

Regional Plan Overview

Santa Fe Regional Future Land Use and Growth Management Plan

Public Review Draft

presented by Diane Quarles, RPA Director

Jemez y Sangre Regional Water Council

July 12, 2004

A black and white photograph of a large sculpture of a Native American woman, likely a Puebloan figure, wearing a hooded garment and a patterned shawl. She is positioned in front of a light-colored building with a prominent overhang. The background shows a clear sky and some distant trees.

SANTA FE

History of the Plan

Regional
Future Land Use
&
Growth Management Plan

Public Review Draft
June 2004

The Role of the RPA

- RPA formed as a recommending planning body by JPA in the spring of 2000
- Primary task was to create a regional future land use plan for the extraterritorial zone (EZ)
- Strained water conditions changed the focus of the plan in 2002
- Future land use plan was expanded to include growth
- Intent was to provide a linkage between land use decisions and water supply

Role of the RPA

- RPA is expected to approve and recommend (for adoption) the plan to the governing bodies
- Following adoption, RPA to initiate plan implementation by recommending zoning districts and an annexation plan (3 months of adoption)

The JPA Defines the Plan

- “Planning Area” defined from the city limits to the five-mile EZ
- Excludes the incorporated area of the city
- Excludes the “Traditional Historic Communities” since they were not subject to EZA jurisdiction
- Is to take into consideration other planning efforts (districts and community area plans)
- Is to include a future land use plan and a future land use map

Structure of the Plan

Two Themes/Two Elements

Two Plan Themes

REGIONAL PLAN

Future Land Uses
&
Development Patterns
"Where & How"

Choices for
Future Growth
"When"

Plan is divided vertically into two integrated plans

Two Planning Elements



Technical
Summary of Conditions

Plan is also divided horizontally into two components

Elements of the Plan

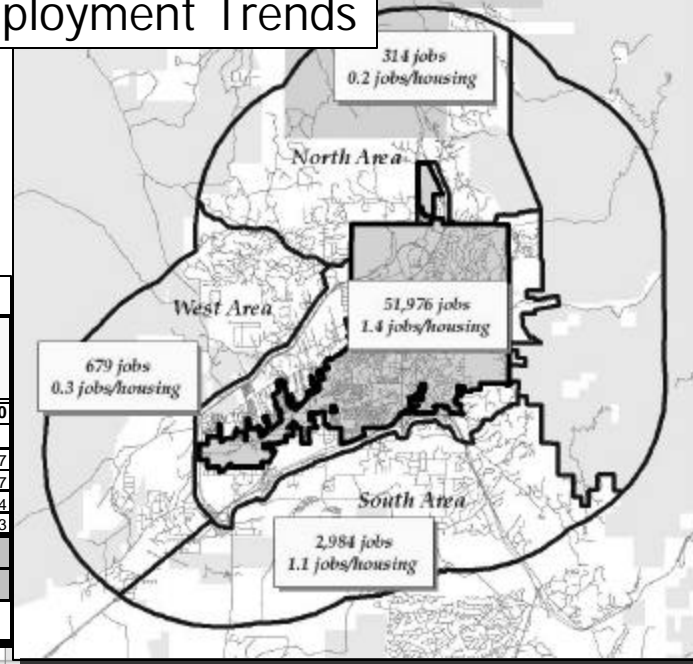
Technical Summary

Overview of Technical Summary

- Provides an analysis of regional existing and projected conditions
 - Population, housing, employment, non-residential floor area and land use/land status
 - Also includes summary of regional conditions for water demand and supply
- Also analyzes development capacity (by future land uses) and compares expected need for housing and non-residential floor area to pending and approved development

Regional Existing Conditions (Chapter 2)

Employment Trends

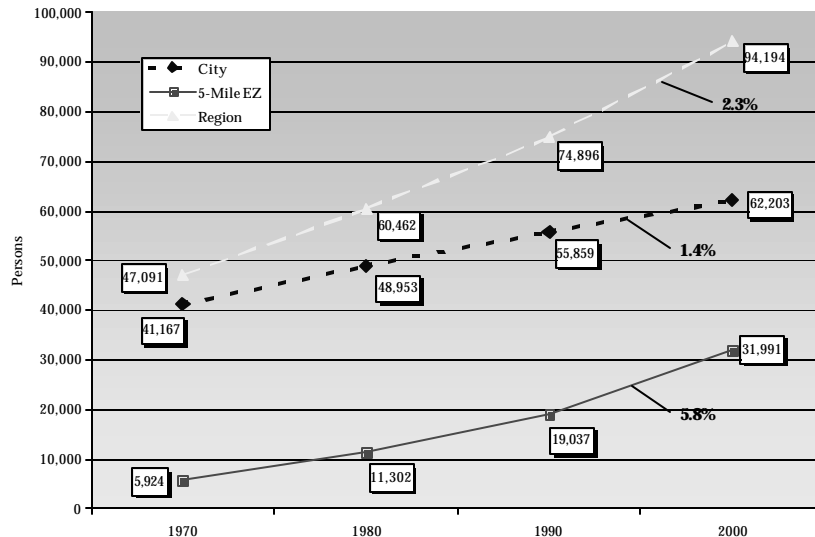


Current Population/Housing Trends

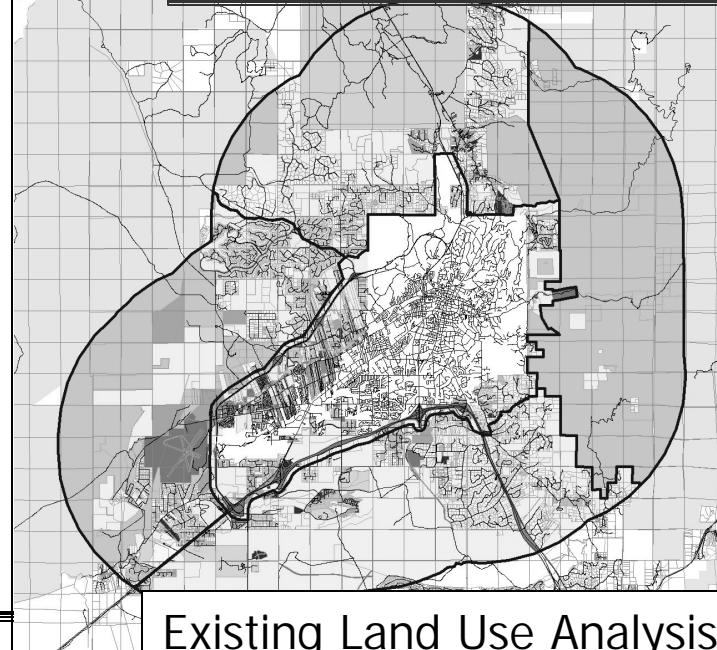
	1990, 2000 and 2002				Housing Units			Annual Rate of Growth	Persons per Housing
	1990	2000	2002*	Annual Rate of Growth	1990	2000	2002		
Incorporated area	55,859	62,203	63,711	1.1%	24,681	30,533	31,575	2.2%	2.0
Unincorp. area or 5-mile EZ									
Urban Area (MPO)	10,245	16,897	17,542	5.1%	3,892	6,046	6,304	4.5%	2.7
North	2,693	3,540	3,024	2.8%	1,334	1,959	1,780	3.9%	1.7
West	1,399	4,345	4,914	12.0%	521	1,726	1,966	12.7%	2.4
South	4,305	5,602	6,653	2.7%	1,612	2,327	2,777	3.7%	2.3
Total region	74,501	92,587	95,844	2.2%	32,040	42,591	44,402	2.9%	2.1
Five-mile EZ	18,642	30,384	32,133	5.0%	7,359	12,058	12,827	5.1%	2.4

Estimated--Source: City of Santa Fe, (9/2002) Land Use Assumptions for the Santa Fe 5-Mile Area & Growth Projections for Santa Fe County-Al Pitts (2004)

Population Trends 1970-2000



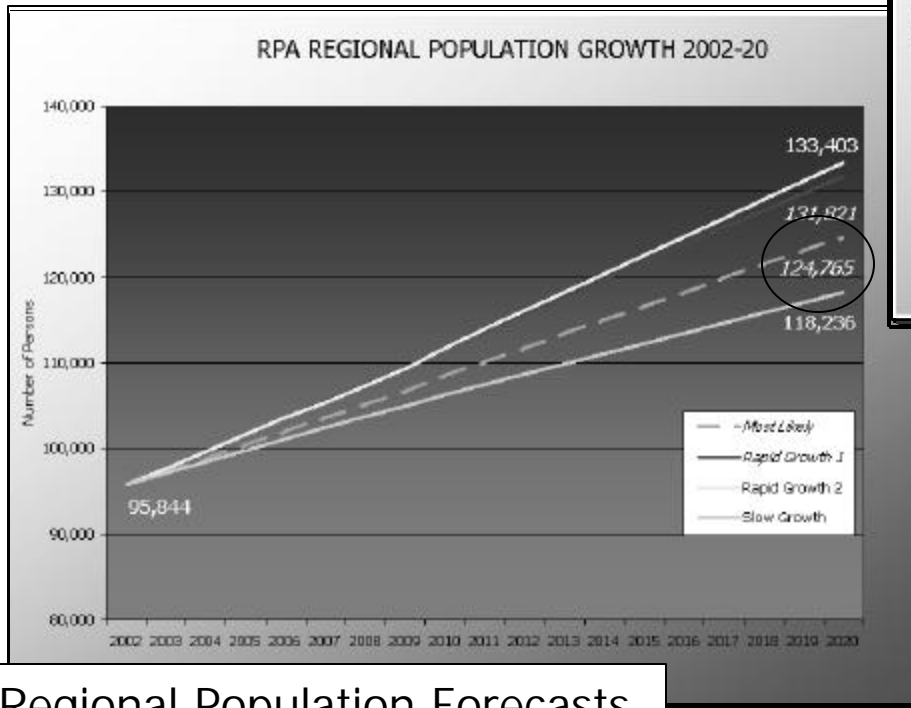
Historical Population Trends



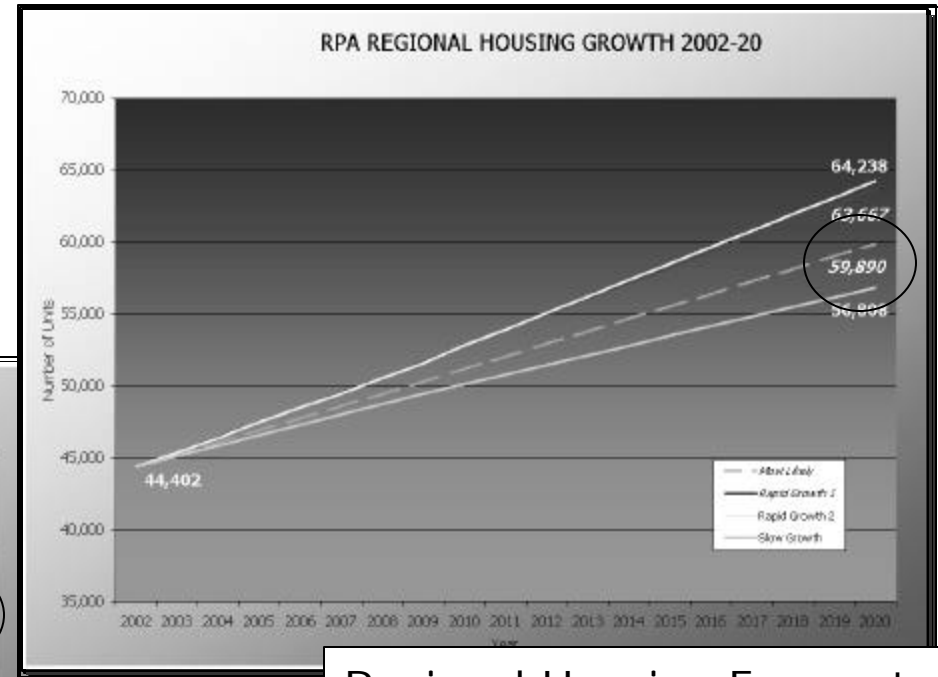
Existing Land Use Analysis

Regional Projected Conditions

(Chapter 3 - Population and Housing)

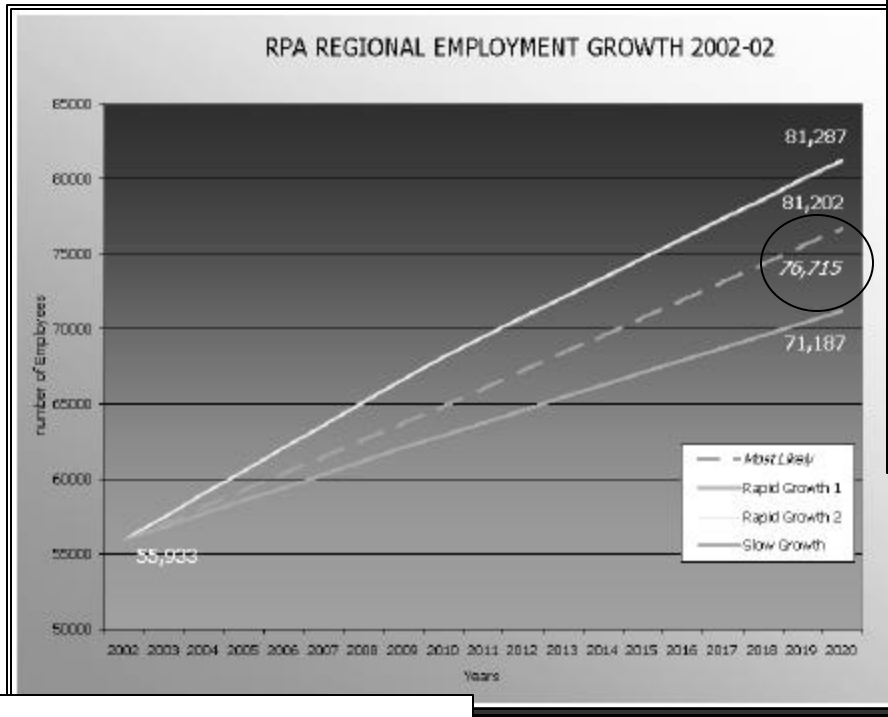


Regional Population Forecasts

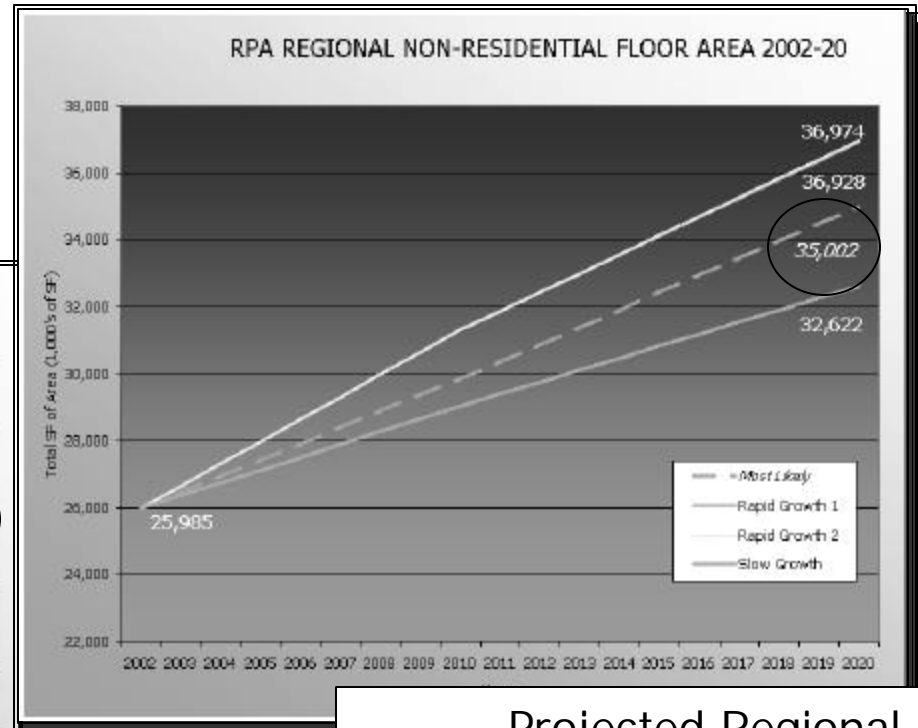


Regional Housing Forecasts

Regional Projected Conditions (Employment & Non-Residential Floor Area)

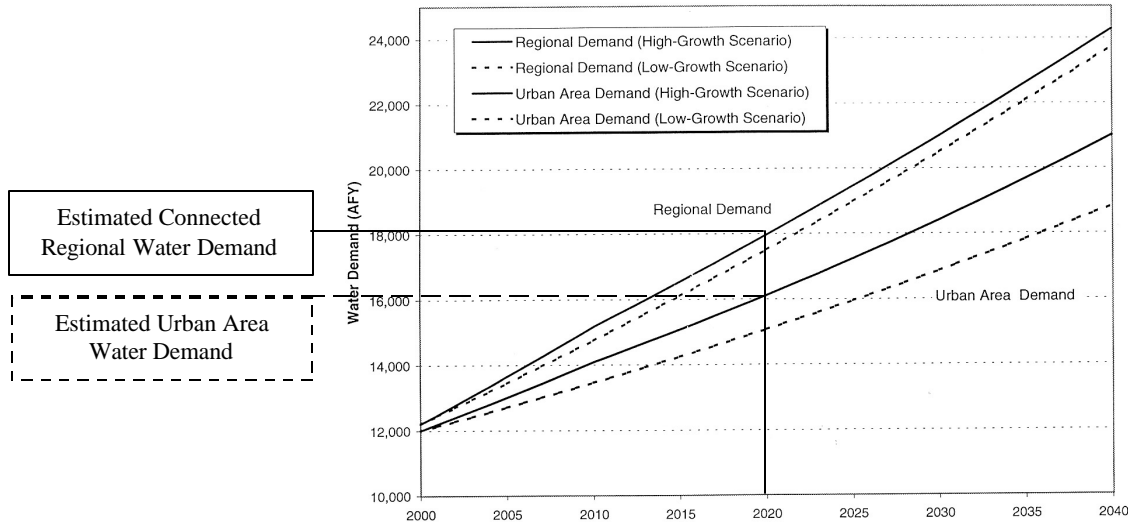


Projected Regional Employment



Projected Regional Non-Residential Floor Area

Regional Water Demand (2020)



Projected Demand, City "Connected" CDM
2001 City Supply Alternatives

SFCU Water Demand Summary Table

Year	Communities or Water Systems as Future SFCU Customers							Reserve Capacity	Eldorado**	Total AFY SFCU	Total AFY SFCU 5-mi
	CCD	State Pen	La Cienega*	Valle Vista	ADD	NW Service					
2004	450	230	60	75	0	27	228	300	1370	1070	
2010	800	230	200	75	100	46	350	300	2101	1801	
2020	1200	230	400	75	225	146	515	300	3091	2791	
2030	1700	230	500	75	350	246	680	300	4081	3781	
2040	1880	230	578	75	500	346	782	300	4691	4391	

Source: Santa Fe County 40-year Water Plan - 5.10 Demand Summary, p. 22

* Portion of service area falls outside of 5-mile boundary

** Nearly all of service area falls outside of 5-mile area

Projected Demand, County SFCU
40-Year Water Plan

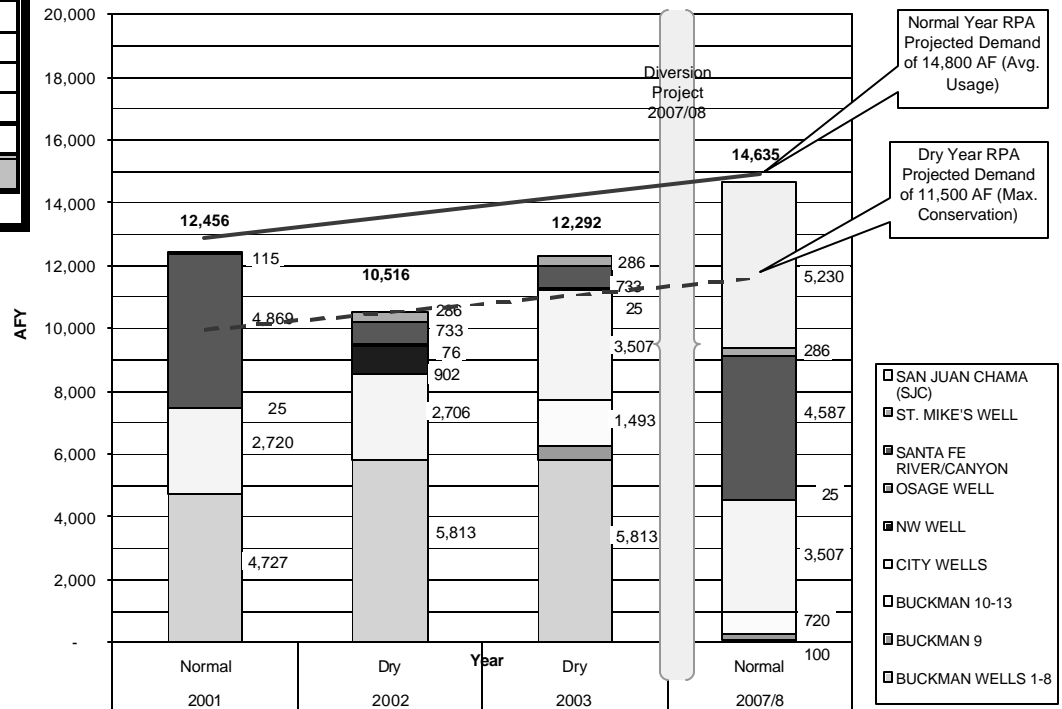
Regional Water Supply/Demand (Projected 2008 – Known Sources)

Current/Projected Yield (Draft-SDWC, Oct. 2002)			
Sources	Year		
	2002	2004	2007
Buckman Wells 1-8	6,050	5,200	100
Buckman Wells 9	0	819	180
Buckman Wells 10 -13	0	3,226	720
City and NW Wells	3,575	3,500	3,500
Surface/SF River	700	700	3,550
St. Michael's Well	453	453	453
SJC/Direct Diversion*	0	0	5,230
Total Supply (AFY):	10,778	13,898	13,733

* Actual yield is 5,605 with 375 acre-feet reserved for the County

Expected Water Production City Utility (City/County Delivery)

Source: Presentation Material by City Utility (2003)



Regional Expected Needs (2020)

Chapter 5

Projected Housing and Non-Residential SF with Water Demand (WD)

Demand Type	Subarea	Year					2010	2020	
		2002	2003	2007	2010	2020			
Total Housing Units (Most Likely)									
	RPA Urban Area*	37,879	38,349	40,185	41,479	45,338			
	RPA North Area	1,780	1,834	2,056	2,220	2,704			
	RPA West Area	1,966	2,075	2,545	2,926	4,247			
	RPA South Area	2,777	2,955	3,800	4,577	7,601			
Units Added									
	City (Estimated)		400	413	335	328	3,060	6,340	
	RPA Urban Area*		71	73	59	58	540	1,119	
	RPA North Area		54	57	54	48	440	924	
	RPA West Area		109	110	141	132	960	2,281	
	RPA South Area		178	170	327	302	1,800	4,824	
Water Demand									
	City (Estimated)		88	91	74	72	673	1,395	
	RPA Urban Area*		16	16	13	13	119	246	
	RPA North Area		12	13	12	11	97	203	
	RPA West Area		24	24	31	29	211	502	
	RPA South Area		39	37	72	67	396	1,061	
Total Housing Units (excluding city estimated share)			412	410	581	541	3,740	9,148	
Total WD/Year (Res. @ .22af/unit)				91	90	128	119	823	2,013
Total Non-Residential SF (Most Likely)									
	RPA Urban Area**	24,138	24,425	25,571	26,431	29,495			
	RPA North Area	127	131	147	158	192			
	RPA West Area	357	411	626	787	1,361			
	RPA South Area	1,363	1,501	2,056	2,471	3,954			
SF Added (1000's)									
	City (Estimated)		259	257	258	276	2,063	4,821	
	RPA Urban Area		29	29	29	31	229	536	
	RPA North Area		4	4	3	3	31	65	
	RPA West Area		54	54	54	57	430	1,004	
	RPA South Area		138	140	138	148	1,108	2,591	
Water Demand									
	City (Estimated)		39	39	39	41	309	723	
	RPA Urban Area		4	4	4	5	34	80	
	RPA North Area		1	1	1	1	5	10	
	RPA West Area		8	8	8	9	64	151	
	RPA South Area		21	21	21	22	166	389	
Total Non-Res. SF (excluding city estimated share**)			224	227	224	240	1,797	4,195	
Total WD/Year (Non-Res@ 1.5af/1000sf)				34	34	34	36	270	629
Total EZ WD Added All Development - Most Likely (.29 af/unit)							1,092	2,642	
Most Likely Growth (Region - .30 af/unit)							0	2,075	4,760
Slow Growth Scenario (.29 af/unit)							0	1,661	3,598
Rapid Growth Scenario (.29 af/unit)							0	2,436	5,752

* Assumes city makes up 85% of residential growth

** Estimated is based on a constant % of growth. Projected demand for non-residential floor area in Chapter 4 is 4,000 SF. This represents a 5% error.

Regional Land Consumption (by levels of Development Intensity)

Land Consumption as a Percentage of Capacity vs. Need within the Urbanizing Area*

Future Land Uses	Tot. Acreage	Development Capacity									Projected Need WD 2020
		Low Intensity	Total Acres	% of Land	Mod intensity	Total Acres	% of Land	High Intensity	Total Acres	% of Land	
Total Non-Residential (SF)	2,385	0.02	4,816	202%	0.04	2,408	101%	0.1	1,204	50%	4,195,410
Total Urbanizing Residential (units)	23,535	3.7	33,848	144%	2.9	26,529	113%	1.5	13,722	58%	9,148
Land Consumption (Acres & % of Undeveloped)	25,920		38,663	149%		28,937	112%		14,926	58%	

* Does not include "Rural" lands @ 21800 acres since this is not treated as active developing acreage at urban density

Allocation of Land Pending and Approved Development

Non-Residential Pending

Major Residential Pending or Approved Development

City Served	Units	Area	County	Units	Area
Aldea	293	W	Kings	25	W
Chaco Hills (Teserra)	88		Oshara	735	S
CC Apts	62	UA	San Cristobal	2,781	S
Mission Viejo	20		Windmill Ridge	597	S
San Clemente	44	UA	Sonterra	520	S
Tesuque Creek (Summit)	15	UA	Gardner (La Pradera)	69	S
Peaks (High Summit)	32	UA	Rancho Oso Loco	53	N
Thornburg	248	S	Peters (Suerte del Sur)	264	N
Tierra Real MHP III	70	UA	Valle Serena	20	S
Grevey Tract*	107	UA			
Village Plaza	86	UA			

Total Units	1,065	5,064
Total Vacant Platted	3,400	
Pending Development	6,129	
Total Future Residential Units	9,529	
Projected Need (Most Likely)	9,148	
Projected Over-Allocation	(381)	

Residential Pending

Commercial Pending

Area	Name	Land Use	Project Acreage	FAR	Square Foot	
South	Oshara	Employment Center	471		1,200,000	
		Retail			480,000	
	San Cristobal	Industrial/Business Park	1818		1,300,000	
	Sonterra	Retail	245		20,000	
	Taurus	Industrial				
	Thornburg	Employment Center	224		981,000	
		Community Center			375,000	
		Neigh. Center			89,100	
		Rancho Viejo Village Center	Retail	4.6		12,624
	Subtotal					4,457,724
Urban*	Skywest Live/Work	Live/Work	-	-	56,000	
	B & E Development	Retail	-	-	7,000	
	Santa Fe New Mexican BP	Commercial	-	-	93,000	
	Big O Tire Center	Commercial	-	-	28,500	
	Quiggy's & A-1 Transmission	Commercial	-	-	20,400	
	Zia Center	Retail/Office	-	-	24,100	
	Praise Tabernacle	Institution	9.2	0.1	40,075	
	San Felipe Commercial Ctr	Retail	2.7	0.15	17,642	
	Territorial Plaza	Retail	10.4	0.15	67,954	
	Santo Nino de Felipe	Retail	8.4	0.15	54,886	
	Village Plaza	Retail	27.7	0.15	180,992	
	Aqua Fria Art Space	Live/Work	21.8	0.05	47,480	
	KSK Buddhist Expansion	Institution	1.8	0.1	7,841	
	Youth Shelter	Institution	0.4	0.15	2,614	
	County Senior Services	Institution	6	0.15	39,204	
	Johnson Tract	Retail/Office	4.6	0.1	20,038	
	Capitol Ford	Retail	4.7	0.15	30,710	
	Christian Academy	Institution	26	0.15	169,884	
	Santa Fe Center	Retail*	297	0.05	646,866	
	Komis Center (est.)	Commercial	-	-	50,000	
SW Business Center (Hu-wa-ka)	Business Park	-	-	52,000		
American Home Furnishings	Retail	15	0.2	150,000		
Subtotal					1,807,184	
West	Aldea Village Center	Community Commercial			123,000	
	Aldea Village Center	Institution			217,800	
	Aldea Village Center	Live/Work			14,600	
	Airport Industrial Park	Industrial/Warehouse	75	0.1	326,700	
	Race Track	Recreation/Hotel*			100,000	
Subtotal					782,100	
Total Pending Commercial					7,047,008	
Projected Need Non-Residential (Most Likely)					4,195,000	
Projected Over-Allocation					(2,852,008)	

* Denotes estimate according to FAR applicable to non-city development

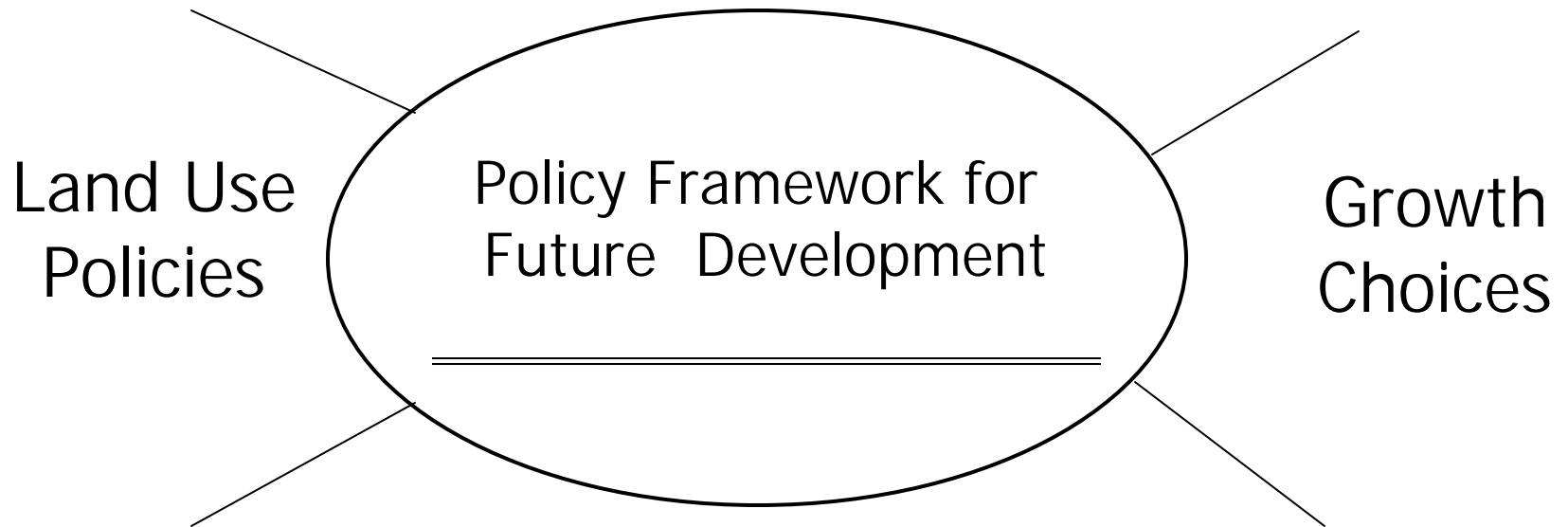
* Current as of April 2004 (Look back 5 years)

Elements of the Plan

Policy Framework for
Future Development*

Regional Principles and Policies

(Chapter 1)



Policy Framework (3 parts)

1. Regional Principles and Policies
 - Policy framework was created in January 2003 in a two-day facilitated workshop (ACP Visioning, Inc.)
 - Identifies 5 regional principles that represent strong beliefs about the future
 - Establishes a series of related actions items, or policies, needed to carry out the principle
2. Preferred Development Patterns (workshop preference survey)
3. Allocation of Development Patterns (EZ)

Regional Principles

Affordable Housing—The region should contain a diversity of housing choices to enable residents within a wide range of economic levels and age groups to live within its boundaries. Housing opportunity should be an integral component of a coherent plan for future regional growth.

Regional Principles

Water—The amount and type of growth shall relate to future supply. The regional water supply remains a limited resource; therefore, growth should occur in accordance with available, sustainable sources.

Regional Principles

Infrastructure and Services—The extension of infrastructure and services should occur in a logical, responsible and efficient manner. Development should also be responsible for its fair and equitable share of the costs associated with growth.

Regional Principles

Character—The region's character should reflect the highly unique sense of place and the desirable qualities of Santa Fe through innovative new development and preservation of historic communities. There should be definable distinctions between the traditional and modern—the rural and urban—through sensitive scale and design.

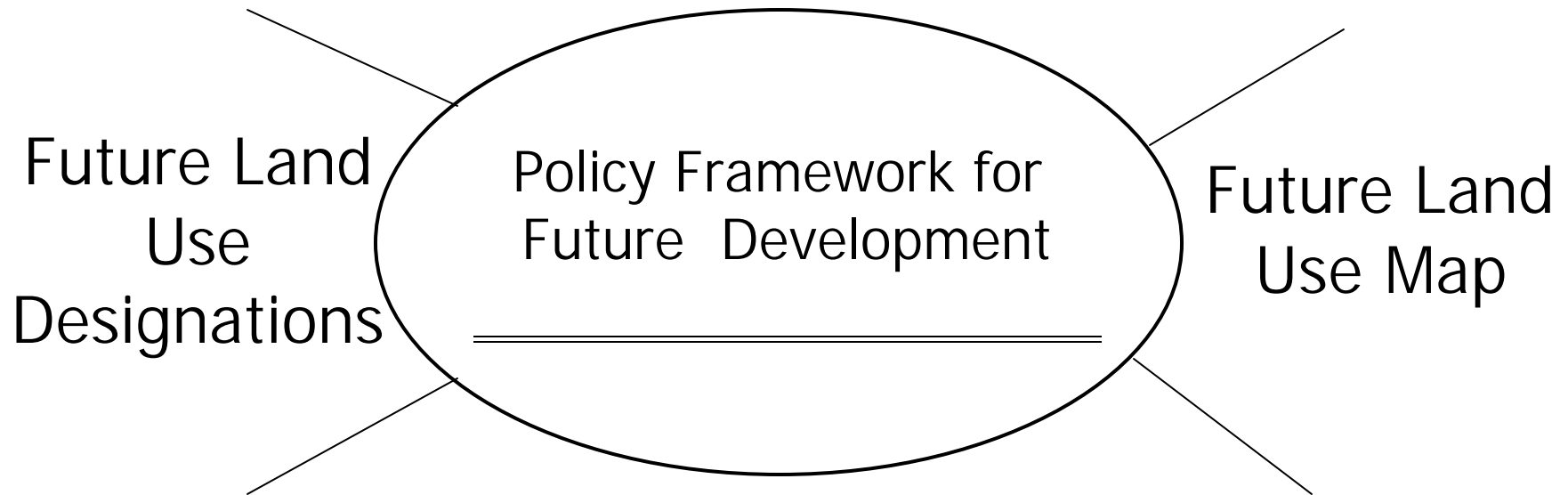
Regional Principles

Employment and Economic Development —
Land use decisions should support a healthy, diverse and adaptable-to-resources regional economy as an essential component for the region's ability to provide a high quality of life and high level of community services and amenities.

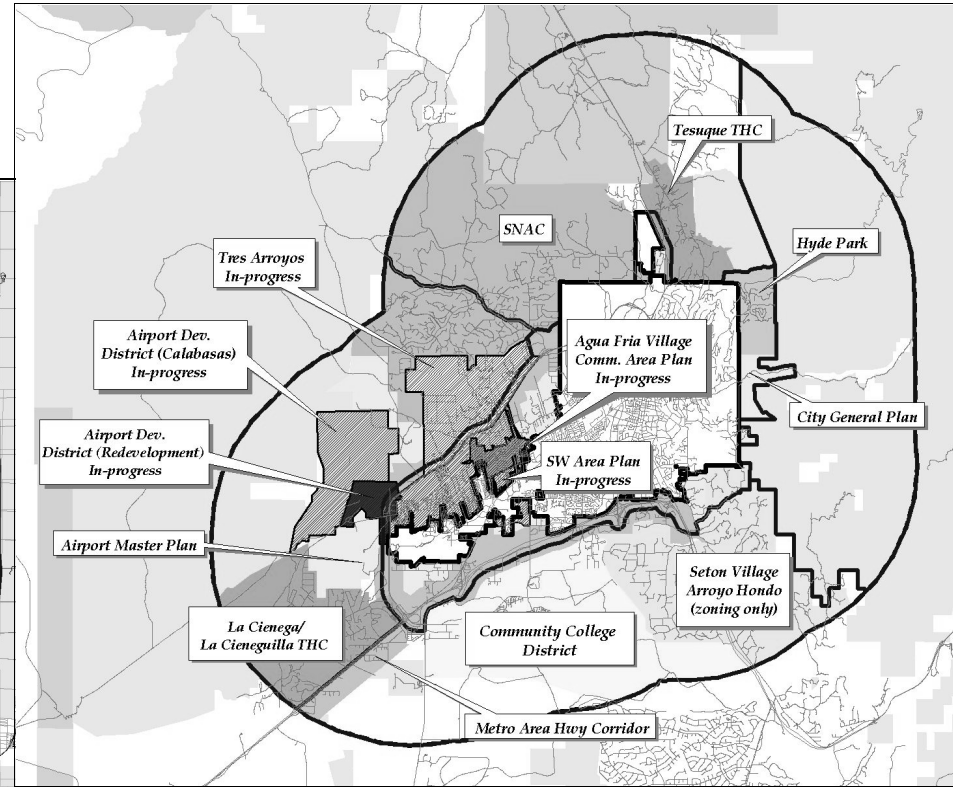
Preferred Patterns and Allocation

- Preferred Development Patterns
 - Three patterns were ranked as “encouraged” for future development
 - Includes patterns that offer clustered, mixed-housing/lot types with open space area (Santa Fe prototypes)
 - Patterns that are generally uniform, and foster sprawl were ranked as “discouraged”
 - Traditional development was ranked as “protected”
- Pattern allocation (exercise)
 - Patterns identified as “encouraged” were then allocated to 75-80% of new growth
 - “Protected and discouraged” patterns included the remaining 20-25%

Future Land Uses & Development Patterns (Chapter 4)



Future Land Use Designations



- Goal was to consolidate some 30+ future land use descriptions into regional classifications
- Had to “umbrella” the existing uses and future uses described in the general, district and community area plans

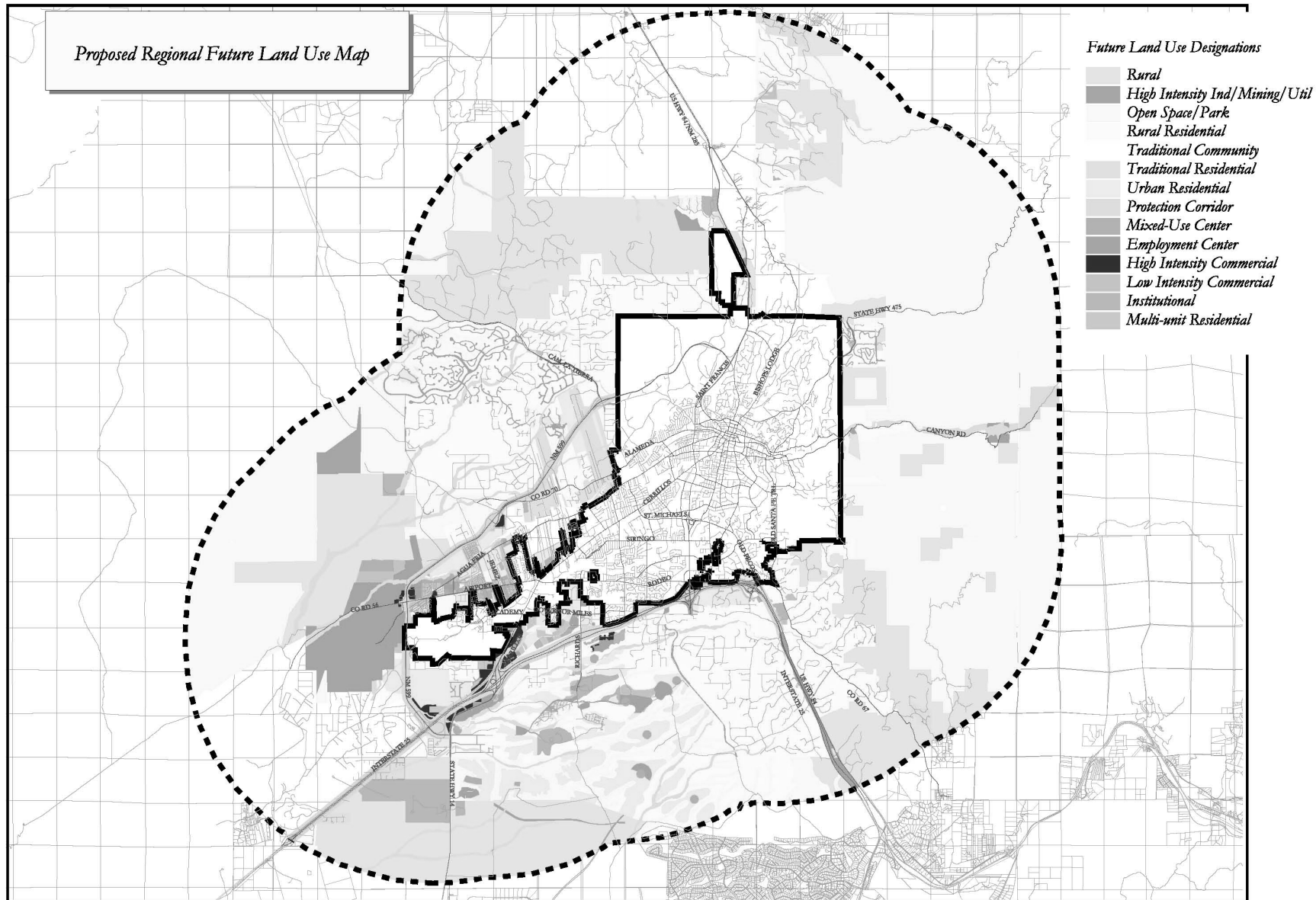
Future Land Use Designations

- Thirteen future land use designations
- Three classifications; residential, commercial and general
- Each includes language regarding land use density, intensity, municipal service requirements and its relationship to regional principles, preferred patterns
- Designations are thought to be reasonably compatible with both general plans

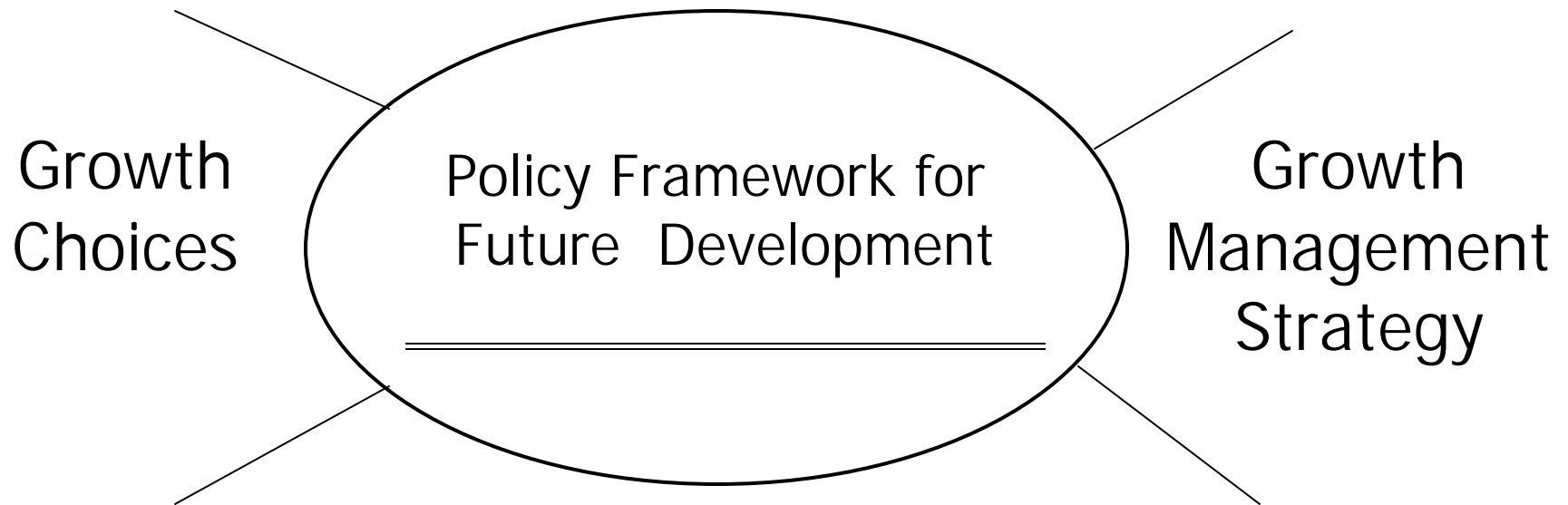
Future Land Use Designations

- *Residential Classifications*
 - Urban Residential
 - Rural Residential
 - Traditional Residential
 - Multi-unit Residential
- *Commercial Classifications*
 - Low Intensity Commercial
 - High Intensity Commercial
 - Employment Center
- *General Classifications*
 - Rural
 - Public Lands, Open Space/Parks
 - Protection Corridors
 - Heavy Industry, Mining, Utility, Transportation
 - Institutional/Places of Assembly
 - Mixed-Use Center

Future Land Use Map



Choices for Future Growth (Chapter 6)

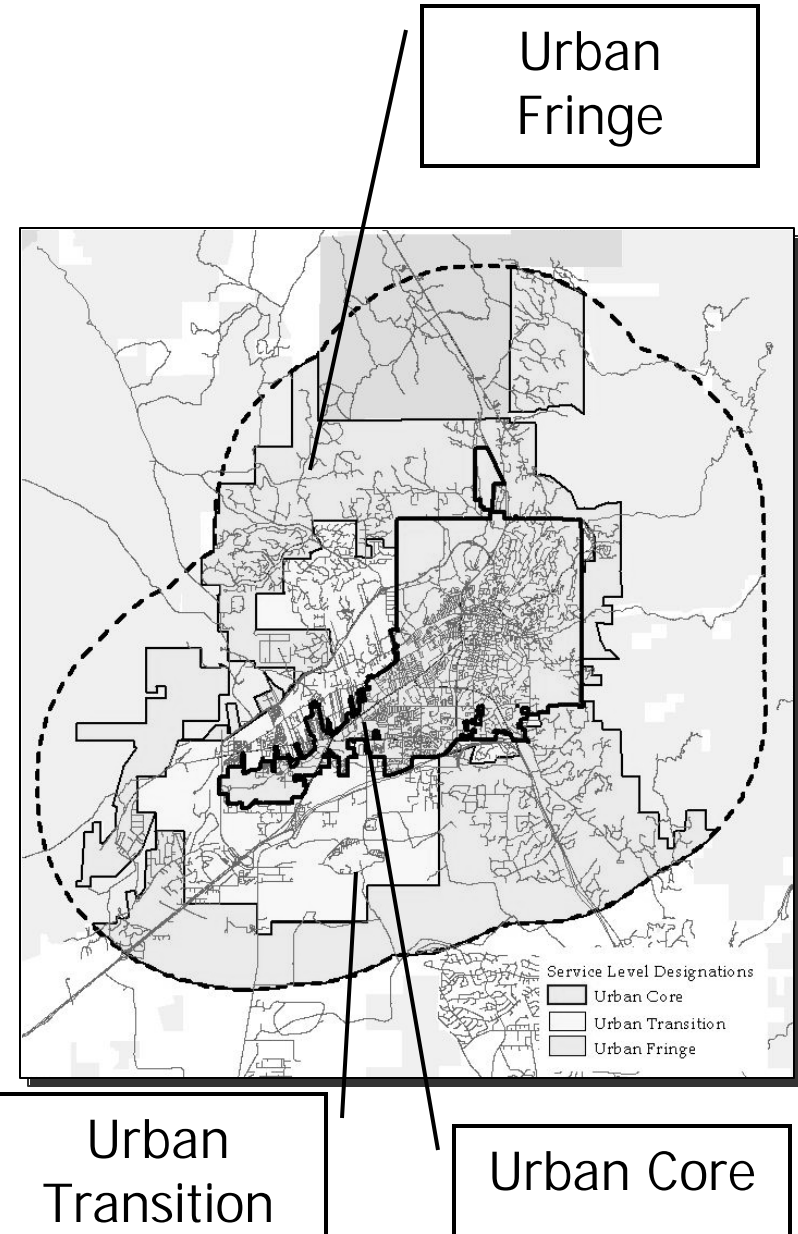
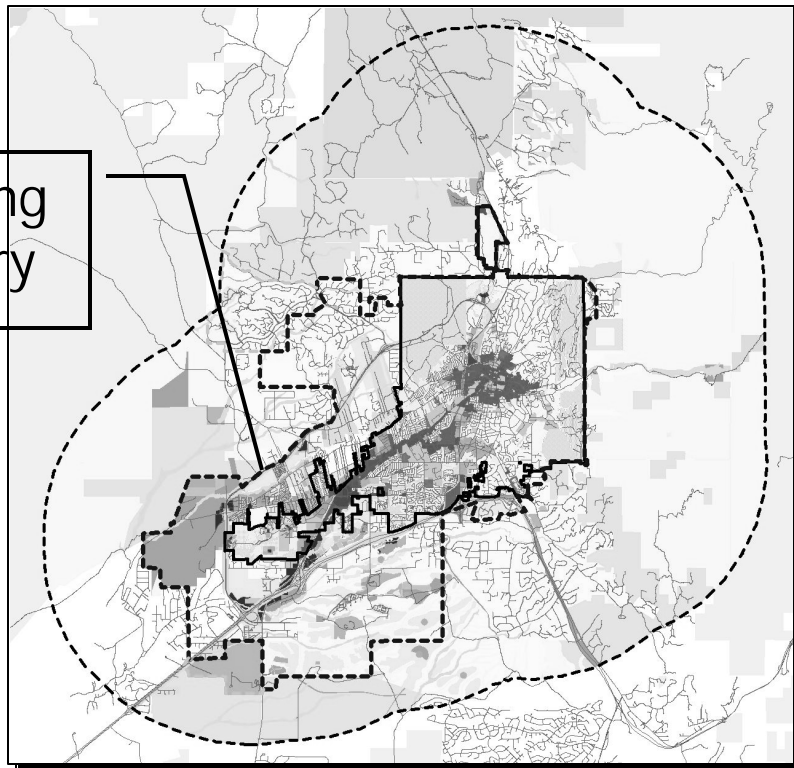


Choices for Future Growth

- RPA explored three choices for future growth
 - “Limited Growth” – Confines growth to areas that are developing or building out—ability to implement regional goals limited
 - “Directed Growth” – Acknowledges both existing and limited future growth but directs new growth to areas that are most likely to provide higher community benefit (principles)
 - “Market Growth” – ~~Business as Usual~~; market decides where growth occurs

Elements of Growth

- Analysis of development status with the EZ
- Delineating of potential service levels (urbanizing boundary areas)



Growth Management Strategy

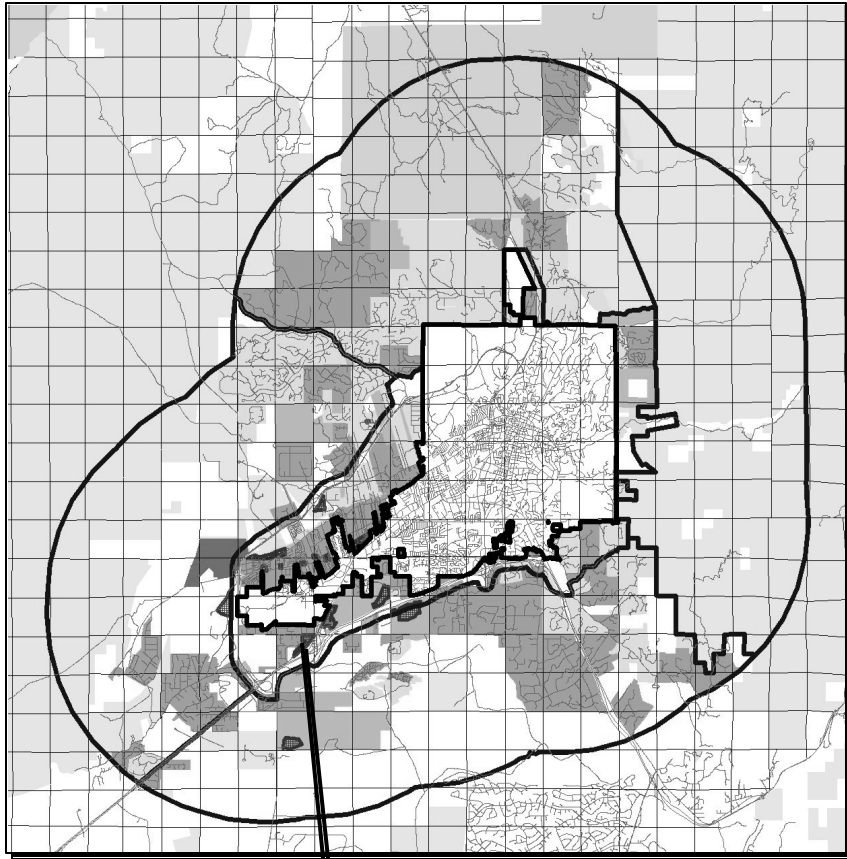
- Plan suggest a growth management strategy for linking principles of growth, land uses and future water
- Provides the framework and building blocks for managing growth
- Implementation would be fully developed within a Growth Prioritization Program (subsequent to the plan)

Growth Management Strategy

- Plan suggests growth priority areas that were created by stacking or overlaying principles
- These priority areas are where there is a greater potential to meet all or most of the principles according to land uses
- Within the growth areas, potential water delivery or sources* are identified (external or internal future sources)
- These areas are then described as cooperative water delivery areas
- **“Water sources” as identified through future agreements or utility master plans*

Growth Management Strategy

Overlay Examples by Principle



Economic
Development



AffHsg Opportunity

Growth Management Strategy

Overlays Stacked

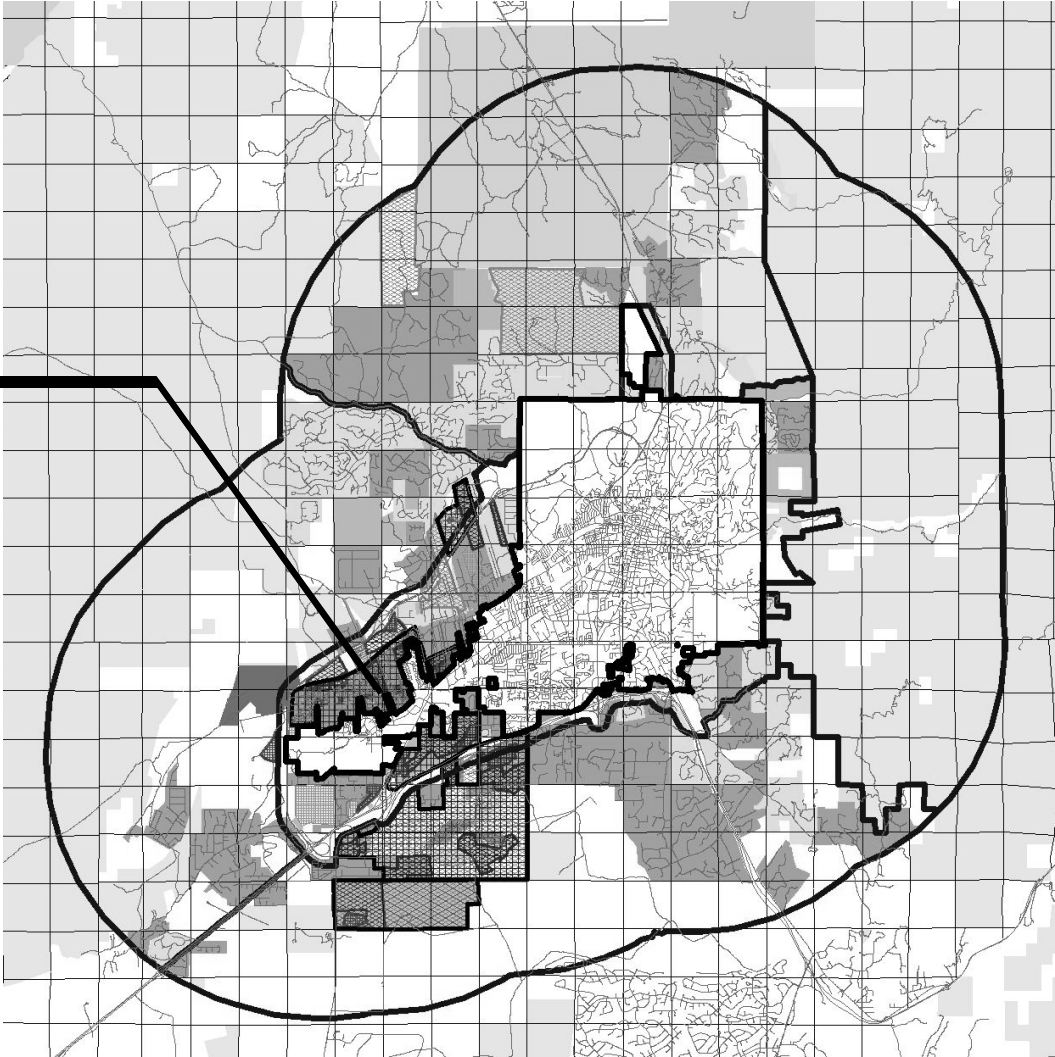
Areas of
Frequent
Overlay



Growth Management Strategy

Potential Growth Areas/Cooperative Water Delivery Areas

Growth Areas
by Water
Delivery



Conclusions

Conclusions

- Plan attempts to address some of the most difficult issues of growth in the EZ
- Because the issues are complex, the plan tends to be complex
- The plan took four years to complete—two years of serious work in order to build consensus on how future growth might occur
- Underlying goal is to shift from market-driven growth to directed growth through incentives and regulation; and from wells to utility
- Plan suggest implementation strategies for zoning, annexation & growth management

Plan recognizes the need to work together
for the future

Plan illustrates the ability to work together in
addressing common issues and concerns