density development that is designed to blend into the natural topography, manages surface water runoff to control erosion and intense concentrations of water and provides planting that mitigates the visual impacts of hillside development from State Highway 14 and I-25.

Arroyo Corridors

The arroyo corridor land type includes arroyos and the adjacent level land that together form the level bottoms of the major drainages that pass through the District.

The full width of these corridors are to be preserved as open space to create continuous green ways through the District. They will be utilized for habitat protection, surface water management, underground utilities, road crossings, trails, recreation and view corridors.

Arroyo Hondo Corridor

The Arroyo Hondo is not typical of other arroyos because of its broad width. Applying the the standard definition of Arroyo Corridor to the Arroyo Hondo Corridor would limit the development of level lands along Arroyo Hondo beyond that anticipated by the District Plan.

Consequently the edges of the Arroyo Hondo Corridor in this area will be defined as setbacks from the hundred year flood plain that are a minimum of 50 feet on the outside of the floodplain. The Arroyo Hondo Corridor will be the area between these setbacks. This area will be utilized for habitat protection, surface water management, underground utilities, road crossings, trails, recreation and view corridors.

Cross section illustration will be inserted.

C. THE LAND USE PLAN /THE LAND USE ZONING MAP

1. Village Zones

Village Zones are the development areas where the most intense uses will be clustered including New Community Centers, Neighborhood Centers, Neighborhoods, Employment Centers and Institutional Campuses.

Village Zones are located in areas with the following characteristics:

- 1) Village Zones are to be located on level areas of the site that can be developed with the least disturbance to the natural drainage ways and the pinon/juniper and grassland hillsides that border the drainage ways.
- 2) Village Zone boundaries generally follow the areas designated as "Flatlands/Grass Land" and "Flatlands/Pinon, Juniper" on the Land System Map. Some limited Village Zones exist on low level areas that border the Arroyo Hondo.
- 3) Village Zones are further delineated by several Village and Neighborhood Separators that generally run north south and separate long linear Village Zones.
- 4) A minimum average residential density 3.5 dwelling units per acre is required for Village Zones. Village Zones include the area of New Community and Neighborhood Centers and Neighborhoods; school sites will not be counted for purposes of minimum density.

2. New Community Centers

The New Community Centers shown on the Land Use Zoning Plan are the most intensive development areas in the District. During the formation of the plan they were described as having the characteristics of town or village centers.

The intent of the plan is that New Community Centers be developed with the following characteristics:

- 1) They are to be compact and mixed use with the highest density possible within the building height restrictions. A minimum gross floor area ratio (FAR) of 0.5 (*number to be tested*) is recommended for the center. The maximum FAR is 3.0
- 2) Commercial and residential buildings within the centers are to be oriented to the street in order to create active urban street spaces reminiscent of town plazas or traditional main streets.
- 3) New Community Centers are to include housing that provides a more urban choice for residents, locates people in the center, supports commercial uses, and creates street activity in the evenings and on weekends. The target is to have residential occupy 25% (*number to be tested*) of the net useable floor area of the buildings in the centers. The percentage may vary based on the specific characteristics of each center and the proximity and density of surrounding residential development.
- 4) New Community Centers are to be developed with street, open space and walkway connections to surrounding residential neighborhoods.

Illustrations will be provided to show this...not this examples...

- 5) New Community Centers are to be no larger than 60 acres, though their shape is subject to terrain, access, and other variables.
- 6) As a guideline for planning, but not for regulatory purposes, New Community Centers are intended to serve residents within walking and biking distance to the center as well as those from other areas of the District and the region who arrive by automobile and transit. For planning purposes, residents within one half-mile radius of the edge of the centers are considered to be within walking distance. This can vary depending on the topography, the walkway connections, the quality of the walk, and the availability of supplemental shuttle services.

3. Neighborhood Centers

Neighborhood Centers are smaller than New Community Centers. They are intended to provide concentrations of mixed uses to break up the homogeneous nature typical of new single family residential developments. The target is to have residential occupy at least 25% (*number to be tested*) of the net useable floor area of the buildings in the centers. The intent is to draw as many institutional and commercial uses as possible into Neighborhood Centers and create the wonderful mix of small businesses and residential uses that exists in areas of Santa Fe. This is critical to creating community within the District. The College District Plan includes Neighborhood Centers to provide the mechanism and motivation for developers to create diverse and distinctive neighborhoods. Neighborhood Centers are not shown on the Land Use Zoning Map because their locations are to be determined by their proximity to New Community Centers, the size of the neighborhoods they serve, and the configuration of the land. The location for Neighborhood Centers will be identified in Master Plans submitted by developers. Neighborhood Centers are to be located in Village Zones.

The intent is that Neighborhood Centers be developed with the following characteristics:

- 1) Neighborhood Centers are to be mixed use and may include any of the institutional, commercial, community, and live-work and multifamily residential uses that the neighborhoods can support. A minimum gross FAR of .33 for buildings is recommended for the centers. The maximum FAR is 2.0.
- 2) Neighborhood Centers are to create higher density areas within a neighborhood to add interest and avoid large areas of lower density single family residential.
- 3) Buildings within Neighborhood Centers are to be oriented to the street or public plazas to create street spaces that are reminiscent of village plazas and main streets.
- 4) Neighborhood Centers are to provide services to residents of surrounding neighborhoods and are to be within walking and biking distance to the homes in those neighborhoods. As a guide for planning, but not for regulatory, purposes residents within one quarter mile radius of the center of a Neighborhood Center are considered to be within walking distance. This can vary depending on topography, walkway connections, the quality of the walk, and the availability of supplemental shuttle service. Small areas created by irregular neighborhoods or that are on the fringe of neighborhoods are considered within walking distance if they are an extension of a walkable neighborhood.
- 5) The minimum size of a neighborhood center is 2-3 acres. There is no maximum size. A neighborhood center can encompass an entire Village Zone if the requirements for residential density are met.
- 6) Neighborhood centers can be within the service area of a community center.

4. Neighborhoods

It is the intent of the District Plan that residential development, other than that occurring in New Community Centers, will be developed in residential neighborhoods. The potential exists for each neighborhood to have a distinct identity based on its location, the natural landscape, special uses, design theme or the content and nature of the neighborhood center. Neighborhoods are to be mixed use and include a diversity of housing types and income levels. Small commercial uses like offices and home occupations and institutional uses like churches and elementary schools will be allowed in neighborhoods to further encourage diversity.

Neighborhoods and their centers are not located on the Land Use Zoning Map. Their location and configuration will be determined by detailed site conditions information, development programs and site-specific design. Neighborhoods will be located and designed in the context of development master plans that will be prepared for each project prior to development.

5. Fringe Zones

Fringe Zones are the slopes that transition between level flatland areas and the arroyo corridors. Fringe Zones correspond to the areas shown on the Land System Map as "Hillside/Piñon, Juniper" and "Hillside/Grassland."

The criteria for delineating the highly developable Village Zones and the Arroyo Corridor open space are relatively straight forward. It is difficult however, to generalize on the development of the Fringe Zones at the scale of the District Land Use Plan because the Fringe conditions vary significantly throughout the District. Some portions have consistent gentle slopes where development impacts can be easily managed. Other areas are highly irregular and laced with small drainage ways and have varying densities of tree cover. The differences are not easily discernable at the current scale of mapping.

The ultimate development or preservation of the Fringe Zones requires more detailed site information than can be shown on the District Land Use Plan. The degree to which the Fringe Zone should be developed is to be based on site specific design that considers site conditions and program requirements. This site specific design will be part of the Master Plan submissions and will be based on more detailed topographic and vegetation mapping.

The intent is that Fringe Zones be developed with the following characteristics:

- 1) Residential development is to be located in Fringe Zones in a manner that maintains the character of wooded hillsides where they exist. On open hillsides the intent is for homes to step down hillsides and appear as a continuation of the upland neighborhood. The following are some techniques that can be used to achieve this intent.
 - a. A special effort should be made to map and protect specimen piñon.
 - b. Snow or polyurethane fencing shall protect areas of trees to be preserved.
 - c. Building pads should be close to natural grade. On steeper grades this may require that buildings step with the natural grade or garages should be separated to fit natural grade.
 - d. Mass grading of multiple building sites should be avoided. Grading should be contained within individual building envelopes.
 - e. Grading transitions should be natural. Retaining walls should be used where natural grading transitions require additional tree removal.
 - f. Drainage should be managed to maintain natural flow cycles and limit erosion.
 - g. Limits of disturbance and cuts and fill should be contained in building envelopes.
- 2) Residential development in Fringe Zones is limited to an average residential density of one dwelling unit per acre with a clustered density of no more than four units per acre.
- 3) Commercial development can extend into Fringe Zones when the extension improves the value to the community of a New Community Center, an Institutional Campus or an employment center. The following are some techniques that can be used to achieve this intent.
 - a. Commercial buildings should have smaller footprint and buildings should be sited to provide an architectural transition that blends into the Fringe Zones.
 - b. Commercial buildings should parallel hillsides and be designed to take up grade.
 - c. Parking should be separated from buildings and placed at different elevations to avoid overlot grading.

- d. Avoid cut and fill slopes of over 6'
- e. Commercial development on open hillsides should step down hills from the top and appear as an extension of the upland building clusters or step up the hill from the bottom and appear as an extension of lowland building clusters.
- f. Drainage should be managed to maintain natural flow cycles and limit erosion.
- g. Grading transitions should be natural. Retaining walls should be used where natural grading transitions require additional tree removal.
- h. A special effort should be made to map and protect specimen piñon.
- i. Building sites, driveways and utility extensions should be fenced with snow or polyurethane fencing during construction to protect trees and grasslands and minimize damage to non-developed areas.
- j. Aggregate site coverage in Fringe Zones, including parking, shall be less than 50% per developed acre. *(number to be tested)*

4) Master Plans for development in Fringe Zones will include site specific grading, drainage and vegetation protection plans and standards to demonstrate the techniques to be utilized to blend development into Fringe Zones.

5) Fringe Zones that are not developed will become part of the open space system.

6. Village Separators

Village Separators are open space corridors that separate long linear stretches of land designated as Village Zones. Village Separators are shown on the Land Use Zoning Map.

The intent is that Village Separators be created with the following characteristics:

- 1) Village separators are to generally run north south as shown on the Land Use Zoning Map.
- 2) They are provided to separate long linear Village Zones into compact development areas with walkable centers.
- 3) They can be usable and include play fields, school fields, roads, utility corridors and any other open space uses and accessory structures.
- 4) The corridors shown on the Land Use Zoning Map are suggested locations. Corridors can be adjusted based on more detailed land analysis, and the location and design of New Community Centers, Neighborhood Centers, neighborhoods, Employment Centers, Institutional Campuses and open space uses.
- 5) Separators need a minimum width of 1000 feet.

7. Institutional Campuses

Institutional Campuses are zones that are dedicated to some type of institutional use. It is the intent of the District Plan, that where possible, institutional uses be integrated into New Community and Neighborhood Centers. In some instances, the size and type of institutional uses require a concentration of facilities where the scale and need for flexibility and growth are incompatible with the desired characteristics of New Community or Neighborhood Centers. The Santa Fe Community College and IALA are examples of Institutional Campuses. High schools, middle schools, churches and hospitals are also likely to develop as campuses. Institutional Campuses are shown on the Land Use Zoning Map to the extent that they have been identified.

The intent is that Institutional Campuses be developed with the following characteristics:

- 1) Like other areas of the College District, Institutional Campuses are to be mixed use and are to include commercial and residential uses where possible.
- 2) They should serve the College District and Greater Santa Fe communities as community activity centers.
- 3) They may have a lower concentration of buildings and FAR than New Community and Neighborhood Centers. The maximum FAR is 3.0.
- 4) Feature buildings on campuses should provide focal points that visually and physically connect campuses to adjacent centers and neighborhoods and integrate the value of their cultural image into the District.
- 5) Campuses should be developed around internal pedestrian walkway systems with parking centralized in a series of small parking areas.
- 6) Campuses are to be highly interconnected to surrounding centers and neighborhoods with streets, open space corridors and walkways.
- 7) Campuses should be connected to the District and region by public transit.
- 8) The minimum size of the zone is 5 acres; the maximum size is 360 acres.

8. Employment Centers

Employment Centers are zones within the District where commercial and light industrial uses such as offices, call centers, business incubators, research, product development, light assembly and manufacturing, testing, showroom and distribution, may be provided in a concentrated, planned, multi-use environment. Specialized business clusters, selected in cooperation with local government and economic development entities, will be allowed. Employment Centers are intended to provide a return to the community in taxes, jobs, wages, and sales, enhancing employment growth in the area and helping to meet the community goal of economic sustainability.

It is the intent of the District Plan that as many commercial and employment uses as possible be integrated into New Community and Neighborhood Centers. There are situations however where the size, type, and FAR of commercial uses may be inconsistent with the desired characteristics of these centers. Potential locations for Employment Centers include:

- Santa Fe County Business Center at San Cristobal.
- Areas west and east of the Community College.
- Areas along Highway 14 and I-25 which lead into the College District.

The Employment Center along the railroad spur shown on the Land Use Zoning Map between Santa Fe Community College and Santa Fe Southern Railroad is intended as a reserve for a very large employment center user. Its location and shape are based on terrain and the access to the rail line. It will also connect to the adjacent New Community Center at either end.

Employment Centers are shown on the Land Use Zoning Map to the extent that they have been identified.

The intent is that Employment Centers be developed with the following characteristics:

- 1) Like other areas of the District, Employment Centers are to be mixed use and include commercial uses and services such as recreational amenities, parks, trails, retail and restaurants so employees can walk to lunch, recreation, and services.

- 2) Residential may or may not be included in Employment Centers depending on the characteristics of individual centers, though Employment Centers are to have a wide range of nearby housing opportunities allowing access by walking or bicycle or a short vehicular journey. For planning purposes a two mile radius is considered to be walking and biking distance from an Employment Center.
- 3) Employment Centers should serve the District and Greater Santa Fe community, and be connected by public transit, trails, walkways and small roads.
- 4) Employment Centers should be a focal point for multi-modal transportation facilities for goods, services and people.
- 5) Walkway systems within Employment Centers should connect all areas of the center to each other and the District.
- 6) Employment Centers may be included within or as extensions of New Community Centers or should be within a one mile radius of New Community Centers or one half mile radius of a Neighborhood Center. *(to be tested)*
- 7) Buildings within the Employment Centers shall be oriented to the street, and keep the parking and storage areas to the rear of the buildings, to maintain the mixed use intent on the Plan and to create active urban street spaces reminiscent of town plazas or traditional main streets.
- 8) Where the physical relationship allows, feature buildings should provide focal points that visually connect Employment Centers to adjacent centers and neighborhoods and provide the value of their architectural image to the District.
- 9) Employment center facilities may be the result of joint action and investment by public agencies and developers to ensure that local services and infrastructure meet anticipated demand, for example, wideband communications.
- 10) Training programs may be provided by the Employment centers in coordination with local governments and educational and other institutions and agencies.
- 11) The maximum FAR is 3.0; the minimum size is 5 acres with a maximum size of 360 acres.

9. Rural Zone

The Rural Zone includes areas within the College District where the topography and vegetation are not suitable for concentrated center and neighborhood development. The intent is that the Rural Zone be developed with the following characteristics:

- 1) Due to the topography and vegetation and the distance to centers the density of the Rural Zone will be low, averaging 1 unit per 5 acres.
- 2) Like other areas of the District, the Rural Zone is to be clustered, to the extent possible, in a low-density area. Where possible, dwelling units will be clustered loosely around central amenities like equestrian facilities, dude ranches, retreats or country store.
- 3) Homes that are not in clusters will be at lower densities with the size of lots determined by the characteristics of the land.

10. Existing Neighborhoods

There are several existing neighborhoods in the District which are shown on the Land Use Zoning Map, including the Valle Lindo/Vista del Monte neighborhood, the Vista Ocaso neighborhood and the west Arroyo Hondo neighborhood. Over 425 lots with 290 residences exist in these areas, platted either as conventional subdivisions or small land divisions. There are also a number of small parcels, most less than 40 acres in size, which could be developed in the future. The relationship of these neighborhoods to the planned new development and further development within these neighborhoods are concerns of the Plan. The intent of the Plan is that these areas develop or evolve with the following characteristics:

- 1) The existing Hydrologic zoning and residential options will continue to apply within existing neighborhoods; existing development approvals will be honored.
- 2) New development and redevelopment will incorporate connections to New Community and Neighborhood Centers and neighborhoods. These connections will include open space corridors, parks and trails and road locations in conformance with the District Plan and local or connector roads to improve service or emergency access.
- 3) Detailed neighborhood planning will continue to provide for the specific needs and opportunities of each area, especially delivery of public services, access issues, buffers and trails.
- 4) Infrastructure and service planning for the District – schools, fire, police, water and sewer, parks and recreation - will consider the needs and access issues of each existing neighborhood.
- 5) Village development may be applied in these areas in the future. An eighteen month grace period for proposed amendments to the Land Use Zoning Map to include these neighborhoods into village area zones is provided.

11. Open Space and Buffers

The open space areas delineated on the Land Use Zoning Map include Arroyos and Mountains as established on the on the Land Systems Map, as well as parks and fringe open space areas that have already been designated on preliminary master plans and plats. The description of the Open Space Elements and intent are included in the Open Space Plan.

Buffers are areas of open space or land use and density transition that separate or transition between existing residential neighborhoods and future village development areas. Buffers and setbacks also occur along I-25, State Highway 14 and Richards. Buffers are illustrated on the Land Use Zoning Map and described in the Open Space Plan section.

12. Ranching Uses

Currently much of the land in the District is used for agriculture and ranching. It is the intent of the Plan to use the following methods to protect the Rancho Viejo ranch and other ranches within the District until such lands are proposed for development:

- 1) Phase development of Village Zones, neighborhoods, rural areas, roads, trails and railroad extensions within the District to preserve and facilitate the efficient operation of existing ranches in and adjacent to the District.
- 2) Allow development of rural home sites and agricultural accessory structures where they support the continuation of working ranches.

13. School Sites

Sites for seventeen schools have been identified on the land use plan. These sites have been evenly spaced across the District to place school in close proximity to all of the higher density Village Zone zones. The exact location and phasing of schools will be determined as individual neighborhood plans are developed. The first school site has been identified and reserved in Windmill Ridge at Rancho Viejo. A more detailed description of school issues is in the Schools section of the Community Services and Facilities Plan.

2. THE OPEN SPACE PLAN

A. OPEN SPACE LAND USE

Open space within the District is to be a continuous system of natural and developed spaces that include arroyo corridors, mountains, natural hillsides, buffers between development areas, open corridors along roads, parks, play fields and plazas. New development within the District will generally provide 50% of the development area in open space. It is estimated that when all of the natural and developed open space elements are combined the District open space system will include over 50% of the total land area and exceed 8,500 acres.

The open space plan will be implemented using the following methods:

- 1) The District ordinance will provide:
 - a. detailed definitions, criteria and requirements for open space elements;
 - b. a process as part of individual project development review to use site specific information to plan location, scale and requirements for the open space elements in accordance with the principles of the District Plan;
 - c. options for reducing open space obligations for those properties that have over 50% of their land in natural open space. Options might include acquisition of the additional open space by landowners that need open space credit or variances of open space requirements.
 - d. options to meet open space obligations for properties that should have lower open space in order to meet the higher density development objectives of the District Plan. The options may include cash-in-lieu payments or acquisition of open space credits for an equal area of open space from properties with large areas of natural open space.
- 2) Creation of an entity within the District to manage improvements and maintenance of the District open space.
- 3) The Land Use Zoning Map does not show all of the 50% open space. In addition, to meet the 50% requirement, property owners may dedicate unfenced private open space on individual lots adjacent to mapped public open space, parks or trails; archaeological easements; trails and trailheads; parks and plazas; and buffers or setbacks from highways or roads and neighborhoods meeting the principles of the District Plan.

B. OPEN SPACE ELEMENTS

The open space system for the Santa Fe Community College District is to be comprised of the following elements.

- 1) Arroyo Corridors and Natural Drainageways are to remain in open space because of the role they play as drainage control areas, aquifer recharge areas, wildlife, view and trails corridors. Arroyo Corridors include the flat bottom area that parallel arroyos. At a

minimum arroyo corridors will include the area within the 100-year floodplain and a 50 ft. setback from the 100-year floodplain considered aquifer recharge channels.

- 2) Important Wildlife Habitat and Corridors are to be protected within the District because of the role they play in the life cycle and maintenance of a diverse wildlife population within the District.
- 3) Important Cultural Resources Areas are to be protected within the District because of the role they play in maintaining the record and evidence of human history within the District.
- 4) Parks, Plazas and Developed Open Space shall be provided in the District for a diverse set of recreational opportunities and as settings for the community social life of the District. Developed open space may include parks, plazas, playfields, tot lots and community gardens and other types of open space use that support community recreation or community agricultural activities.
- 5) Road and highway setback areas are provided to retain the rural open character of the District. Landscape standards for road setbacks will be defined for rural/country sections of the District road network to reduce the visual impact of development.
- 6) Buffers that separate and define edges of development are to be provided to create separation between "villages" and to existing development.
- 7) Trail corridors will provide trail connections to supplement the transportation system, provide recreational opportunities, and connect the open space system to the community.
- 8) Specific Visual Features are to be protected to maintain the unique visual qualities of the District and the rural character of Santa Fe County.

C. PARKS PLAN

Parks and plazas are an important element of the opens space system. They provide a variety of recreational opportunities and a setting for community social life in the District. The Plan provides for a range of parks both in size and function to meet community needs and to take advantage of the terrain opportunities:

- 1) District parks are intended to serve the entire area with major recreational facilities. These would be developed by the County or in conjunction with other large institutions and are intended to provide multi-use play fields, ballfields, hardcourts, and other recreational facilities.
- 2) Community parks are smaller, 3 to 6 acres, and provide active recreational facilities – open play fields, walks, seating, playgrounds – for Village Zones and Existing Neighborhoods.
- 3) Neighborhood or Mini parks are quiet activity areas to be located within residential development throughout the District. These parks can be one acre or less in size and provide such amenities as tot lots, walks and seating areas.
- 4) Passive parks can be an appropriate alternative to community parks when adequate opportunities for active recreational facilities have been provided. These parks include small developed areas of walks and seating designed within natural areas.

1818745

5) Plazas are small open community gathering areas developed as focal points in Neighborhood and New Community Centers.

The Plan intends that active recreational facilities and parks be shared facilities when possible to minimize capital and operations costs. Active recreational areas on school sites and other institutional sites will be counted as parks if accessible to the public. District level recreational facilities provided at existing institutions such as the Community College or the Institute of American Indian Arts may be part of the open space system, but recreational buildings are not.

The District ordinance will define the terms and criteria for parks distribution and development standards. Parks and recreational facilities are to be provided as development occurs.

D. TRAILS PLAN

Trails are integral to the connected open space system and to the walkability of Village Zones, providing both transportation corridors and recreational opportunities. District wide trail corridors are mapped on the Circulation Map; these are the backbone of the trail system, connecting the east-west arroyo corridors and major roadways north and south. It is intended that a network of village and neighborhood trails be developed to connect all developed areas with the District trail system, providing access to the open space, neighborhoods and centers and campuses and community facilities.

Trails will be designed and located with the following characteristics:

- 1) Trails will be designed for pedestrian, bicycle and equestrian use. Equestrian trails may be separated from other trails.
- 2) Trail easements for District-wide trails and trail easements within a development as part of a continuous pedestrian walking system connecting the core areas of the development to the District-wide trails are considered part of the open space system.
- 3) Trailheads for public access to the trail system will also be part of the open space system.
- 4) Trail easements may also be used as utility and drainage structure corridors. The District Ordinance will define criteria for trails easement and development standards.
- 5) The County will develop a policy for acquisition of District trails easements. The policy will define requirements and assurances that will be guidelines for specific trail easement agreements with individual property owners.

3. THE CIRCULATION AND CONNECTIONS PLAN

A. VISION

Develop a variety of transportation systems within the District, including transit and rail, bicycle, pedestrian, and vehicular uses. These systems should reflect land use patterns that emphasize a network of smaller roads and trails, scenic by-ways, buffered roads and corridors between villages and existing neighborhoods.

B. THE TRANSPORTATION PLAN/CIRCULATION MAP

Introduction

The transportation plan for the Community College District illustrates the vision for access and mobility in the District. The purpose of the plan is to integrate four transportation elements - roads, trails, transit and rail - into a cohesive, efficient network. By providing this network, with appropriate roadway design standards, the District can reduce vehicle trips and vehicle miles traveled and increase accessibility, safety and efficiency for pedestrians, cyclists and transit services. If the plan is successful in achieving this goal, traffic impacts will be minimized within and outside of the District.

The Circulation Map shows the conceptual network for each of the four transportation elements that will be needed to service residents, employers, workers, and retailers when the District reaches full build-out. The network shows preliminary alignments and identifies connections that need to be made to balance the internal road network and provide access to primary activity centers, such as New Community Centers, Institutional Campuses and Employment Centers. Externally, the District has excellent regional access via I-25, Highway 599 and Highway 14 to the City of Santa Fe, Los Alamos and Albuquerque; these connections are also displayed on the plan. The internal road network is designed to maximize these regional connections.

Most of the District is currently undeveloped. However, several well-established neighborhoods are within and just outside the District. Where neighborhoods could be impacted by proposed connections, the plan identifies roads that connect to and are adjacent to these neighborhoods as areas for further study, so that residents will have the opportunity to extensively review and comment on routes planned in or near their neighborhoods. Further study of the network connections will be needed for engineering purposes as well.

Road hierarchy

The purpose of a road hierarchy is to understand the function of a road within a larger network, and be able to design a specific portion of roadway to ensure safety and promote appropriate design of adjacent land use elements (such as setbacks). Roads are conventionally organized into a three-tiered hierarchy - arterial, collector and local. Even in residential areas, roads in the conventional hierarchy are oriented toward automobile safety and efficiency as the dominant design factor. In this hierarchy, virtually all street functions - the concept of roads as public spaces - are eliminated to accommodate automobile safety and convenience.

The road hierarchy for the Community College District proposes to change the conventional design priority. The District road network is divided into three categories:

- 1) living priority - where pedestrians and cyclists are given primary consideration,
- 2) mixed priority - the transition zone, and
- 3) traffic priority - where automobiles have primary design consideration.

For planning purposes, roads on the plan are simply labeled as either primary or secondary roads.

The ultimate designation of each roadway section (living, mixed or traffic priority) will be determined at the time of development, based on the project's land use plan, the number of trips per day the road will carry and accepted transportation standards such as those used by the Institute of Traffic Engineers. Road designations can change along a given route (for example, a road might be living priority within a Village Zone, then transition to traffic priority through an open space area, and back again to living priority).

Roads Network

District roads are a well-connected roadway system that provides comprehensive routes to and from major destinations, improved emergency access, and easily available alternative routes for through traffic if delays occur in one location. The Community College District transportation plan is highly connected network of two lane roads. It also supports increased transit options.

The District's network system links the principle activity centers – New Community Centers, Institutional Campuses, and Employment Centers – and maximizes connections to the adjacent arterial and highway system. The goal is to create a system where future developments are interconnected with one another - rather than having each development be an isolated "island" to itself, with connections only occurring along one or two arterial roads.

The roadway network is also designed to promote walkability for residents, visitors, workers and others. In the District Plan nearly all residential areas are within a ½ mile walkable radius of a New Community Center to reduce dependence on the automobile and promote densities that make transit service feasible. The key to integrating this vision is a well-connected road network that services residential and commercial areas, and is easily accessible by pedestrians.

Each of the primary and secondary road connections (with the possible exception of Richards Avenue) should carry a maximum of 10,000 trips per day or less. This distributes traffic impacts fairly throughout the District, and increases livability for everyone.

There are two barriers to creating a transportation network in the District. First, connections across I-25 are limited because of the expense of building an over or underpass. The extension of Camino Carlos Rey has been eliminated by the County of Santa Fe and the State Highway Department, due to potential drainage problems, the presence of a sensitive archaeological site, and an existing neighborhood. Three other potential crossings at I-25 have been identified on the plan, but at least two of these potential connections – at Yucca and between Cerrillos and Richards - will require further study for engineering and neighborhood impacts. Second, north-south connectivity is complicated by a series of wide and/or deep east-west arroyos. The network minimizes the number of arroyo crossings to preserve open space contiguity and minimize costs to future developers, however, this means that some north-south road connections (such as Richards Avenue) may bear a slightly disproportionate amount of traffic.

Trails Network

Trails are integral to creating a walkable community and providing options to reduce dependence on vehicle use for trips to jobs, shopping, work, school and social events within the Community College District.

The Plan identifies a network of District-wide trail corridors in the east-west arroyo corridors as part of the open space system and along primary roads and utility easements to make north-south connections. The Santa Fe County Rail Trail along the Santa Fe Southern Railroad at the east side of the District provides a major trail connection to the City of Santa Fe and south to Eldorado and US 285. Trails in the arroyo corridors have the potential to provide connections to upstream and downstream neighbors as part of the proposed County primary and secondary trail system. These trails serve multiple purposes for recreation and access to open space and general community access. Commuter bike lanes or trails will be included in the road design standards for traffic priority and mixed priority roads to connect activity centers within the District.

Village and neighborhood trails will connect the neighborhoods and activity centers to the District-wide trails system. Locations of these trails are not mapped, but will be located on development master plans or neighborhood plans. These trails are intended to connect parks, schools and other community facilities and on-street sidewalks in New Community and Employment Centers.

Trails easements will be dedicated for public use and are intended for pedestrian, bicycles and equestrian use. Separate trails for equestrian use need to be considered because of potential conflicts between horses and bikes and disparate needs for surfacing and improvements.

Further detailed planning is needed to implement the trails network to 1) make sure that appropriate connections are made as development occurs, 2) identify locations for separate equestrian trails and 3) locate public trail heads and road crossings.

Transit Network

Successful transit service into and out of the Community College District will depend on either the inclusion of the District in a regional transportation system, or the expansion of existing transit services from the City of Santa Fe's Santa Fe Trails bus system. The transit network builds on the existing Santa Fe Trails bus system access into the District itself (at Santa Fe Community College), and a nearby route that reaches the factory outlet shopping area on Highway 14). Note: the City of Santa Fe is limited in its ability to pay for future expansion of transit services into this area.

Potential District transit routes and phasing, based on assumed development phasing, are shown on the Circulation Map along with potential park and ride areas and a central transit center adjacent to the Community College. The road network directly supports the viability of transit by interconnecting the District's primary activity centers (New Community Centers, Institutional Campuses, and Employment Centers) to each other, maximizes the number of people that can be served by transit. These areas will also have sufficient density to allow transit stops to be within walkable distance of residents, workers, shoppers and others.

Regional transportation linkages are also identified on the plan. Transit is another element of the Community College District Plan that extends beyond the boundary of the District. The ability to connect the Community College District to downtown Santa Fe, Los Alamos and other communities and Employment Centers in the region will require that the Community College District operate in the context of a Regional Transportation System. Santa Fe is in the early stages of developing what will ultimately become a regional transportation system. The entire structure of the plan is designed to create a development pattern within the District that will make future regional transit as efficient as possible.

Rail Network

Santa Fe Southern Railroad has an existing rail line that runs through the Community College District's eastern border. Currently, this rail line is primarily a tourist route, taking passengers from Santa Fe to Lamy and back again. There are no existing rail stops within the District.

The City and County have been pursuing potential commuter rail services between Santa Fe and El Dorado on the Santa Fe Southern Railroad tracks. Two New Community Centers have been located on the rail line at station locations identified in a 1999 study ("Economic, Legal and Structure Analysis of the Santa Fe Southern Rail Road" by RL. Banks). The plan is not for high-speed light rail service. Instead, the strategy is to utilize self propelled passenger cars that run on existing tracks to develop a volume of commuter service that is appropriate for the existing population and for potential tourist use.

The Transit Plan provides a rail spur that extends from the Santa Fe Southern line into the District to a New Community Center adjacent to the Community College. This line would connect the Community College and proposed Employment and Institutional Centers in the District to Downtown Santa Fe and the high concentration of employment areas that are located along the Santa Fe Southern Line.

The City and County have received congressional authorization for \$10,000,000 in T-21 funding to establish right of way, make track improvements and begin to implement passenger service on the Santa Fe Southern tracks.

C. CIRCULATION AND CONNECTIONS ACTION PLAN

1) Classify a road hierarchy and road design components

- a. Create multiple road classifications and cross-sections, using three road design principles: living priority (pedestrians have priority over automobile), mixed priority (transition areas) and traffic priority (automobile have priority).
- b. Include designs for on-street bike lanes to complement and connect with off-street trails, so that cyclists may ride for both recreation and transportation
- c. Discourage roads that have more than two lanes, other than Richards Avenue
- d. Design roads to maximize access, comfort and safety for pedestrians and cyclists on and/or adjacent to roadways while accommodating the automobile.
- e. Plan road standards that incorporate easy access and crossing distances for pedestrians.
- f. Restore the idea of streets as public spaces
- g. Incorporate transit, pedestrian, and bicycle uses (including trail connections) into roadway design along with the automobile, and provide for safe interaction of all these uses.
- h. Provide new road standards that can apply to reconstruction of roads in place when the District plan took effect.
- i. Develop road standards that are compatible with the District's countryside landscape and village-oriented communities. Primary roads should include frequent views of open space corridors.

2) Develop a transit system which includes rail and buses

- a. Create land use patterns and densities that support transit and reduce automobile trips.
- b. Explore and encourage opportunities to include the District as part of a regional transportation authority that could include Santa Fe, Albuquerque and Los Alamos
- c. Investigate the possibility of creating a District-wide bus system that is clean running (could be public or private)
- d. Create a road network that links activity centers to one another, so that transit service opportunities can easily expand as the District grows
- e. Promote opportunities for expansion of railroad services (such as a spur to the Community College), and for regional light rail services *to the District*
- f. Include areas for transit stops within neighborhood centers and community centers, and allow transit facilities such as bus shelters, benches and bicycle parking within these areas.

3) Reduce traffic pressure on Richards Ave.

- a. Design Richards Ave. as the principle gateway boulevard into the District
- b. Design and build additional auto lanes, bicycle lanes and turn lanes to increase roadway capacity

c. Incorporate traffic mitigation measures that are appropriate for heavily travelled roads to slow traffic , such as medians.

d. Provide north-south roads that are alternatives to Richards Ave., and pursue future connections across I-25. This is an urgent need requiring cooperation with NMSHTD and perhaps condemnation of right-of-way.

4) Road network design

a. Establish multiple access points to and from the District to reduce traffic impacts throughout the District.

b. Provide a network of many smaller roads while avoiding long straight roads, short cuts and dead-ends; use design techniques like T-intersections to promote safety and slow automobile speeds.

c. Balance the road network through transportation modeling so that no roadway link exceeds 10,000 trips per day. Note: Richards Avenue may not be able to meet these goals.

d. Create a circulation plan that respects natural features such as terrain and mature trees, and minimizes adverse effects on drainage areas.

e. Ensure that the network provides adequate and appropriate connectivity for future schools.

f. Buffer road corridors between villages and neighborhoods by preserving and consolidating open space areas, to preserve view corridors.

g. Develop a strategy to maintain and improve Dinosaur Trail..

h. Run a transportation model analysis to show how well the proposed road network hierarchy and circulation plans will handle traffic from future development.

5) Preservation/design of unique roadway corridors: State Road 14/Turquoise Trail Scenic Byway and Richards Avenue

a. Design special gateway-type entrances for the three key entrances into the District - Richards Avenue, the future entrance off of Highway 14 near the southern boundary of the District, and the future entrance at or near the Highway 599/Highway 14 intersection

b. Give special design attention to Highway 14 and Richards Avenue through wide setbacks, berms and other techniques

c. Provide new road construction standards as well as standards for reconstruction of roads that were in place when the District plan took effect.

4. THE INFRASTRUCTURE PLAN

A. WATER

Water Planning

The District Plan benefits water planning for central Santa Fe County by establishing goals for better conservation and watershed management and a sustainable water supply. It proposes to manage water supply, runoff and waste water in a manner that reduces water use, protects the

aquifer and manages drainage for irrigation and erosion control. It provides that development outside of the existing neighborhoods will be built using coordinated community water and wastewater systems.

The District will be supplied by imported water and by groundwater in order to provide a diversified, and thus more dependable, long range supply. The Plan limits development on individual wells in order to protect the quality of the aquifer and its use for storage and recharge for the future. This protects an area that can accommodate much of the projected growth in the region from large lot development. It also provides the opportunity to manage the watershed to protect the District and neighboring communities such as La Cienega before development happens.

The first phases of development in the District have water through the County and City water systems. Later phases will rely on implementation of the District water principles and regional water planning. Preliminary water use records show that village development in the District averages .18 ac ft/yr per household, well below the County conservation standard of .25 ac ft/yr. With implementation of the proposed additional strategies for conservation and use, the level of water use can be maintained and lowered.

The County benchmark will continue to be 100 year water availability, with a goal of long term sustainability. Article III, Section 11 of the County Land Use Code allows developments which import water to have density determined by meeting criteria for traffic generation, energy consumption, provision of public facilities and services and compatibility with adjoining residences. Developments in the District will meet these criteria based on the principles of this Plan.

Balancing water taken out of the aquifer with recharge to lower (minimize) consumptive use of water from all sources is integral to sustainability. Strategies to lower consumption include: enforcing the County's line extension and water allocation policies, capture and use of gray water and rain water for irrigation, and use of catchments and infiltration basins for run-off from impervious surfaces to irrigate and to protect habitat and prevent erosion. Some of these strategies are not always stable sources of supply or recharge, however, because they are dependent on rainfall. Treated waste water reuse is a more dependable long range strategy. Aquifer storage and recovery of unused imported water is another strategy to improve the efficiency of water use. Relocating large production sites and strategic placement of recharge sites within the District would protect the downstream community of La Cienega.

Treated waste water will be used for local beneficial use, surface and subsurface recharge of the aquifer to gain potential return flows and to minimize the potential long term effects of pumping on aquifers and downstream communities. Multiple waste water systems will be allowed in the District under County control in order to provide for effective use and reuse of the limited water supplies.

Water System

Within the District, water service is provided by the Santa Fe County Water Utility System, Sangre de Cristo (City of Santa Fe), Valle Vista, and domestic wells. Santa Fe County is the largest provider and utilizes imported water through a wheeling agreement with the City of Santa Fe. Main trunk lines, primarily 12" and 16" lines and storage facilities are in place to provide needed infrastructure for portions of the District which may develop over the next 20 years. This initial phase is entirely within the County service area. Sangre de Cristo currently supplies Santa Fe Community College, Santa Maria de la Paz Church, The Institute of American Indian Arts (IAIA), Turquoise Trail Business park, and will serve additional Thornburg properties along SR 14.

The Valle Vista water system serves the Valle Vista subdivision west of SR 14 and south of NM 599. The County has executed an agreement to purchase the Valle Vista water system with the intent to connect and integrate that system with the County's water utility. That purchase and subsequent connection is subject to approval by the NM Public Regulatory Commission.

Domestic wells provide water supply to all other residential and business within the District.

1818752

Water Plan Actions

- 1) Initiate studies to research and establish techniques to manage stormwater for flood control, water harvesting, habitat enhancement and aquifer recharge.
- 2) Initiate studies to identify locations for aquifer storage and recovery and aquifer recharge programs.
- 3) Work with Santa Fe County to pursue additional sources of imported water.
- 4) Take delivery of unused San Juan – Chama contract water and use for aquifer storage.
- 5) Study reduction of State Penitentiary well pumping and conjunction use with Santa Fe County imported water.
- 6) Review and revise current County water conservation regulations as required to achieve District principles.

B. WASTEWATER

Wastewater Systems

As with the water systems, there is a mix of waste water treatment facilities plus septic systems in the District. The largest facility, treating _____ gallons per day, is the State Penitentiary wastewater facility. While technically just west of the District Boundary, this facility provides service to the Santa Fe County Detention Center and to the 60-acre County Economic Business Park located on state lands. Current proposals include the extension of a force main north along SR 14 to the Thornburg properties. Effluent is currently disposed of outside by spray irrigation.

Rancho Viejo has constructed an 80,000-gallon-per-day tertiary treatment facility west of Avenida del Sur to serve development on Rancho Viejo and the IAIA campus. It is expected that this plant will expand substantially in 2001. A wholly owned subsidiary of Rancho Viejo, Ranchland Utility Company, owns the plant and the operations and rates are regulated by the Public Regulatory Commission. Santa Fe County manages the facility under an annual contract. As the plant is in a start-up phase, effluent is disposed of by means of spray irrigation at the plant site, but the owners intend to modify the discharge permit for project irrigation and aquifer recharge.

Santa Fe Community College owns and operates a 30,000-gallon-per-day tertiary plant on the college property. Effluent is used for on-site irrigation.

Valle Vista wastewater system provides service solely to the Valle Vista subdivision located west of the District.

Turquoise Trail Business Park owns and operates a package plant, which services the park of 21 industrial lots.

Wastewater Plan Actions

- 1) Investigate recharge of State Penitentiary effluent.
- 2) Create new programs and financing options to convert existing septic users to a wastewater collection system.
- 3) Work with NMED to develop water quality regulations for aquifer injection wells.

4) Develop a District master plan for wastewater collection and treatment which recognizes alternative sustainable approaches such as constructed wetlands which are consistent with District principles of effluent reuse and recharge.

5) Initiate studies to determine the feasibility of installing dry sewer lines in subdivisions initially serviced by septic systems, which may connect to a wastewater system in the future.

C. ELECTRICAL

Electrical System

The electric system serving the District is owned and operated by the public service company of New Mexico (PNM). PNM currently operates 2 substations near the District; the Zia substation on Richards Avenue, and the Beckner substation east of the Cerrillos / I-25 interchange. The District is served by two 115 kv transmission lines, linking the Zia substation with Eldorado and the Beckner substation to SR 14 and south. Currently the Zia substation extends south on Richards and Avenida del Sur to SR 14. A portion of this line along Richards and Avenida del Sur has been placed underground. Additional distribution lines could originate from the Beckner substation and service 500 – 600 additional customers.

PNM indicates future substations in the District will be necessary, serviced by the 2 overhead 115 kv transmission lines. A third 115 kv line linking the existing two may be required in the southern portion of the District for full development.

Electric Plan Actions

- 1) Develop setback standards for electrical facilities to ensure public health and safety.
- 2) Develop design standards for substations and other electrical facilities.

D. NATURAL GAS

Natural Gas System

Natural gas service is provided by PNM. The College District is well suited for current and future service. PNM maintains main lines located in or near the District. The first, an 8" steel distribution line, begins at the Airport Regulation Station at Airport Rd. and Cerrillos Rd., extends south on Richards Avenue, then through Rancho Viejo to Eldorado. This line is currently certified for a maximum operating pressure of 60 psig and could supply an additional 200 homes before the need to uprate to a higher pressure.

If uprated to 200 psig, an additional 8000 customers could be added. The uprating would require additional regulator stations and mainline extensions.

To facilitate full buildout of the District, the existing 12" transmission line in I-25 which serves the Santa Fe and Los Alamos areas would require an 8" – 10" steel mainline (200 psig) extension from that line to the existing 8" line, plus additional distribution lines.

Other 6" plastic lines exist in SR 14 and provide current service to the State Penitentiary, Santa Fe County Detention Center, Valle Vista, Valle Lindo, the PNM operations facility, and Turquoise Trail business park.

Natural Gas Plan Actions

- 1) Develop setback standards for high pressure gas lines to ensure public health and safety.

E. TELECOMMUNICATIONS**Telecommunications**

Telecommunication is provided by Qwest (formerly US West). The Company owns and operates fiber optic lines and distribution lines in the District. An existing fiber optics line runs south on Richards Ave. past the current Rancho Viejo development then turns west to the State Penitentiary. Company officials indicate that this line is at capacity.

A second fiber optics line has been extended to serve the Turquoise Trail business park area. Further extensions have occurred along Rancho Viejo Boulevard to Avenida del Sur. An additional extension crossing Richards south of the community college will occur in 2000.

Future extensions are unknown and future needs of the District cannot be determined as current Qwest policy is to not disclose future facility planning.

Telecommunications Plan Actions

- 1) Develop setback standards for telecommunications facilities to ensure public health and safety.
- 2) Develop design standards for telecommunication facilities.
- 3) Initiate studies to identify options for future community wiring for high speed internet access and intranet systems.

F. INFRASTRUCTURE - GENERAL

- 1) Develop a master plan for infrastructure involving landowners, Santa Fe County, and utility companies. Protect current utility corridors and identify new corridors and facility locations.
- 2) Regularly review and update codes to allow for new technology.
- 3) Work with public agencies to develop a funding program for new technology prototypes appropriate to District principles

5. COMMUNITY SERVICES AND FACILITIES PLAN**A. GENERAL SERVICES AND FACILITIES**

It is anticipated that the Village Zones and neighborhoods in the District will be served with a full complement of community services and facilities, including but not limited to schools, fire stations, police protection, library and information services, post offices, churches, community centers, cultural centers.

It is the intent of the Plan that facilities have the following characteristics:

- 1) That services and facilities provided by the County, including police and fire protection, senior and health services, libraries and the like, be planned as part of a Capital Improvements Plan for the District.

1818755

2) Wherever possible, facilities be planned and built as multi-use in order to make more efficient use of building space, meeting rooms, and parking and provide lively concentrations of public activities.

3) Participate with the community schools policy adopted by Santa Fe Public Schools so that public schools in the District can also be sites for shared multi-use such as recreation facilities, community libraries or community meeting rooms.

4) Pursue joint services agreements with the City of Santa Fe or other entities to provide services where that is the most efficient and cost effective approach.

5) Locations for community facilities will be planned within New Community Centers, Neighborhood Centers, Employment Centers and Institutional Campuses as they are approved. The District ordinance will provide allowed and preferred locations for such uses.

6) Access to all existing and new development in the District will be considered when laying out service area boundaries, fire districts and the like.

The Capital Improvements Matrix lists the range of facilities for the District and the likely entities to provide them.

**COMMUNITY COLLEGE DISTRICT PLAN
FACILITIES - CAPITOL IMPROVEMENTS MATRIX - 9/20/2000**

FACILITIES

ENTITIES

	State of NM	Santa Fe County	City or Regional Transportation Authority	City/ Joint Services	US West	PNM	Santa Fe Public Schools	Santa Fe Community College	Community/ Civic League Associations	Developers	Improvement Districts	Private Institutions	Private Enterprise	Foundations	Private Individuals
Transportation															
Richards Road Interchange	X	X	X												
Roads	X	X	X					X		X	X				X
Bus System			X												
Rail System			X										X		
Walks and Trails		X								X	X				
Parks and Open Space															
Public Open Space	X	X		X						X	X				
Private Open Space										X					X
Parks		X					X			X	X	X			
Recreation Facilities		X					X	X		X	X	X	X		
Infrastructure															
Water		X								X	X				
Sewer		X								X	X				
Drainage		X								X	X				
Telephone					X										X
Power/Gas						X			X						X
Community WEB								X		X		X	X		
Education															
Elementary Schools							X					X			
Jr. High School							X					X			
High School							X					X			
College								X				X			
Community Services															
Sheriffs		X								X					
Fire		X								X					
Libraries	X	X		X								X		X	
Affordable Housing		X								X		X	X	X	
Community Center Bldg		X					X								
Cultural Centers	X	X							X			X	X	X	

1818756

B. SCHOOLS

Santa Fe Community College District and Santa Fe Public Schools

Santa Fe Public Schools (SFPS) will realize significant growth during the next several decades during the development of the Community College District. Since the entire District is within the SFPS boundaries, new school needs will be extensive (13 to 18 schools) and student enrollment will increase significantly (from 66% to 91%) by 2048. These projections will be updated as conditions change over time. Actual conditions of family size and student populations in the District and the County, the creation of more private and charter schools and other education initiatives may reduce public school needs. Planning in advance for public schools is imperative in an area which will need such an extensive network of educational resources.

Even as we recognize the need for many new schools in the District area, we are also very cognizant of the limited resources available to meet these needs. SFPS has developed a Facilities Master Plan to begin meeting the many needs for new city and county schools, but the longevity of this master plan relies upon passage of capital funding elections for decades to come. Capital funding approved by voters in 1999 and scheduled for renewal in 2002 is fully allocated to projects already in progress. A successful 2005 election offers the first opportunity to apply capital resources to new school construction in the Community College District.

However, the SFFC District is taking unique and significant steps to mitigate the obstacles to meeting the extensive needs of the public schools. Due to very progressive planning on the part of Santa Fe County and all Community College District planning participants, this community will be the first in Santa Fe to recognize the need for schools decades in advance. The Community College District is also unique in its goal to forge a productive, long term relationship between the public schools and developers by securing land reservations for school sites, and by involving the public schools in the master plan process for all upcoming development.

Public school construction is entirely dependent on voter-approved capital funds. Current school needs for the entire public school district far outweigh available capital revenue. While SFPS will conduct capital elections in 2002, 2004 and 2005, funds to construct schools within the Community College District will not be available until the passage of the 2005 General Obligation Bond. SFPS costs and limited resources can be mitigated by developer reservations of school sites.

This long term planning for schools will benefit the entire District in a variety of ways. Placing schools in optimal locations will enhance the educational environment and better serve the community. Clustering compatible land uses will strengthen the Community Schools initiative already underway in Santa Fe. And finally, with schools at the forefront of all development planning, schools and neighborhoods may integrate more effectively, maximizing resources for students, parents, public schools staff and community members.

Public School Site Reservations

- 1) Property owners are responsible for reservation of adequate land for public schools. Standards for school acreage and enrollment are:

<u>School</u>	<u>Low</u>	<u>Ideal</u>	<u>High</u>	<u>Enrollment Range</u>
Elementary	7.5 ac.	10 ac.	15 ac.	500 - 600
Middle	15 ac.	20 ac.	30 ac.	500 - 600
High	30 ac.	40 ac.	50 ac.	1500+

- 2) Provision should be made for reservation of sites when future schools will occupy property under multiple ownership.
- 3) Based on existing master plans and other information, the SFPS has proposed 17 schematic locations of schools sites to be shown on the District Land Use Zoning Map (13 elementary schools, 3 middle schools and 2 high schools).
- 4) Santa Fe Public Schools will be notified of, and participate in, the Master Plan process for each development to determine specific school site locations.
- 5) School sites should be located on level areas of the property with the specific location coordinated with the developer of the land.
- 6) School site reservations should allow adequate time for construction start. Reservation agreements should allow for time extensions and location transfers.
- 7) School site reservations cannot be sold by Santa Fe Public Schools.
- 8) Specifics for site reservations may draw from the SFPS / Rancho Viejo elementary school site reservation agreement dated 2-1-00.
- 9) School sites should be designated in such a manner that development phasing and school construction will coincide so that utilities and roadways are in place as part of the normal subdivision development process when school construction begins. Utilities and roadways should be brought to the property edge of the reserved school site. Santa Fe Public Schools will extend infrastructure within school site boundaries.

Public School Locations

Elementary School Locations (Grades K – 5)

Middle School Locations (Grades 6 – 8):

- 1) Elementary and middle schools should be located in neighborhoods or at the edge of Neighborhood Centers, within a Neighborhood or an Institutional Campus to provide adequate distance from commercial development and associated traffic.
- 2) Elementary and middle schools should be located away from incompatible land uses such as bars, lounges, hotels, retail and amusement centers.
- 3) Wherever possible, elementary and middle schools should be located near compatible land uses such as libraries, community centers, day care, recreational areas, etc.
- 4) Adequate setback from roadways should be provided to ensure safe access for bus lanes and parent pick-up/drop-off areas for all public schools.

High School Locations (Grades 9 – 12):

- 1) High schools should be located at the edge of Village Zones and/or in Institutional Campuses where shared use of athletic, library and other facilities is possible and desirable. They may also be located in New Community Centers, Employment Centers, and Institutional Campuses as long as they are located next to compatible land uses.
- 2) High schools should be situated to take advantage of, or share, compatible land uses such as recreational areas, play fields and facilities, libraries community centers, day care and museums.

3) High schools should be located away from incompatible land uses such as bars, lounges, hotels, retail, and amusement centers.

Private Schools

The District Plan encourages the development of private and charter schools in the District with the same emphasis on sharing facilities that apply to public schools.

6. THE ECONOMIC DEVELOPMENT PLAN

The SFCC District Economic Development Plan seeks to enhance the quality of life for its present and future residents and position the district within the greater regional economy of which it is a part. Because of the District's location adjacent to both I-25 and the Santa Fe Bypass, employment opportunities may be created that can serve not only the needs of District residents, but also those of persons living outside of the District.

The plan is predicated on the creation of mixed-use Village Zones and Employment Centers that will provide an opportunity for residents to work at home or in proximity to their homes.

The plan is also predicated on the essential role of infrastructure in general and telecommunication in particular to the successful development of the District. It urges a strategy of coordinated financing and installation of infrastructure in advance of development.

The District Plan envisions an overall ration of one job per dwelling unit. The current ratio is 1.2 jobs per dwelling unit. As new housing is developed within the District, new employment opportunities need to be developed simultaneously so that the job to dwelling unit ratio can be maintained. To do this the District emphasizes an aggressive mixed use concept mandated for all the proposed development zones, including New Community Centers, Neighborhood Centers and Employment Centers.

The presence of Santa Fe Community College (SFCC) is especially significant for economic development opportunities. SFCC, along with other institutions, will play a key role in preparing district residents for current and emerging jobs, in leveraging resources for community development, and in providing resources for professional training, career counseling, general education, library services, and child care.

It is the goal of the District's Economic Development Plan to achieve sustainability and adaptability through a variegated network of educational and employment opportunities. The success of this plan is dependent upon reciprocal partnerships with government, educational, economic development and other non-profit entities. In laying the framework for the Santa Fe region's future growth, the plan will create a foundation for strong and viable communities, which are multidimensional, while providing for more comprehensive and sustainable planning.

ECONOMIC DEVELOPMENT PLAN ACTIONS

1. Strategically position the District within the regional economy.
 - a. Determine what regional economic needs can be best served by the District.
 - b. Determine what assets are needed to enable the District to compete within the regional economy.
 - c. Develop a strategy for attracting basic employment.
 - d. Develop industry clusters within the District that complement existing strengths.

- e. Cooperate with public and non-profit economic development organizations within the region.
2. Provide a variety of employment in a diverse array of settings complementary to the economic needs of the District.
 - a. Provide residents of the District with opportunities to find meaningful employment within the District.
 - b. Provide for R&D, light industry, distribution, office, a wide variety of retail, high tech, arts and crafts, and green building suppliers.
 - c. Provide a variety of sizes of employers and retail space.
 - d. Provide a variety of building types.
 - e. Encourage affordable incubator space.
 3. Provide a variety of learning environments and programs related to employment opportunities within the District.
 - a. Develop a complementary relationship between the SFCC and the District.
 - b. Develop a complementary relationship between the SFPS and the District.
 - c. Encourage charter and private schools to locate within the District.
 - d. Encourage training relevant to potential employment within the District.
 4. Develop a sustainable and adaptable economy within the District, with adequate density and sufficient trade area.
 - a. Encourage Village Zones and associated New Community Centers to be as self-sustaining as practicable.
 - b. Encourage water-sensitive businesses to locate within the District.
 - c. Encourage recycling and sustainable building practices.
 - d. Create a sense of community through connectivity, co-ops, and gathering places.
 5. Create high-density centers linked by a variety of transportation modes. Create centers that are mixed-use.
 - a. Promote higher densities within centers.
 - b. Connect centers with roads, transit, and trails.
 6. Develop financing mechanisms for investing in a high quality infrastructure network and other assets to stimulate development.
 - a. Create cooperative mechanisms for financing infrastructure.
 - b. Install infrastructure in advance of development.
 - c. Cooperate on easements and other matters to connect infrastructure within the District. Secure a state-of-the-art fiber optic trunk.

- d. Provide other necessary assets and amenities to attract businesses.

7. SUSTAINABLE SYSTEMS

DEFINITION OF SUSTAINABILITY

Sustainability is the ability to meet the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable design strives to use natural resources and technologies in an efficient and appropriate manner to provide maximum benefits to community and village occupants while minimizing the community and village's impact on the local and global environment.

SUSTAINABLE ACTION PLAN

The Plan proposes the following guidelines with three stages of action to incorporate sustainable design in the Community College District::

- 1) Those guidelines that are addressed by the District Plan and that can be implemented at this time.
- 2) Those guidelines that require infrastructure, education, or materials not currently available in Santa Fe. This list could be thought of as the five-year plan. The community as a whole will work on making these guidelines possible and adding them to stage one.
- 3) Those guidelines that require State or Federal legislation and new technologies that are out of the control of property owners, developers and builders of the District or Santa Fe County. These are long-term actions that the plan should not inadvertently exclude or discourage.

Guidelines	Current Plan	5 Year Plan	Long-Term Plan
KEY VILLAGE SUSTAINABLE DESIGN PRINCIPLES			
Buildings use land appropriately (50%-60% open space)	x		
Cluster-type, pedestrian development is used throughout	x		
Buildings make efficient use of water, energy, lumber and other resources		x	
Buildings are designed and sited to make use of solar energy, natural air flows and views	x		
Building designs reflect the culture of the region	x		
Village promotes diversity of building styles and wide range of affordability	x		
Village occupancy enhances personal health, well being and productivity	x		
Village construction process strengthens local economies and communities through the use of local labor and artisans	x		
Village construction process conserves indigenous plants and animals by protecting natural habitats	x		
LAND			
Minimum 50% open space	x		
Preserve existing vegetation wherever possible	x		
Re-vegetate all disturbed areas	x		
Save and reuse topsoil	x		
Utilize natural/permaculture erosion control measures	x		
Provide edible landscaping and organic gardening options	x		
Utilize natural topography as design driver	x		
WATER			
<i>Guiding Principle = manage water and wastewater to conserve resources and balance aquifer and watershed impacts</i>			
Use drought tolerant landscaping	x		
Limited use of turf grass	x		
Use water conserving appliances and plumbing fixtures	x		
Use greywater plumbing systems		x	
Use drip irrigation system	x		
Reuse effluent	x		
Aquifer recharge required	x		
Private swimming pools are prohibited	x		
Water pressure regulation required on all structures		x	
Provide rooftop catchment for landscape irrigation	x		
Water use system encourages conservation	x		
Use biological water treatment system	x		

Guidelines	Current Plan	5 Year Plan	Long-Term Plan
ENERGY			
<i>Guiding Principle = Reduce energy use by maximizing energy efficient site and building design</i>			
Orient building to utilize passive solar heating	x		
Use energy efficient glazing and appropriate amount of glazing	x		
Incorporate thermal mass into heating and cooling systems		x	
Utilize high-efficiency, non-toxic, noise reduction recycled material insulation		x	
Utilize natural shading of buildings (trees and shrubs)	x		
Natural daylighting is used throughout	x		
Ensure maximum indoor air quality	x	x	x
Use only energy efficient appliances	x		
Use only renewable energy or low carbon fuels for energy generation			x
Use on-site natural gas, combined heat and power systems (i.e. microturbines and fuel cells)		x	
Encourage community utilities and district heating systems (where a centralized power generation source heats many buildings)			x
Encourage a diversity of power sources and energy service providers			x
Provide simple and equitable electricity grid interconnect and net metering option			x
Preferred fuels are gas and solar	x		
Use occupancy sensors		x	
Use zone-controlled thermostats	x		
All commercial buildings shall employ natural daylighting strategies, louvered blinds to control glare and appropriate passive solar heating features and natural ventilation and cooling	x		
All vents and flues are dampered	x		
Home energy use be the EPA Energy Star minimum (30% below the Model Energy Code)		x	
BUILDING MATERIALS (SEE SPECS)			
<i>Guiding Principle = Increase use of local and healthy building materials</i>			
Use locally sourced, low or non-toxic building materials		x	
Maximize use of low-embodied energy materials		x	
Maximize use of sustainably harvested or recycled lumber and other materials		x	
Insulation shall be CFC and formaldehyde free, non-toxic and employ recycled materials (Insulation will provide maximum sound insulation over life of home and be safe to install and handle)		x	
Exterior materials will be non-flammable	x		
Use low VOC paints, finishes and building materials		x	

Guidelines	Current Plan	5 Year Plan	Long-Term Plan
OTHER BUILDING AND VILLAGE DESIGN FEATURES			
<i>Guiding Principle = Maximize pedestrian-friendly and aesthetic design and insure high quality lifestyle for village occupants</i>			
Use flexible, open and adaptable design for changing uses	x		
Include live/work spaces	x		
Art is integrated into building and grounds design	x		
Nature components are abundant in village	x		
External and internal noise levels are minimized	x	x	
Private and commercial vehicles are shielded from view in public places	x		
Provide convenient, designated recycling locations		x	
Village occupants are offered a wide range of educational, recreational and health-based amenities	x		
Village is not located near electric transmission lines or any environmentally hazardous emissions sources	x		
Commercial buildings and transit stops are located within walking distance	x		
Bike and walk ways link residential and employment/commercial centers	x		
Children-friendly spaces are provided at key locations	x		
Various-sized, inviting public gathering spaces are abundant	x		
Vehicles use is restricted in public and plaza areas	?	?	?
Provide community gardens and edible landscape	x		
Foster partnerships, events and exchanges with neighboring communities and public and private organizations that share a common community vision	x		
SOCIAL			
Encourage multi-neighborhood social events and exchanges	x		
Promote neighborhood clubs, sports teams, gardening groups, adult and adolescent educational workshops, advocacy committees, musical performances, theatre, etc.	x		
Provide facilities for health and fitness classes, workshops and celebratory events	x		
ECONOMIC			
Use local labor in construction, maintenance and operations	x		
Provide 300 sf non-residential/du (1 job per du)			x
Provide business incubators and home business skills training for village occupants	x		
Encourage creation of local economic development task forces and committees	x		

Guidelines	Current Plan	5 Year Plan	Long-Term Plan
AFFORDABILITY			
Provide diversity of housing types	x		
Aid potential occupants in acquiring energy efficient and low-income mortgages (Provide a variety of financial services and planning help to low and moderate income groups to assist them in purchasing and managing homes)	x		
Build low operating cost residences (energy efficient)	x		
Provide local schools and employment training centers	x		
Provide rental and accessory units	x		
TELECOMMUNICATIONS			
Residential, commercial, and public units to be provided with broad-band capability	x		
PROHIBITED			
Use of hazardous pesticides and chemical soil sterilants	x		
High noise levels (sustained) except for special public events	x		

8. AFFORDABLE HOUSING PLAN

The District Plan is designed to provide a combination of higher densities, lower land costs and an array of infrastructure and services that create an excellent context to provide truly affordable housing for local families. Over time the District will provide access to schools, jobs and community services like recreation, child care, senior programs which are essential to people seeking affordability. Housing for low and moderate-income residents will be provided in a number of ways. Housing will be located in New Community Centers where high levels of services exist. Multifamily housing will be provided, as District services develop to support higher density housing. Accessory dwelling units will be allowed in single family residential areas to provide affordable housing plus revenue for residents. Affordable housing will integrate into neighborhoods throughout the district to avoid low-income stigmas, stabilize prices, build value for affordable homebuyers and create diverse neighborhoods. As the District develops and commercial centers mature the diversity of housing types and access to jobs and services will grow and provide resident's additional choices, as family needs change.

It is the intent of the District Plan that developers provide affordable housing according to an Affordable Housing Plan that will define such housing and identify procedures to qualify buyers and monitor the affordable housing delivery process. Pending adoption of such a Plan, developers will provide at least 15 % of their residential units priced for affordability by buyers with incomes between 60% to 100% of median income. Currently market rate units can provide for families with incomes from 80% to 100% of median. Developers will provide a range of housing prices and types, including high-end housing in their development plans. Manufactured homes and developments that meet the District design standards are included in the diversity of housing type.

To provide housing at 60% to 80% of median income will require a public/private program to manage affordable housing within the District to provide funding and financing mechanisms, establish qualification criteria and develop standards for consistency and quality for builders and buyers. This program will probably involve a combination of entities including the County Housing Department, existing non-profit housing providers and a possible affordable housing organization within the District. Developers and builders within the District will partner with the County to develop an affordable housing plan, which identifies target populations for affordable housing for rent and purchase. The plan will also establish the strategies to meet these targets with quality housing that is affordable to maintain and operate.

9. OPERATIONS AND MAINTENANCE PLAN

As a community grows past the stages of planning, initial development and construction, the need for basic services and other community amenities continues to expand. The operation and maintenance of facilities is often left to residents in unincorporated areas with no ability to levy taxes to provide revenues to offset costs. It is imperative that the District provide or are provided the amenities and services needed to make the community functional on a human and practical level. This includes but not limited to infrastructure maintenance, public safety (fire and police), open space, community facilities such as senior centers, recreation facilities, youth centers, etc. In that context, some guiding principles for operation and maintenance were developed.

A. OPERATIONS AND MAINTENANCE MATRIX

To identify the scope of District capital improvements and operation and maintenance activities, along with possible sources of funding, a matrix has been developed. This matrix lists the capital improvements needed for the development and continued functioning of the District. In addition,

it lists the operation and maintenance elements that will continue to be required to sustain the improvements identified as essential and those that contribute to a desirable quality of life.

B. OPERATIONS AND MAINTENANCE PLAN

There are currently several mechanisms by which capital and operation and maintenance costs can be provided. They include:

1. Developer contributions – The initial cost of development is traditionally provided by the developer of that community or subdivision. This usually includes the cost and installation of infrastructure, contributions of open space, provisions for community facilities and other amenities. The developer of a new community may also provide for the establishment of a homeowner association that will eventually govern itself and provide for the collection of dues and budget for expenditures.

2. Impact fees – These fees are generally targeted to address the costs of specifically impacted existing facilities such as roads, water systems, waste water treatment plants and signalized street intersections. Such costs are usually provided prior to the development of property to be applied by the local government under whose jurisdiction the community falls.

3. Various types of assessment districts – New Mexico State Statute provides that communities may establish special districts to generate revenues to provide for capital costs and limited maintenance funds. Those include:

- a. Refuse Disposal Districts NMSA Section 4-52-1 et seq.
- b. Special District Procedures NMSA Section 4-53-1 et seq.
- c. Community Service Districts NMSA Section 4-54-1
- d. County Improvement/Assessment Districts NMSA 4-55-A-1 et seq.

4. Association dues – The establishment of homeowner associations is a prevalent method of generating revenues for o & m costs. This provides for collecting monthly or annual dues that are used to cover the costs of basic services for a new community.

5. Local government – Through it's process of budgeting for, and expending revenues that accrue to the County from various taxes, grants and other funding sources, communities can be provided funding for capital improvements and some basic services.

6. Utility Companies – By establishing private utility companies, developers can provide for water service, sewer collection and treatment services, and solid waste service. Such utility companies may also be public and owned an operating the local government.

These mechanisms, while effective to a degree, do not sufficiently provide for the "operations" portion of operations and maintenance. Operations include the costs associated with employing staff to provide services, payments for costs of routine facility upkeep and the development of community programs for it's residents. Moreover, these mechanisms fall short of providing for a method by which associations can unify their efforts for greater collective efficiency.

These needs underscore the necessity of some sort of governance absent incorporation. The governance could be self generated or come from existing local government. The College

District Plan should include provisions for pursuing legislation that would enable the creation of associations for the purpose generating revenues to be used for "operations". This could include the expansion of the statutory authority now in existence or the creation of new authority.

Additionally, the local government under whose jurisdiction the community falls should undertake a continuing analysis of the revenue generating capability of a community. This would serve to demonstrate that continued growth and development produce increased levels of revenue through property and gross receipts taxes. These may reach a level that requires the local government to make appropriations of these revenues to cover "operations" costs within the district.

C. COMMUNITY FUNDING

The on going operations and maintenance of community and recreation facilities in the College District will require the combined resources of a wide variety of public and private entities. The Community College District Plan Operations and Maintenance Matrix lists the facilities and programs that will require operation and maintenance. The matrix also lists all of the various potential providers. Once the District Plan is approved an O&M Business Plan will be prepared to refine the matrix to establish the required operations and funding sources and form cooperative agreements between the various funding and operating entities.

The strategy is to establish an organization like a civic league, to promote, manage and fund community and environmental quality programs in the College District. The mechanism to do this will be designed to supplement and complement the County's governance of the District. One possible mechanism is to create a section 501-(C) (4) organization in the nature of a civic league with the possibility of one or more 501-(C) (3) Foundations for the purpose of creating and operating community infrastructure and programs. This non-profit, non-member corporation would be administered by its Board of Directors. It would be funded in accordance with recorded covenants by privately imposed community enhancement fees for both residential and non residential properties as well as user fees, grants, and voluntary contributions. The type of services the civic association might provide is listed on the Operations and Maintenance Matrix.

This is a proven method of funding community services that has been tried and tested in numerous situations.

**COMMUNITY COLLEGE DISTRICT PLAN
FACILITIES - OPERATIONS AND MAINTAINENCE MATRIX -9/20/2000**

FACILITIES

ENTITIES

	State of NM	Santa Fe County	City or Regional Transportation Authority	City/ Joint Services	US West	PNM	Santa Fe Public Schools	Santa Fe Community College	Community/ Civic League Associations	Developers	Improvement Districts	Private Institutions	Private Enterprise	Foundations Non-profits	Private Individuals
Transportation															
Richards Road Interchange	X	X	X												
Roads		X							X	X					
Bus System			X												
Rail System			X										X		
Walks and Trails		X						X	X	X		X	X	X	X
Parks and Open Space															
Public Open Space		X							X	X		X		X	
Private Open Space									X	X				X	X
Parks		X		X					X					X	
Infrastructure															
Water		X											X	X	
Sewer		X											X	X	
Drainage		X							X					X	
Telephone					X								XX		
Power						X			X				X		
Community WEB								X	X						
Education															
Elementary Schools							X					X			
Jr. High School							X					X			
High School							X					X			
College								X				X			

1818769

**COMMUNITY COLLEGE DISTRICT PLAN
FACILITIES - OPERATIONS AND MAINTAINENCE MATRIX - 9/20/2000**

FACILITIES

ENTITIES

	State of NM	Santa Fe County	City (or Regional Transportation Authority)	City/ Joint Services	US West	PNM	Santa Fe Public Schools	Santa Fe Community College	Community/ Civic League Associations	Developers	Improvement Districts	Private Institutions	Private Enterprise	Foundations	Private Individuals
Community Services															
Sheriffs		X													
Fire		X													
Libraries		X		X										X	
Affordable Housing		X								X		X	X	X	
Social Services	X	X		X										X	
Community Centers		X					X		X						
Cultural Centers									X			X		X	
Governance*															
Recreation Programs		X		X					X				X	X	
Community Program Events							X	X	X	X			X	X	
Development Quality Management		X							X	X				X	
Marketing/Info		X							X	X					
Economic Development	X	X	X						X				X	X	

* Refers to district, village, neighborhood scales

1818770

10. REGIONAL RELATIONS

While the District is physically separated from all of its neighbors by roads, a railroad or open space, the potential for conflicting futures is easily apparent. The communities directly adjacent to the District include Eldorado, the Nine Mile/Sunlit Hills/Seton Village area, and Arroyo Hondo. Of particular concern to these subdivisions is the impact on open space, potential road connections and the location of schools and commercial uses. All road connections are shown as "preliminary and potential" only. It is the intention of the District Plan that decisions about future roads be made primarily by those communities most directly related to the potential use of the road.

The District is separated from the City by I-25 and there are only small portions of the City that directly abut the I-25 north boundary of I-25. There are, however, many potential issues that need to be considered in conjunction with the City, including: water, refuse disposal, traffic, transit, schools, parks and recreation issues. The Regional Planning Authority (RPA) provides a new opportunity for the County and City to determine appropriate mechanisms for cooperation in addressing these issues.

The Traditional Community of La Cienega is directly to the west and southwest of the District and, therefore in the same watershed. It is important for La Cienega to finalize their community plan so that issues with the District can be discussed and resolved jointly.

GLOSSARY

Aquifer Storage and Recovery is a process whereby surplus water is pumped into the aquifer today and saved for use tomorrow.

Balanced Aquifer is a condition in which recharge is equal to withdrawal. This can be accomplished through aquifer storage and recovery, recharge of effluent, stormwater infiltration, or the reduction of current well production in other areas.

Basic Employment. Basic employment refers to export industries that bring outside dollars into a region. In Santa Fe, basic employment includes tourism, arts and crafts, state government, Los Alamos National Laboratory, biomedical, the film industry, and other employers.

Community Water and Sewer would be smaller systems specific to a particular project. Water may come solely from wells without the benefit of imported water. The principle of a balanced aquifer would be achieved through recharge.

District Water and Sewer is in place serving a variety of projects. It has at its core the County water system and sewer systems operated by the county. The mission of the District Sewer and Water entity would be to achieve a balanced aquifer

Economic Development. Economic development is the creation of new jobs. It includes a variety of actions to retain and expand existing businesses and to attract new ones.

Mixed Use. Mixed-use is a land use pattern which provides for the integration of appropriate uses to create a rich activity zone. This pattern can be reflected horizontally on a site through different uses in a single building or buildings or vertically within a single building or both. Uses typically include office, commercial, industrial, entertainment, and residential. Strong street orientation, pedestrian access and scale, shared parking, and flexibility of spaces to accommodate a variety of users are essential aspects of this development pattern. Mixed uses need to occur within a walkable distance and encourage users to park once and walk from there to other uses. Mixed use also means that small business and home occupations can be integrated in residential areas. Mixed use is distinctively different from traditional zoning, which is based on the premise that differing uses are to be physically separated from one another into distinct use categories and zones, generally buffered from one another through setbacks.

Santa Fe Region. Santa Fe City and County are part of a larger economic region. The size of this region varies as a function of the type of economic activity being addressed. For some purposes, Santa Fe is the center of a region of three to as many as six counties. For other purposes, Santa Fe is a part of the Albuquerque region.

Land System Regulatory Definitions:

Mountains - Mountain open space begins at the 15% slope line at the base of the mountains and extend to the top.

Flatland/Grasslands - Flatland/grasslands are open level areas that are elevated above arroyos and covered by grass and sparse tree cover. The edges of these areas are delineated by sharp breaks in the topography that slope down to the arroyo corridors. Tree edges often correspond to the topographic breaks. In the absence of breaks in topography the edge of Flatland/grasslands will occur along the line where slopes exceed 10%.

Flatland/Piñon Juniper - Flatland/ Piñon Juniper are open level areas that are elevated above arroyos and covered by Piñon and Juniper. The edges of these areas are delineated by sharp breaks in the topography that slope down to the arroyo corridors. Tree edges often correspond to

the topographic breaks. In the absence of breaks in topography the edge of Flatland/Piñon Juniper will occur along the line where slopes exceed 10%.

Hillside/Piñon Juniper - The hillsides/piñon juniper land type includes the wooded hillsides that transition between the Flatland areas and the arroyo corridor edges. They are delineated on the uphill side by the slope break or the 10% slope line that establishes the edge of the Flatland land type. The downhill side is defined by the topographic break or 10 % slope line that delineates the arroyo corridor.

Hillsides/Grassland - The hillsides/grassland land type includes the grassy hillsides that slope between the Flatland areas and the arroyo corridor edges. They are delineated on the uphill side by the slope break or the 10% slope line that establishes the edge of the Flatland. The downhill side is defined by the topographic break or the 10 % slope line that delineates the arroyo corridor.

Arroyo Corridors - Arroyo corridors are arroyos and the adjacent level areas that together form the level bottoms of the major drainage ways that pass through the District. Arroyo corridors extent on both sides of arroyos to the point that there is a distinct slope break between from the arroyo corridor and the adjacent hillside. If no distinct slope break exists the arroyo corridor shall be delineated by the 5% slope line at the base of the adjacent hillsides.

Arroyo Hondo Corridor - The Arroyo Hondo is a special circumstance because of its broad width and rolling terrain without a clear slope break between the arroyo bottom and the adjacent hillsides. The arroyo corridor in this area extends a minimum of 50' out from the hundred year flood plain line.

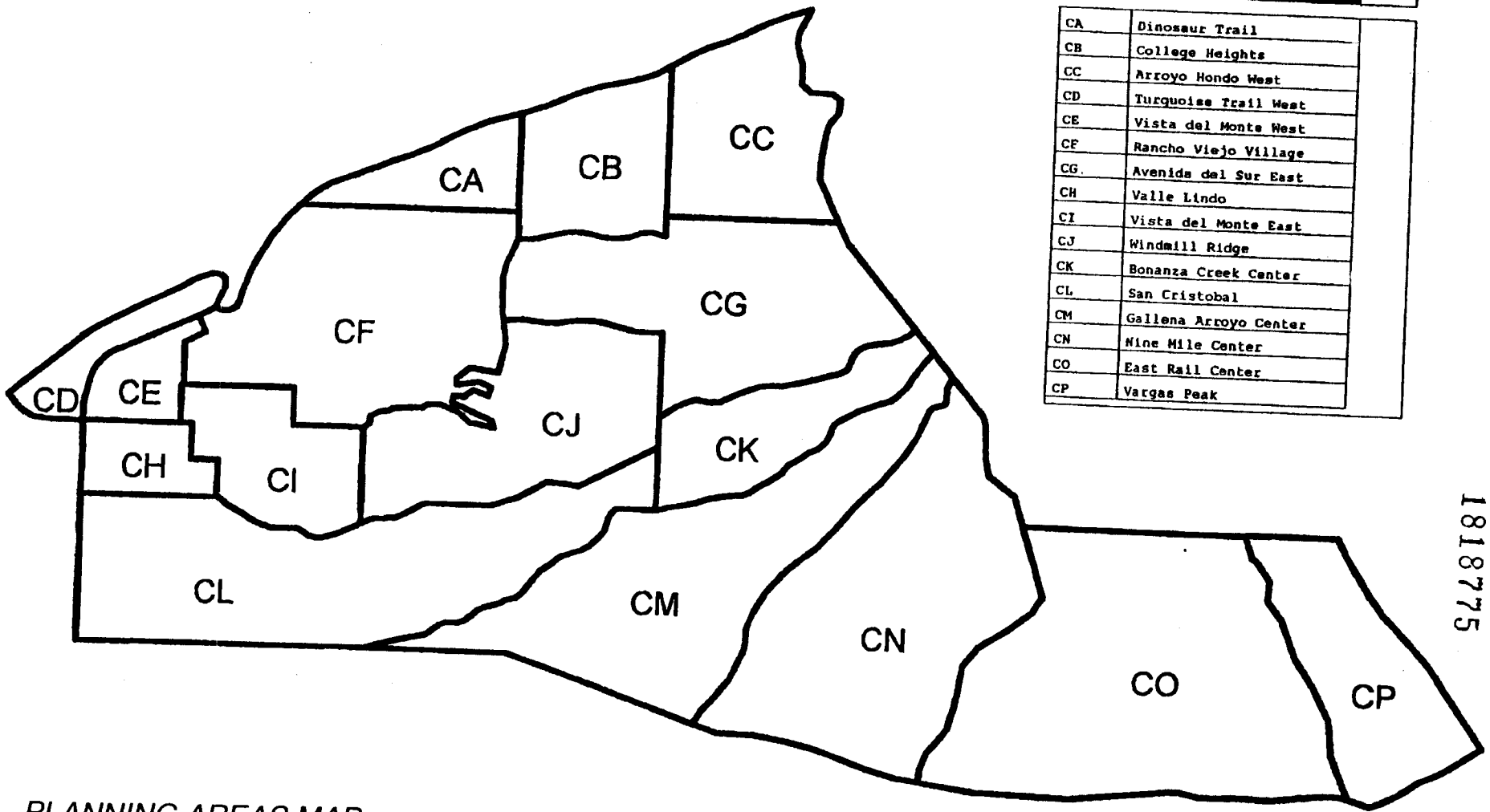
Cross sections illustrating definitions will be prepared for the Ordinance.

APPENDICES

1818774

1. PLANNING AREAS

The Planning Areas shown on the Planning Areas Map are established for the purpose of describing Master Plan phasing and calculating program information such as population for schools and transportation modeling. These areas are not boundaries for zoning. Boundaries for planning areas generally follow natural drainages but are adjusted to follow property lines where they make it more convenient to compile program information for existing neighborhoods and ownership parcels.



PLANNING AREAS MAP

1818775

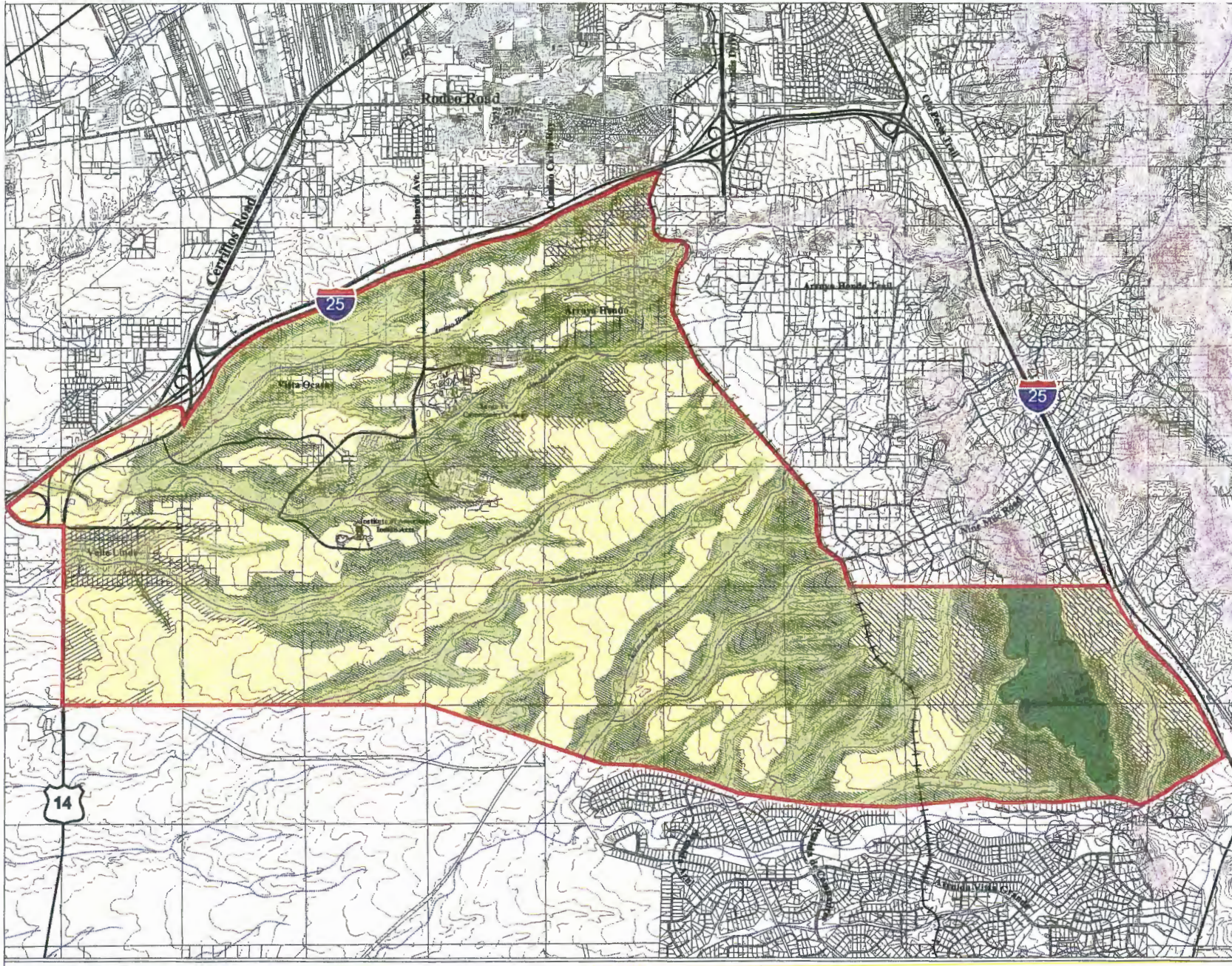
1818776

2. EXISTING CONDITIONS

Final Existing Conditions, map and tables, to be inserted.

The report prepared in 1998 is being updated through 1999.

1818777



Land System Map

Legend

- Community College District Boundary
- Major Roads
- Major Drainages
- Existing Rail Road
- Mountains
573 acres
- Hillside/ Pinon Juniper
6526 acres
- Hillside/ Grasslands
493 acres
- Flatland/ Pinon Juniper
1879 acres
- Flatland/ Grasslands
5354 acres
- Arroyo Corridors
3101 acres
- Total Area**
17126 acres

THIS INFORMATION IS FOR REFERENCE ONLY. SANTA FE COUNTY ASSUMES NO LIABILITY FOR ERRORS ASSOCIATED WITH THE USE OF THESE DATA. USERS ARE SOLELY RESPONSIBLE FOR CONFIRMING DATA ACCURACY WHEN NECESSARY.

DATE: September 20, 2009
SCALE: 1 inch = 1,000 feet 1:12,000
1000 0 1000 2000 4000 Feet NORTH

















Santa Fe Community College District

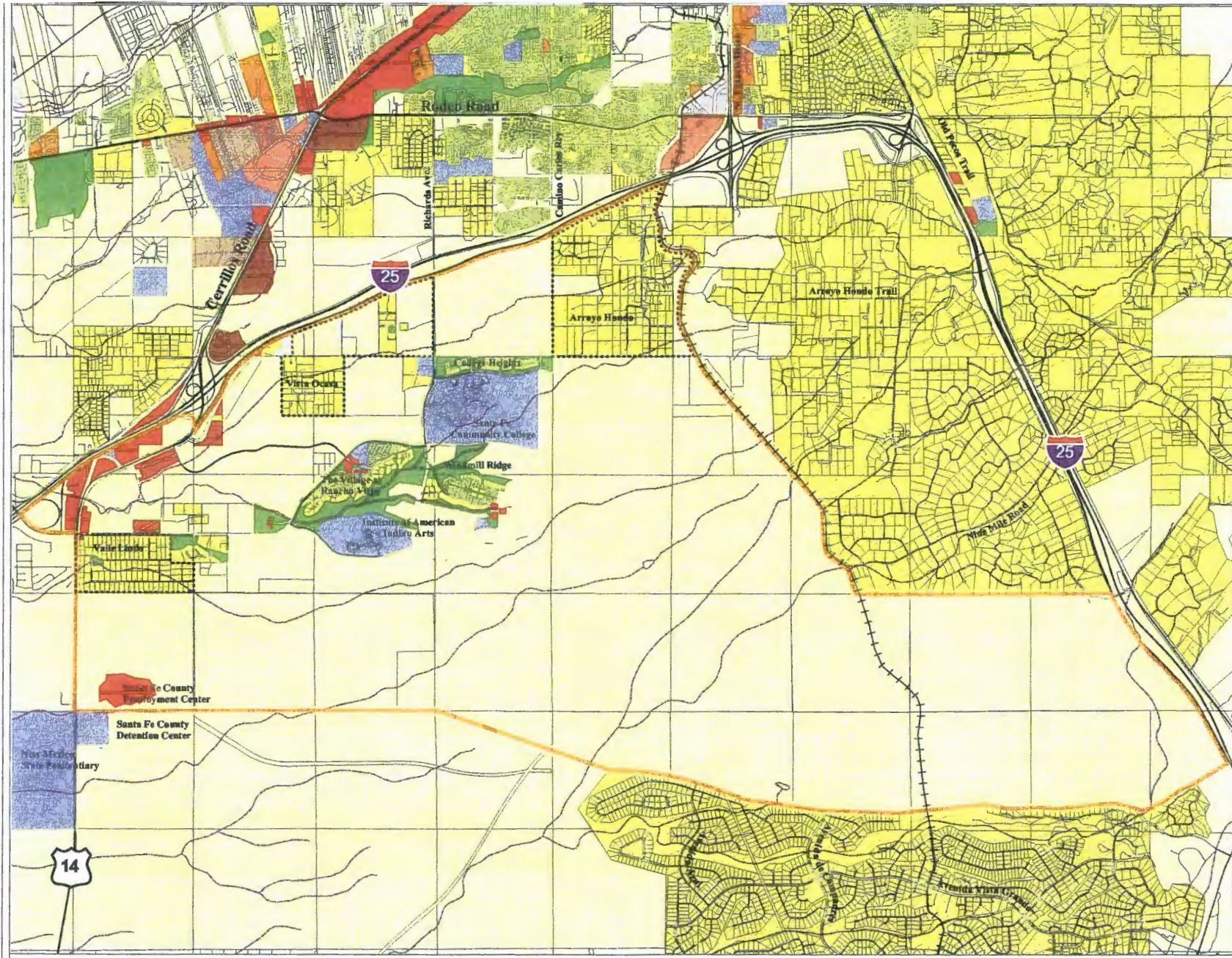


1818778

Context Map

Legend

-  Community College
-  District Boundary
-  Existing Roads
-  Major Drainages
-  Existing Rail Road
-  Institutional
-  Regional Commercial
-  Commercial
-  High Density Residential
-  Open Space/Recreation
-  Business Park
-  Industrial
-  Residential
-  Agricultural / Vacant
-  Office
-  Existing Neighborhood Zones



THIS INFORMATION IS FOR REFERENCE ONLY. SANTA FE COUNTY ASSUMES NO LIABILITY FOR ERRORS ASSOCIATED WITH THIS USE OF THESE DATA. USERS ARE SOLELY RESPONSIBLE FOR CONFIRMING DATA ACCURACY PRIOR TO USE.



Santa Fe Community College District

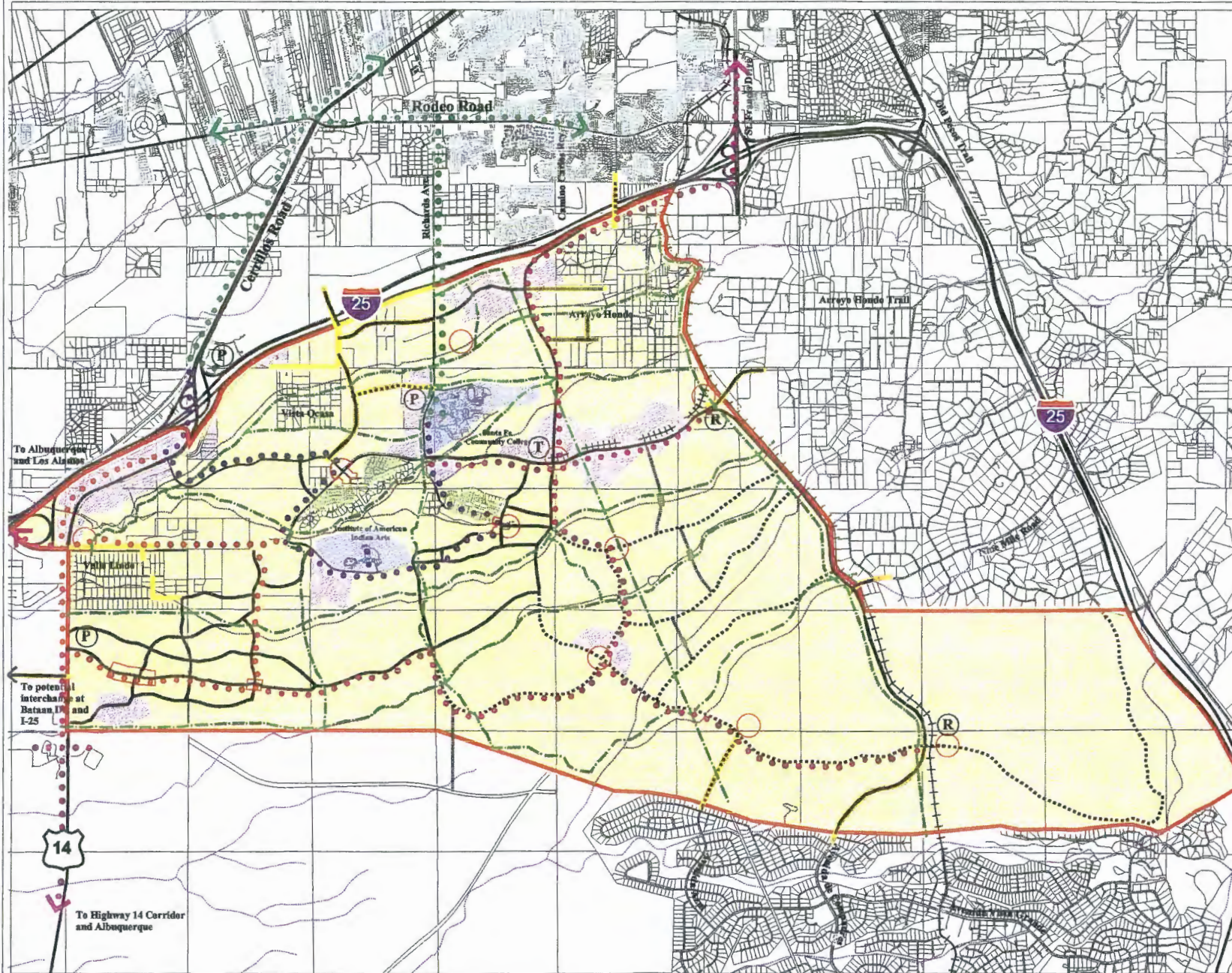


1818779

Preliminary Circulation Map

Legend

- Community College District Boundary
- Major Drainages
- Existing Rail Road
- Proposed Rail Road
- Employment Campuses and Centers
- Institutional Campuses
- Primary Roads - Existing
- Primary Roads
- Proposed Roads
- Secondary Roads - Proposed
- District Trails
- Proposed Alignments
- Existing Transit Route
- Phase I Transit
- Phase II Transit
- Future Transit
- Roads requiring future study
- Railroad Station
- Park and Ride
- Transportation Center
- Low Water Crossings
- New Community Centers



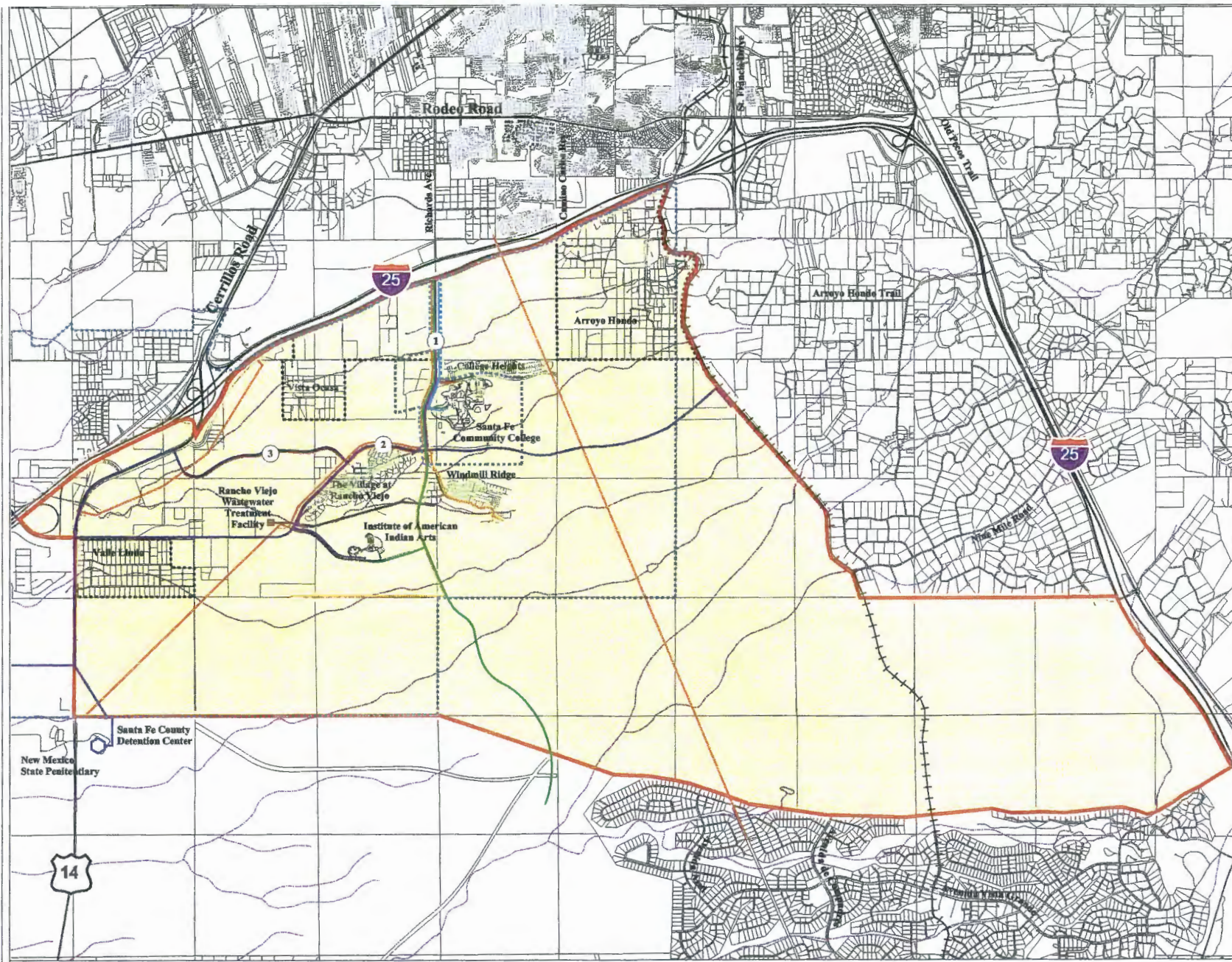
THIS INFORMATION IS FOR REFERENCE ONLY. SANTA FE COUNTY ASSUMES NO LIABILITY FOR ERRORS ASSOCIATED WITH THE USE OF THESE DATA. USERS ARE SOLELY RESPONSIBLE FOR CONFIRMING DATA ACCURACY WITH MICROMAPS.

DATE: September 28, 2000
 SCALE: 1 inch = 1,000 feet, 1:125,000
 0 1000 2000 4000 Feet

Santa Fe Community College District



1818780



Utilities Map

Legend

- Community College District Boundary
- Existing Roads
- Drainages
- Existing Rail Road
- Sangre de Cristo Water Lines
- Santa Fe County Water Lines
- Electric Lines
- Fiberoptic Lines
- Sewer Lines
- Natural Gas Lines
- Santa Fe County Water Service Area
- Existing Neighborhood Zones

Utility Corridors

- 1 Richard's Ave. Corridor
City water on the East side to SPCC, County water, gas, sewer, electric, and fiberoptic
- 2 Avenida del Sur Corridor
County water, buried electric, and fiberoptic
- 3 Rancho Viejo Blvd. Corridor
County water and fiberoptic

THIS INFORMATION IS FOR REFERENCE ONLY. SANTA FE COUNTY ASSUMES NO LIABILITY FOR ERRORS ASSOCIATED WITH THE USE OF THESE DATA. USERS ARE SOLELY RESPONSIBLE FOR CONFIRMING DATA ACCURACY WHEN NECESSARY.

DATE: September 28, 1999
SCALE: 1 inch = 1000 feet, 1:12,500

Santa Fe Community College District

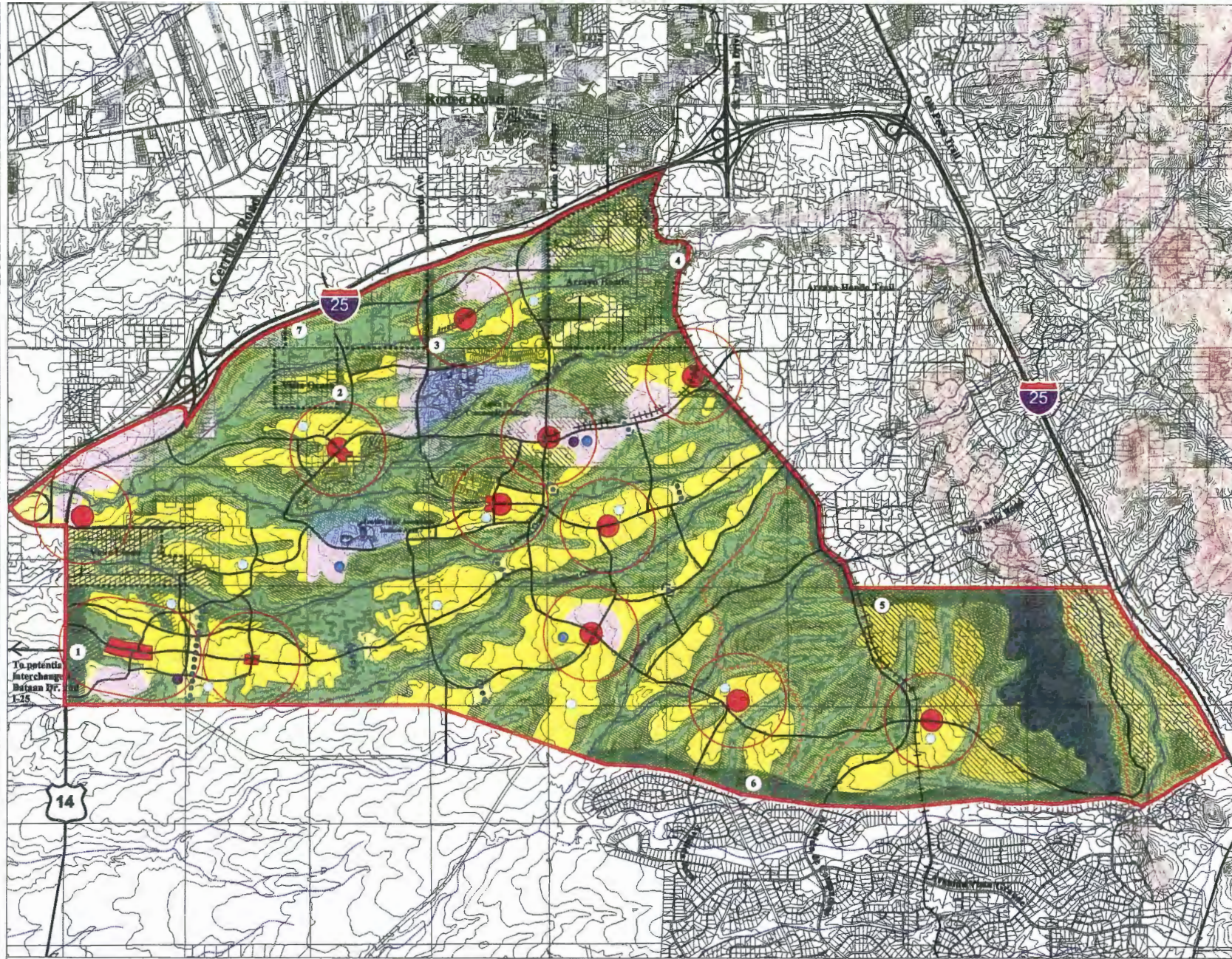


1818781

Land Use Zoning Map

Legend

- Community College District Boundary
 - Major Drainages
 - Existing Rail Road
 - Proposed Rail Road
 - Village Zones
 - Employment Campuses and Centers
 - Institutional Campuses
 - Arroyo Corridors and Open Space
 - Roads - Proposed & Existing
 - Village Separators
 - Rural Zones
 - Existing Neighborhood Zones
 - New Community Centers & Walking Radii
- Fringe Zones:**
- Hillsides/ Pinon Juniper
 - Hillsides/ Grasslands
 - Flatland/ Pinon Juniper
- Buffer Areas:**
- Highway 14 buffer
 - Vista Ocaso buffer
 - Richard's Ave. / 200 ft. both sides
 - Arroyo Honda West buffer
 - Nino Mills buffer
 - El Dorado buffer
 - 150'-300' Highway Corridor
- Elementary Schools
 - Middle Schools
 - High Schools



THIS INFORMATION IS FOR REFERENCE ONLY. SANTA FE COUNTY ASSUMES NO LIABILITY FOR ERRORS ASSOCIATED WITH THE USE OF THESE DATA. USERS ARE SOLELY RESPONSIBLE FOR CONFIRMING DATA ACCURACY WHEN NECESSARY.

DATE: September 28, 2000
 SCALE: 1 inch = 1,500 feet, 1:15,000

Santa Fe Community College District

