

Santa Fe's Land Development Code Update – Survey Questions

This guide may help you craft responses to the Land Development Code (LDC) update phase #1 survey. All answers are suggestions based on OSFA's past positions on land use in Santa Fe's historic districts and across the city. All suggestions are just that – suggestions.

The survey is not long, but it is designed for people who use the code regularly. This complexity puts a majority of those outside the building, real estate, or regulation industries at a disadvantage in answering questions. Hence, OSFA has prepared a basic guide for filling in the survey that will serve the interests of keeping Santa Feans hoping to preserve the unique charm and steer the city away from chaotic and ugly development. Moreover, we now have an opportunity to familiarize ourselves with some of the municipal code and chapter 14. If you haven't done this before, see the link below the first question—that link will take you to Chapter 14 on your computer browser. From there you can search the code.

Click this link when you are ready to fill out the survey:

<https://www.surveymonkey.com/r/KM6WW6C>

See also: Land Development Code (LDC) Update - Website:

<https://www.santafeldcupdate.org/>

You may skip any of the questions and still complete the survey

1. If you use Santa Fe's Land Development Code (Chapter 14 of the Municipal Code) regulations, what section(s) are you most familiar with?

If you prefer to skip this section, click "I don't use the regulations"

Take a look on your own, but for simplicity you can reference:

14-4 – Zoning Districts

Section deals with re-zoning processes

14-5 – Overlay Zoning Districts

Includes Historic Districts / Archaeological Review Districts

14-7 – Building Envelope and Open Space Standards and Measurements

Includes height allowances and standards that affect visibility

Open Space Standards

14-8 – Development and Design Standards

Includes the point system used across Santa Fe to determine style

Point system has specific rules for Midtown LINC (away from SF Style)

See 14-8.7 Architectural Design Review

To reference these sections, you can go straight to the municode:

https://library.municode.com/nm/santa_fe/codes/code_of_ordinances?nodeId=CH14LADE

See Also: Midtown LINC Summary (2016):

https://sfar.com/wp-content/uploads/2019/03/MIDTOWN_LINC_Summary_Presentation_1-19-17.pdf

2. How easy is the current LDC to understand?

+ Are there any particular sections that are especially easy or difficult to understand?

You may choose to skip unless you have specific experience to inform answer

3. Do you have suggestions for improving the organization of the LDC?

You may choose to skip unless you have specific experience to inform answer

4. Are you aware of any inconsistencies, circular or unclear references, or conflicts between regulations in different sections of the LDC?

You may choose to skip unless you have specific experience to inform answer

5. Are there sections of the current code that you find complicated, difficult to use, or confusing?

You may choose to skip unless you have specific experience to inform answer

6. Are there sections of the LDC that would be easier to understand with the inclusion of visual tools such as graphics, pictures, tables, flowcharts, etc.?

Input with your own suggestions, or you may put in the following in your own words:

Historic Districts more clearly laid out, with tables for rules specific to each historic district (a map is not easily accessible in 14-5.2, Historic Districts, which is one of the major areas where everyday citizens may use the code).

Visuals of setbacks and step backs would improve user comprehension

7. **General.** Are there opportunities for improvement to the LDC that you want to mention? What sections of the LDC do you believe are working well and should be retained?

Input with your own suggestions, or you may put in the following in your own words:

*14-2.6 – Preserve the section on the composition of the Historic Districts Review Board
Ie, Maintain the current distribution of roles, especially “one member shall be a member of the Old Santa Fe Association,” as that association was instrumental in establishing the historic preservation ordinance and its mission continues today.*

14-2.8 – change the city residency requirement for land use board members to allow for interested Santa Feans who work in the City but reside in the County to serve on boards and commissions.

14-5.2 – Historic Districts section is generally working well because it largely accomplishes the mission of preserving historic structures and a distinctive look and feel to the district. However, there could be a definition of “New Santa Fe Style” as applied to the Eastside/Downtown and the Review District which establishes the appearance of the façade be earth tone stucco, regardless of material underneath.

14-8.7 – Architectural Design Standards should be kept in place and their current point values maintained, except for those negative point values (e.g., -10), which should be substantially decreased to be comparable to positive point values (e.g., increase penalty for wood shingles from -10 to -30).

8. Zoning Districts. Do you have suggestions for changes to the current lineup of zoning districts in the LDC? Are the dimensional standards (height, setbacks, etc.) working well? Why or why not?

This section addresses section 14-4. Input with your own suggestions, or you may put in the following in your own words:

This is where you may comment on zoning standards, recognizing the desirability of some density to prevent sprawl and provide housing while also allowing for open space distinctive of Santa Fe

“Don’t let Santa Fe become Austin”

Some flexibility in commercial zoning while maintaining height standards

Variations and exceptions should be exceptional. Alter language on variance/exception standards to account for judgement (e.g., two buildings of equal height will not have the same jarring effect if one is low-lying and the other is on a rise)

Dimensional standards — Maintain height and stepback requirements in residential districts.

Allow for reduced parking in large commercial corridors to avoid oceans of empty parking spaces.

Create strong sites standards that allow for exemplary architecture or particularly sensitive site design in lieu of zoning caps along major arteries.

If you are interested in how subdivisions or shopping centers are zoned (and the standards that adhere to them), look at section 14-4.

9. Land Uses. Are land uses in the LDC well-defined? Should any land uses be added to the list of allowed uses? Which ones? Are certain land uses in Santa Fe especially problematic because they are hard to regulate or controversial? Are new standards needed for specific land uses?

Input with your own suggestions, or you may put in the following in your own words:

If so inclined, take a look at the Land Use Categories in 14-6.1. These include land use designations such as “Theater” or “Elementary School” that are allowed under certain zonings.

OSFA has traditionally been more interested in the feeling of Santa Fe, rather than what one can do. However, feel free to weigh in on this section, particularly...

*Short Term Rentals – this is the section you may comment on STRs.
Advocacy of primary residence requirement (whereby the owner-occupies the property, as opposed to an investor-owned, absentee property).*

10. Development Standards. Do the current regulations result in high-quality development? Can you suggest any areas where changes to the regulations might provide better development outcomes? (Building design, parking, landscaping, signage, etc.)

Input with your own suggestions, or you may put in the following in your own words:

Here, you might mention recent developments that ARE high-quality and why you believe them to be so.

You also might mention recent development that are NOT high-quality or otherwise negatively effect the character of Santa Fe (give address if possible so consultant can better orient themselves) – IE, Cielo Luxury Apartments (5200 Beckner Rd), Capitol Flats (950 W Cordova) — and state why they detract from our city’s sense of place.

Maintain provision in 14-81(A)(3) – “protect private and public investment through preservation of open space, protection of natural resources, including the existing tree canopy; providing buffers between incompatible uses and along roadways; and encouraging the planting of appropriate vegetation;”

Also, if you would like to mention sustainability, solar, etc., this would be a good place for that.

11. Infill and Redevelopment. Are there provisions that prevent desirable infill and redevelopment from occurring in Santa Fe (e.g., parking standards, site dimensional requirements, building height restrictions)?

Input with your own suggestions, or you may put in the following in your own words:

A majority priority in infill/redevelopment should be to maintain or markedly improve the quality of the streetscape, in line with the design guidelines for City Different. I.e., infill should play off nearby building design, including height and setbacks.

Improve ENN for infill/redevelopment projects so that neighbors and adjacent property have understanding of changes coming in their vicinity.

Reconsider parking requirements in places that already have ample parking (major arteries).

Maintain limit on building height restrictions – keep at 52 feet.

12. Development Review. Do the development approval procedures result in a fair, predictable, and timely process? Are there ways in which they could be improved?

Improve ENN so that the process is not simply announcement of a finished vision for a project, but actually notifies neighborhood of general intentions of project so public may weigh in.

Specify procedures for Land Use Staff to facilitate the permitting and application advancement for development, including instructions that empower staff to insist on high standards and the rarity of exceptions/variances. The process currently appears to favor developers.

Create position of neighborhood planner that acts as a liaison to adjacent neighbors, especially in controversial land use cases, to explain land use cases and the options available to neighborhoods/community groups.

Allow for more public comment at planning commission and governing body, including the ceding to time to a representative that acts on behalf of a group of concerned citizens.

13. Priority Issues. What are your top three priority focus areas that this review needs to consider?

Input with your own suggestions, or you may put in the following in your own words:

Top:

Second:

Third:

Ideas include: Height restrictions at 5 stories, variable densities that allow for both open space and infill, tightened design standards so Santa Fe remains distinctive, better ENN and public comment processes, create better overlays or zoning districts that make clearer definitions of urban/mixed use and residential, improved and consistently maintained public portals for information on land development issues.