

OSFA GUIDE to SURVEY QUESTIONS —

Responding to the City of Santa Fe's Land Develop Code (LDC) Update

Santa Fe's phase 1 SURVEY questions are located at <https://www.santafeldcupdate.org/>.
(Responses are anonymous.)

OSFA has prepared the following guide to help you craft responses to the LDC 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 precisely that – suggestions.

The survey is not long, but unfortunately it is designed for people that use the code regularly and those in the construction, real estate, and regulation industries. Because other interested parties are at a disadvantage, OSFA has prepared a basic guide for filling in the survey that will serve the interests of keeping Santa Feans engaged in preserving Santa Fe's unique charm while steering the city away from chaotic and ugly development. Moreover, we now have an opportunity to familiarize ourselves with some of the municipal code/city code and chapter 14 (the land development portion of the code).

Save the Date: The City will host a public Open House for the LDC Update

Monday, April 10, 6-8pm at the Santa Fe Convention Center

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

Please consider attending to participate in this code update process!

Access to Chapter 14 (Land Development) in the City Code

If you haven't linked to the current Chapter 14 before, it is located here:

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

You can also access it through the City's website:

<https://santafenm.gov/> *then* Click on "Your Government" in the Menu. *then* Click on "Santa Fe Municipal Code" that will take you to another website. *then* Type in Chapter 14 at the top or scroll through the menu at left until you see CHAPTER 14 - LAND DEVELOPMENT.

When you are ready to fill out the survey, click this link:

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

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

GUIDE BEGINS:

(You may skip any of the SURVEY questions and still complete the survey.)



SURVEY QUESTION 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?

Check the boxes of the categories/regulations of interest and concern. For simplicity, below are brief descriptions of the categories/regulations they list and where to find them.

Link to Chapter 14 code and sections listed:

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

Review and Approval Procedures

14-3 – *concerns permitting, rezonings, special use permits, development plans, etc.*

Zoning Districts

14-4 – *Section deals with rezoning processes*

Overlay Zoning Districts

14-5 – *Includes Historic Districts / Archaeological Review Districts*

Permitted Uses and Use Regulations

14-6 – *Includes Short Term Rentals, Accessory Dwelling Units, Special Use Permits*

Building Envelope and Open Space Standards

14-7 – *Includes height allowances and standards that affect visibility Open Space Standards*

Development and Design Standards

14-8 – *Includes the point system used across Santa Fe to determine style.*

Infrastructure Design, Improvements, and Dedication Standards

14-9 – *Includes street improvement and design standards, utility and stormwater design standards, etc.*

SURVEY QUESTION 2.

How easy is the current LDC to understand?

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

If you have specific examples, include them here.

If you are not a regular code user, it is likely questions 2-4 will not apply to you.

SURVEY QUESTION 3.

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

If you have suggestions, include them here.

If you are not a regular code user, it is likely questions 2-4 will not apply to you.

SURVEY QUESTION 4.

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

If you are aware of regulation inconsistencies or conflicts, include them here.
If you are not a regular code user, it is likely questions 2-4 will not apply to you.

SURVEY QUESTION 5.

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

If you find the code layout complicated, confusing or difficult to use, include those examples here. This may include the lack of maps (or links to maps elsewhere)

SURVEY QUESTION 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.?

If you have suggestions, include them here.

Or, you may craft a response building on the following examples (in your own words):

Historic Districts more clearly defined, 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).

Design Standards could be better understood with illustrations or photographic examples and would clarify uncertainties.

Visuals of setbacks and stepbacks would improve user comprehension.

Flowchart for land use permits, historic district review, ENN, and other development processes would be appreciated.

SURVEY QUESTION 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?**

If you have suggestions, include them here.

Or, you may craft a response building on the following examples (in your own words):

14-2.6 – Preserve the section on the composition of the Historic Districts Review Board. 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).

SURVEY QUESTION 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. If you have suggestions, include them here.

Or, you may craft a response building on the following examples (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 just anywhere.”

Some flexibility in commercial zoning while maintaining height standards

Variations and exceptions should be exceptional. Alter language on variance/exception standards to account for judgment (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 setback 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.

SURVEY QUESTION 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?

If you have suggestions, include them here.

Or, you may craft a response building on the following examples (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 where you may comment on STRs.

To assist with affordable and workforce housing, request that the city update their ordinance to include a "primary residence requirement." Also called a permanent residence requirement, this is when a city only issues a STR permit to an owner's primary residence and it will not issue a permit to an investor-owned property that does not make the home their permanent residence.

SURVEY QUESTION 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.)

If you have suggestions, include them here.

Or, you may craft a response building on the following examples (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 affect the character of Santa Fe (give address if possible so consultant can better orient themselves) – for example, Cielo Luxury Apartments (5200 Beckner Rd), or 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.

SURVEY QUESTION 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)?

If you have suggestions, include them here.

Or, you may craft a response building on the following examples (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.

SURVEY QUESTION 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?

If you have suggestions, include them here.

Or, you may craft a response building on the following examples (in your own words):

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 hearings, including the ceding of time to a representative that acts on behalf of a group of concerned citizens.

SURVEY QUESTION 13.

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

If you have suggestions, include them here.

Or, you may craft a response building on the following examples (in your own words):

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.

About:

Guide by Adam Johnson (director@oldsantafe.org) with help from Frank Katz and Pat Lillis.

You can learn more about the Old Santa Fe Association at <http://www.oldsantafe.org>.