

City of Santa Fe, New Mexico

Santa Fe Forward + Land Development Code

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Governing Body Study Session

02 November 2026

Oct
2026

Agenda

- Welcome and Opening Remarks
- Background
  - General Plan Update
  - Character Themes
  - Connections
  - Technical Analysis
  - Engagement Outcomes
  - Land Development Code Update
- Map Workshop
- Current and Next Steps





General Plan Update

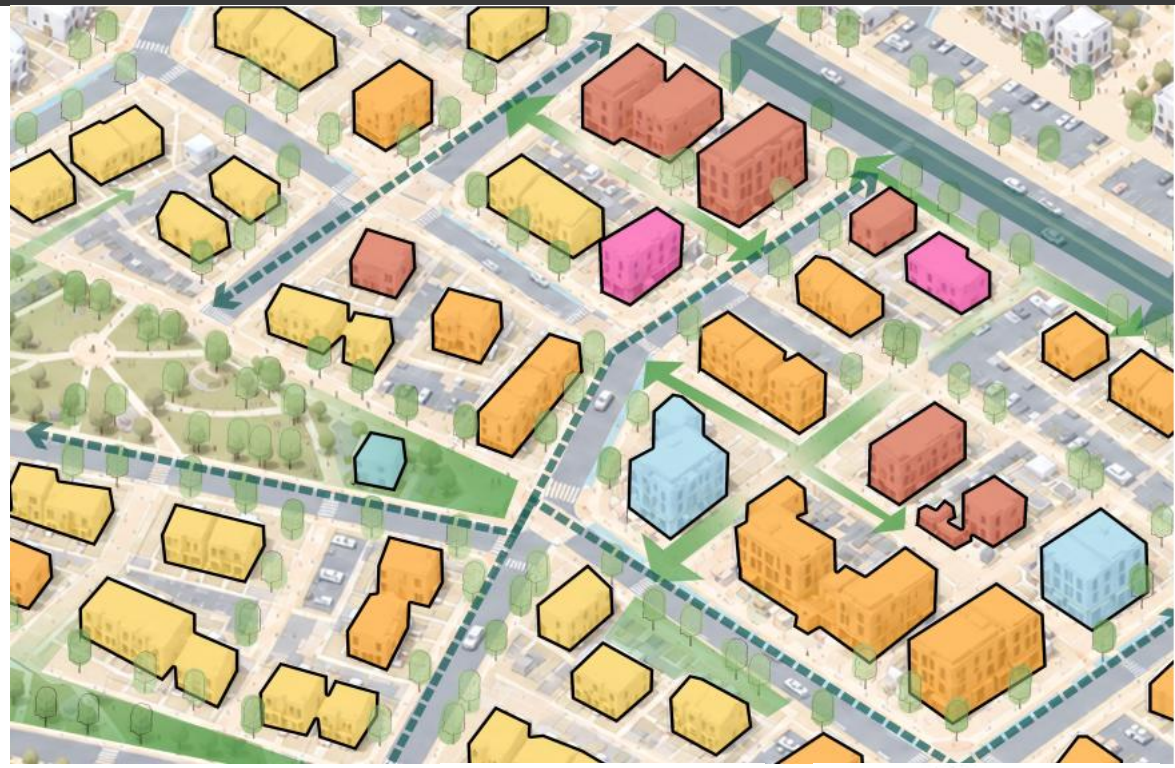
STEP 1	Mobilization and understanding
STEP 2	Mission, vision and goals
STEP 3	Framework planning
STEP 4	Plan development
STEP FORWARD	Public hearings/action
STEP ACTION	Implementation action plan
STEP ONGOING	Engagement, communications and administration

Opening Remarks and Workshop Purpose

Planning Policy for Santa Fe:

Mapped Form, Function and Investment Priorities

Review, understand and provide input on the mapped Character Themes





Bike lanes and pedestrian pathways supporting overall connectivity



Mixed-use neighborhood gathering spaces



Neighborhood serving amenities within walking distance



Approach to the Santa Fe Forward Plan Document:

A plan of action

- Guide capital and operating annual budgets
- Department work plans aligned to deliver initiatives

Usable daily

- Concise, integrated and prioritized
- Clear language and graphical layout

Policy versus regulatory

- General Plan is policy-focused, advisory and less detailed because its purpose is broad
- Land Development Code is regulatory, mandatory and therefore detailed because its purpose is specific

Land Development Code

Santa Fe Forward Sets the Direction. The Land Development Code Provides the Rules.

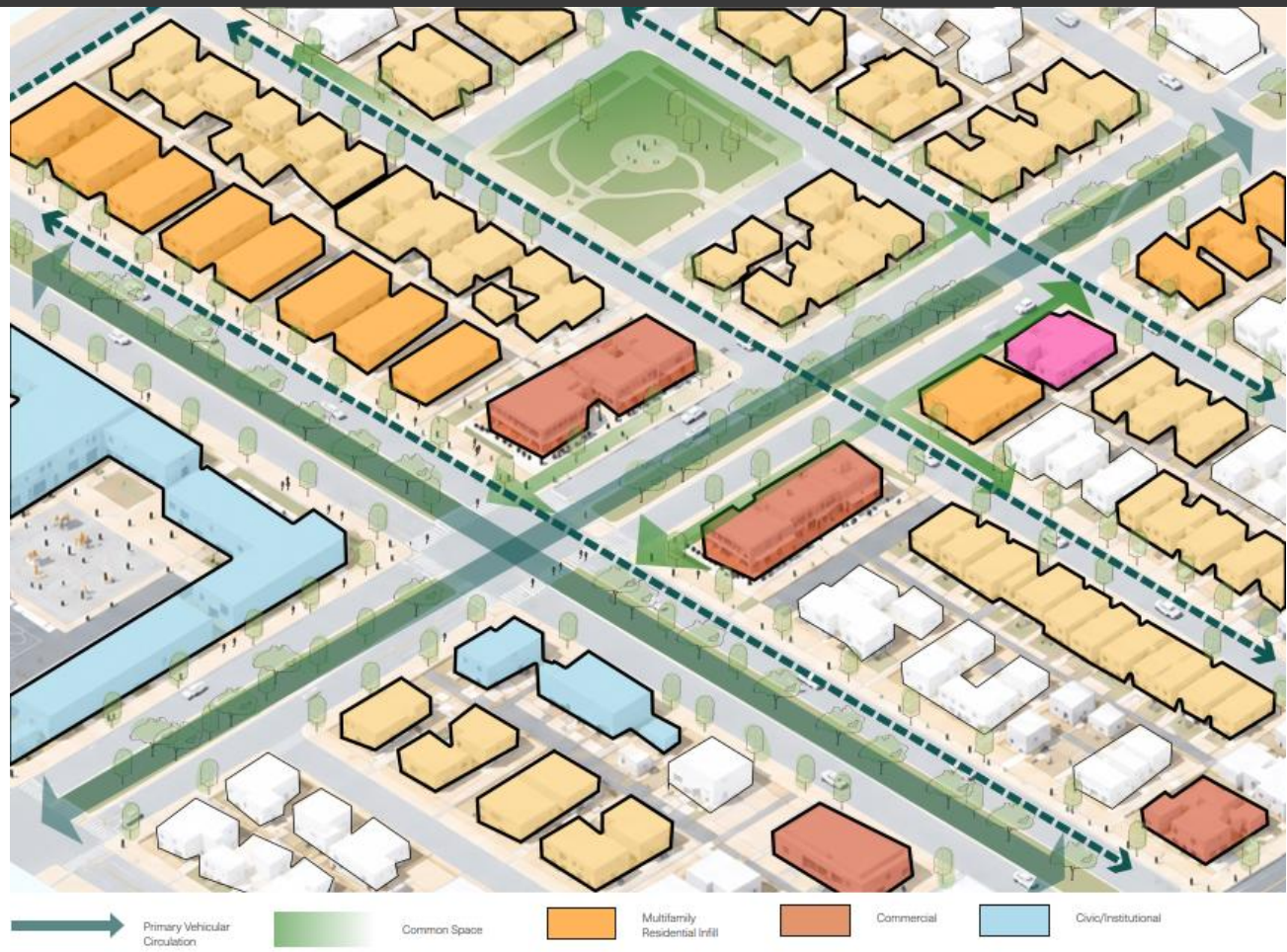
The Land Development Code is much more detailed, providing standards that guide:

- How land may be used
- Where homes and businesses may be located
- What may be built
- How buildings and sites are designed
- How new development fits within existing neighborhoods
- How natural resources and the environment will be protected



Character Themes

- Five categories
  - **Neighborhoods**
  - **Destinations**
  - **Districts**
  - **Economic Engines**
  - **Landscapes**
- Twelve **Character Themes**
- Each Character Theme describes form, function, investment priorities and establishes metrics

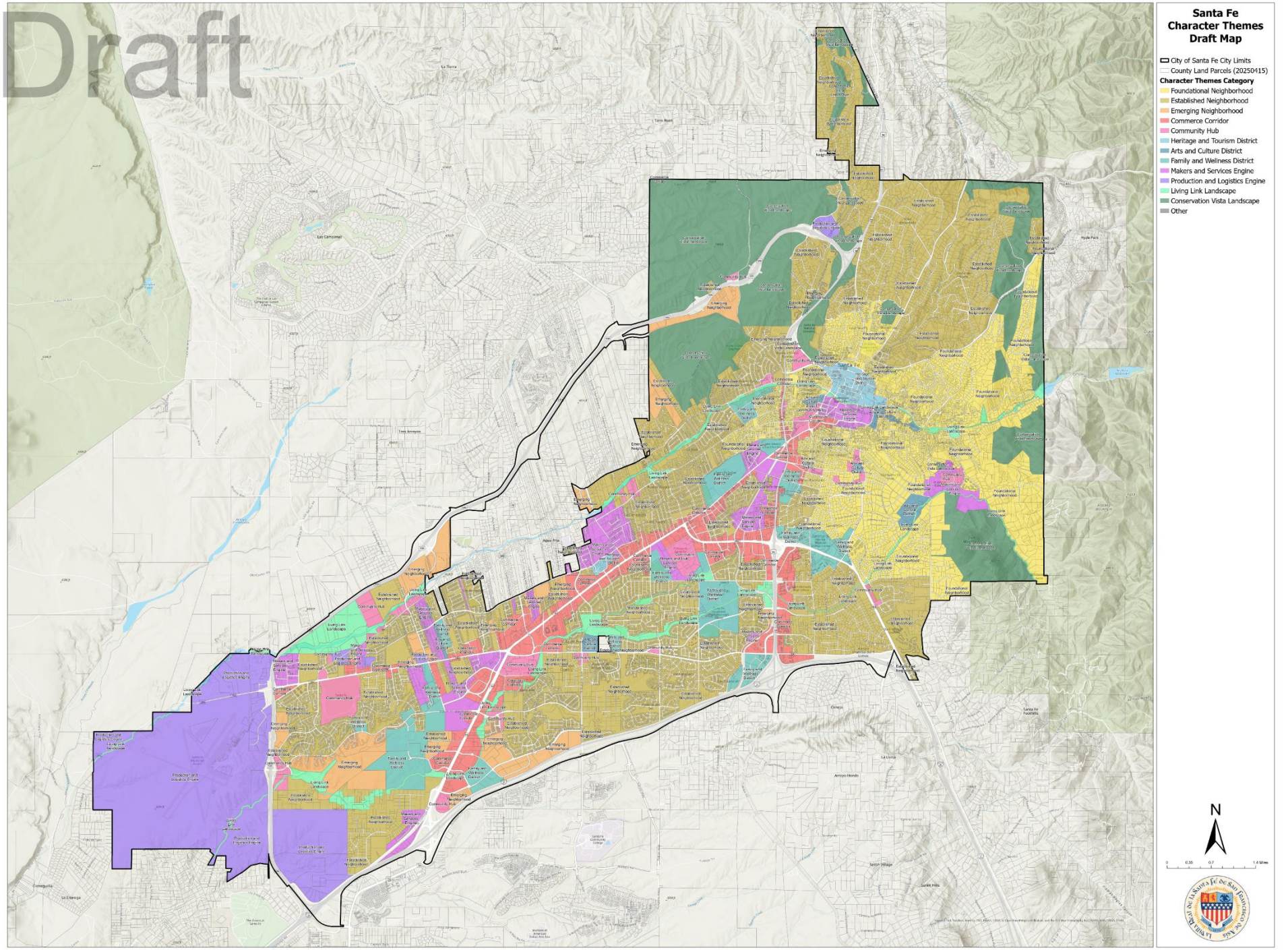




Character Themes

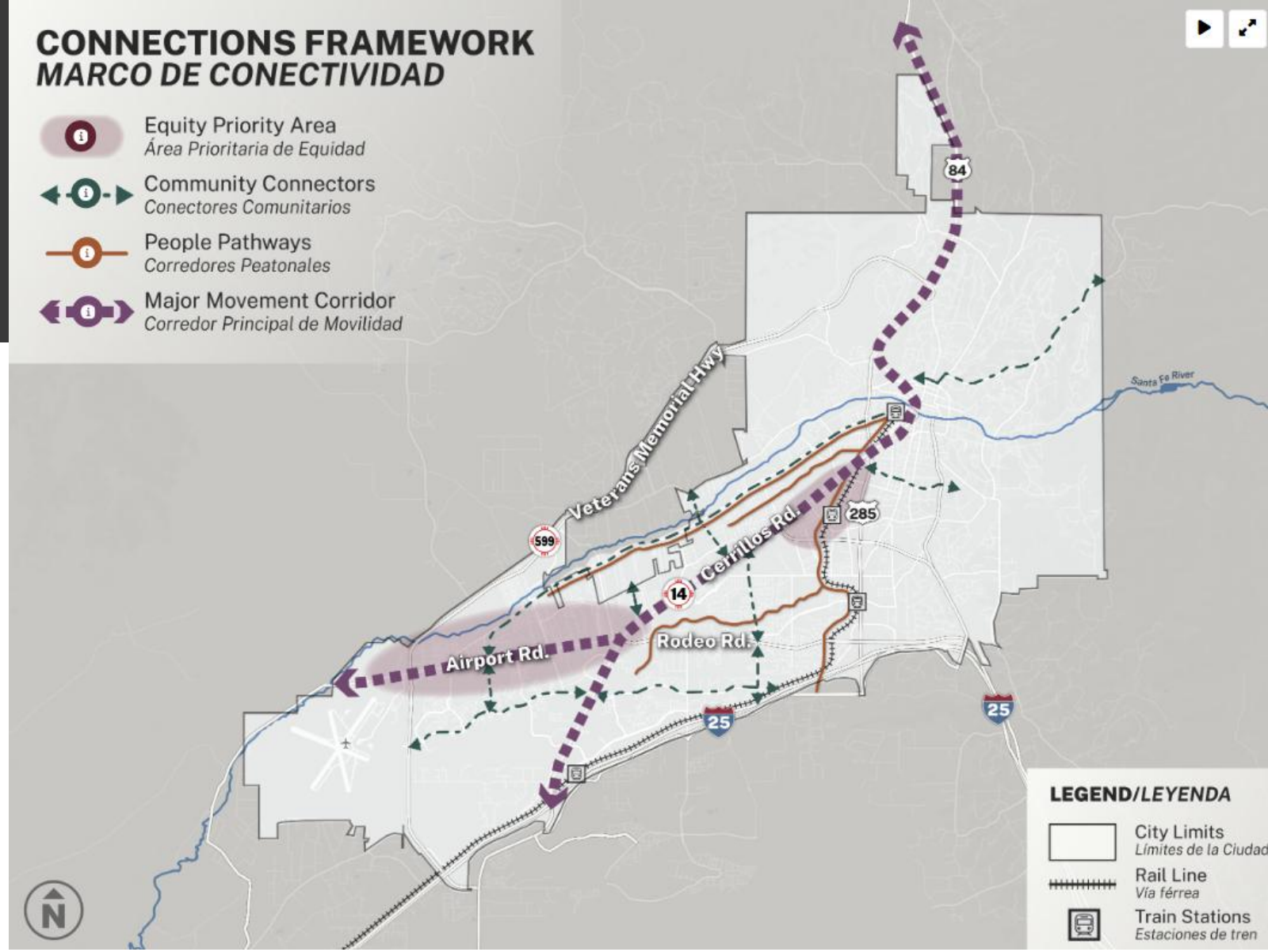
- **Neighborhoods**
  - Foundational Neighborhood
  - Established Neighborhood
  - Emerging Neighborhood
- **Destinations**
  - Commerce Corridor
  - Community Hub
- **Districts**
  - Heritage and Tourism District
  - Arts and Culture District
  - Family and Wellness District
- **Economic Engines**
  - Makers and Services Engine
  - Production and Logistics Engine
- **Landscapes**
  - Living Link Landscape
  - Conservation Vista Landscape

Santa Fe Forward Map



Connections

- Major Movement Corridors
- Community Connectors
- People Pathways
- Equity Priority Areas



Technical Analysis

Assessment report identified opportunities, needs and carryforwards

- **People & Housing**
- **History, Culture, & the Arts**
- **Engagement & Governance**
- **Education, Social, & Economic Opportunity**
- **Nature, Sustainability, & Resiliency**
- **Community Services & Essential Utilities**
- **Transportation & Access to Opportunity**
- **The Built City**



Public Engagement Findings

Housing Add more homes and expand housing choices

Growth & Investment Clarify where and how future growth and investment should occur

Everyday Mobility Create infrastructure and development patterns that make walking, biking, and rolling practical

Nature Steward natural resources and improve access to the outdoors

Santa Fe Character Meet current and future needs while retaining the qualities that make Santa Fe distinctive

Implementation Connect Santa Fe Forward policies to public and private actions that deliver results



Mapping Workshop

- Where do you agree with the proposed character themes for an area?
- Where do you disagree with the proposed character themes for an area?
- Are there suggested refinements to any of the Character Themes?
- Use sticky notes to add details about why you agree or disagree.



Workshop Outcomes

What are your takeaways from the workshop?



Public Engagement Now

Monday, October 26 – Sunday, November 15

- Community Partners
- Tabling Events
- Open House
- Online Mapping Activity





Tabling Events

Oct. 28 Santa Fe Community College
Nov. 5 Santa Fe Children's Museum
Nov. 10 Santa Fe Farmer's Market

Open House

November 7
SFCC Higher Education Center
10 am – 1 pm

Governing Body Study Session

November 2
City Council Chambers
5 pm



Full Draft Plan

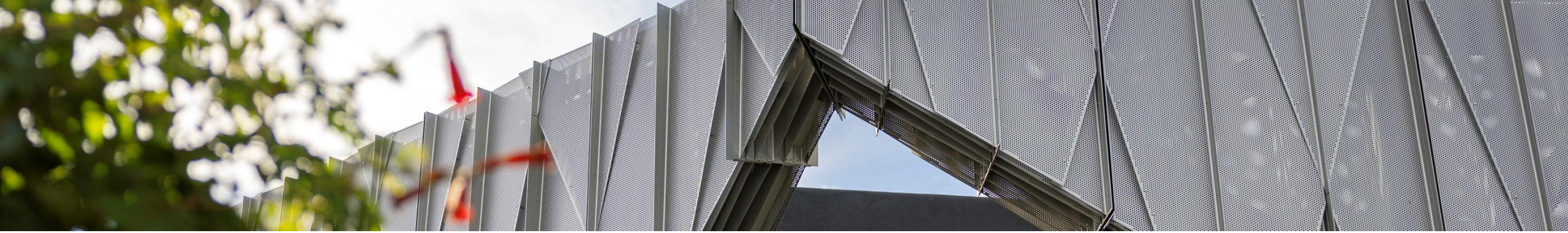
Winter 2026-2027

Governing Body Action

Winter 2027

Implementation Plan

Spring 2027



SANTA FE
LAND DEVELOPMENT CODE

CITY OF SANTA FE

GOEBEL PARTNERS

Land Development Code Drafting Strategy



Installment 1

How the Code Works



Installment 2

How Development is Designed



Installment 3

Where Development Occurs

Prepare code updates in three installments, or "buckets":

- Avoid one massive draft
- Allow more focused public engagement
- Coordinate with General Plan timing
- Prioritize early implementation items
- Build momentum through achievable early reforms

Installment 1: How the Code Works

Process Modernization | Housing Implementation | Targeted Code Improvements

Focus

- High-priority items with relatively clear policy direction and limited dependency on the General Plan update.

Why First?

- Strong alignment with adopted Governing Body goals
- Likely broad support (as seen in SF Forward engagement)
- Improves customer experience quickly
- Creates momentum
- Lower dependency on future land use decisions

Administrative and Process Reforms

- Common procedures refinement
- Administrative approvals
- ENN revisions
- Streamlined review procedures
- Permit coordination
- Appeals/variance cleanup
- Rezonings/General Plan amendments
- Coordination with ongoing e-Review implementation and Development Review Guide implementation

Housing and Affordability (Community Consensus)

- ADU refinements (where allowed, standards)
- Parking reductions/flexibility
- Affordable housing incentives
- Adaptive reuse provisions
- Minor infill reforms

Enforcement and Code Cleanup

- Enforcement modernization
- Clarifications and inconsistencies
- Definitions cleanup and consolidation
- Nonconformity updates

Installment 2: How Development is Designed

Development Standards | Compatibility | Historic Preservation

Focus

- More substantive calibration of development standards and neighborhood compatibility issues

Why Second?

- Requires more policy discussion
- Requires more stakeholder engagement
- Some dependency on emerging General Plan direction
- More politically sensitive topics

Housing and Neighborhood Standards

- Missing-middle housing
- Broader allowance for multi-family housing
- Compatibility standards
- Transitions and buffering
- Residential district calibration

Design and Site Standards

- Architectural design guidelines (outside historic districts)
- Parking modernization
- Landscape standards
- Lighting
- Open space
- Sustainability standards
- Stormwater management and water conservation

Larger Structural Reforms

- HDRB process refinement
- Historic compatibility standards
- Adaptive reuse tools

Installment 3: Where Development Occurs

General Plan Implementation | District Structure | Growth Management

Focus

- Long-range structural updates directly tied to the updated General Plan and future land use framework

Why Third?

- Must coordinate with General Plan adoption
- Requires substantial mapping and policy analysis
- Most likely to require extensive public engagement
- Potentially highest political sensitivity

New or Revised Zoning Districts

- Mixed-use districts
- Corridor districts
- Transit-supportive districts
- Employment districts
- Neighborhood conservation tools

Future Land Use Implementation

- Rezoning framework
- District consolidation/ reorganization
- Overlay district updates
- Map amendments
- Area-specific implementation

Larger Structural Reforms

- Comprehensive district consolidation/recalibration
- Growth strategy implementation
- Large-scale corridor planning alignment

Land Development Code Drafting Summary

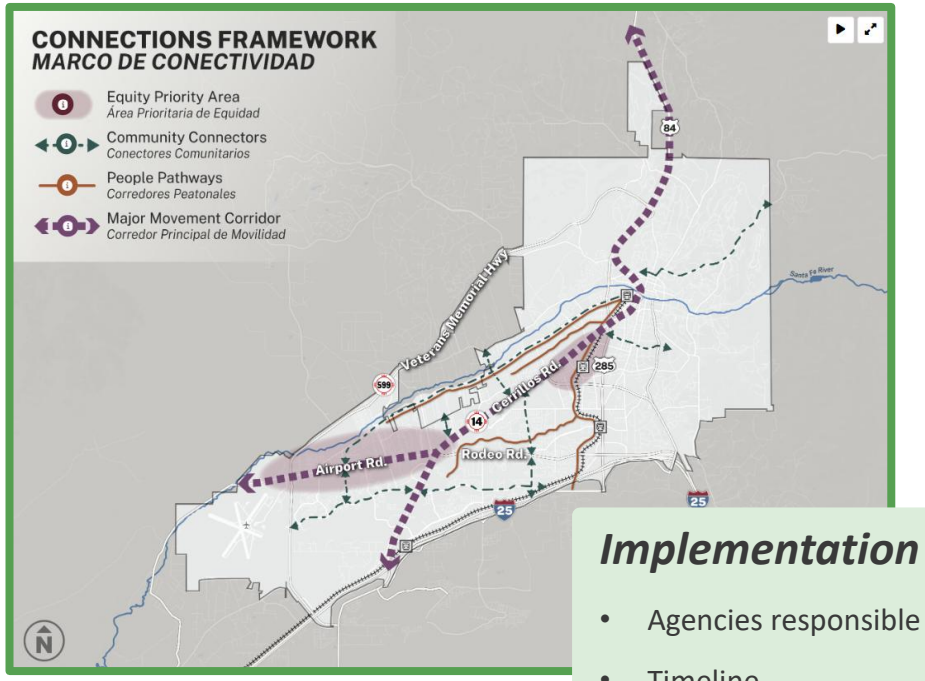
Installment	Primary Code Chapters	Primary Focus
Installment 1	• 14-1 General Provisions • 14-2 Administration and Procedures • 14-5 Use Regulations (portions) • 14-9 Rules of Construction and Definitions	• Process modernization • Housing implementation • Targeted code improvements
Installment 2	• 14-4 Overlay Districts • 14-6 Infrastructure Design, Improvement, and Dedication Standards • 14-7 Development Standards • 14-8 Design Standards	• Development Standards • Compatibility • Historic preservation
Installment 3	• 14-3 Zoning Districts and zoning map • Related amendments throughout Chapter 14	• General Plan implementation • District structure • Growth management

Proposed Committee Structure

Group	Primary Function	Membership	Comments	Format/Who Establishes
Interdepartmental Working Group	Internal City review, coordination, legal, and operational review	PLD, CAO anchors; legislative services; supplemented by other departments as needed	City staff advisory group focused on technical review, interdepartmental coordination, and implementation of proposed code changes	Councilors/ Sponsors invited
Code Advisory Team	Stakeholder input, testing ideas, identifying implementation concerns	External stakeholders	Stakeholder advisory focused on implementation, usability, community impacts of proposed code changes	Competitive application process
Historic Working Group	Historic preservation policy, standards, and procedures	HDRB, additional participants with relevant perspectives	Consulted on historic preservation-related topics at key milestones throughout drafting process. Not the HDRB, does not replace HDRBs formal duties	
Planning Commission Subcommittee	Policy direction and review, sequencing, issue resolution, project oversight	Subset of PC	Primary policy advisory body for LDC project, does not substitute for full PC's formal role in code amendment process	Already established

Linkage Between General Plan and Land Development Code

Santa Fe Forward General Plan



Implementation Plan

- Agencies responsible
- Timeline
- Priorities
- Funding Sources
- Capital Improvements

Land Development Code

Article 14-1 General Provisions

Article 14-2 Administration and Procedures

Article 14-3 Zoning Districts

Article 14-4 Overlay Districts

Article 14-5 Use Regulations

Article 14-6 Infrastructure Design, Improvement, and Dedication Standards

Article 14-7 Development Standards

Article 14-8 Design Standards

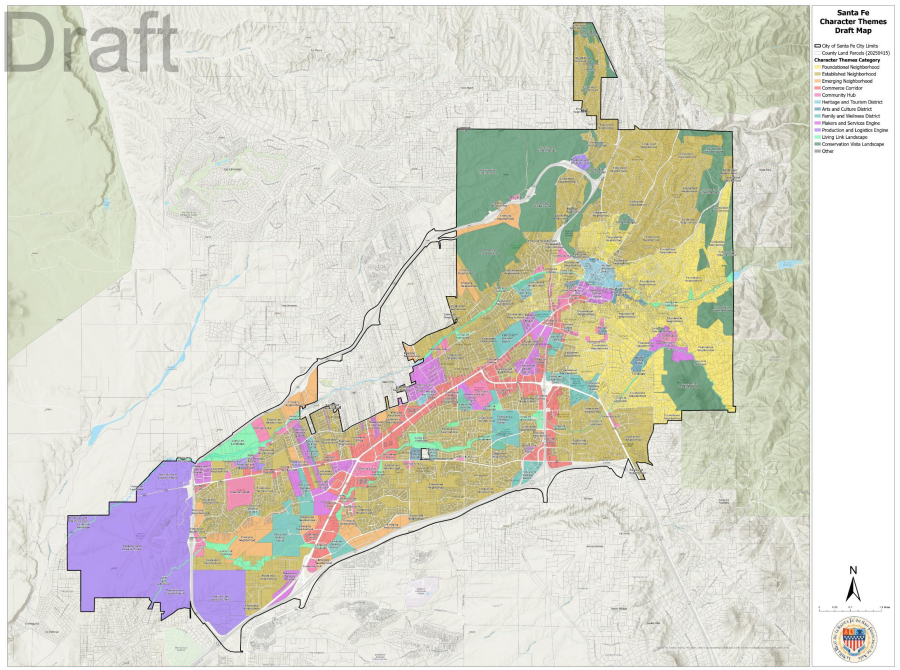
Article 14-9 Rules of Construction and Definitions

Potential Alternatives

- Area-specific Development Standards?
- Base districts vs. Overlays?

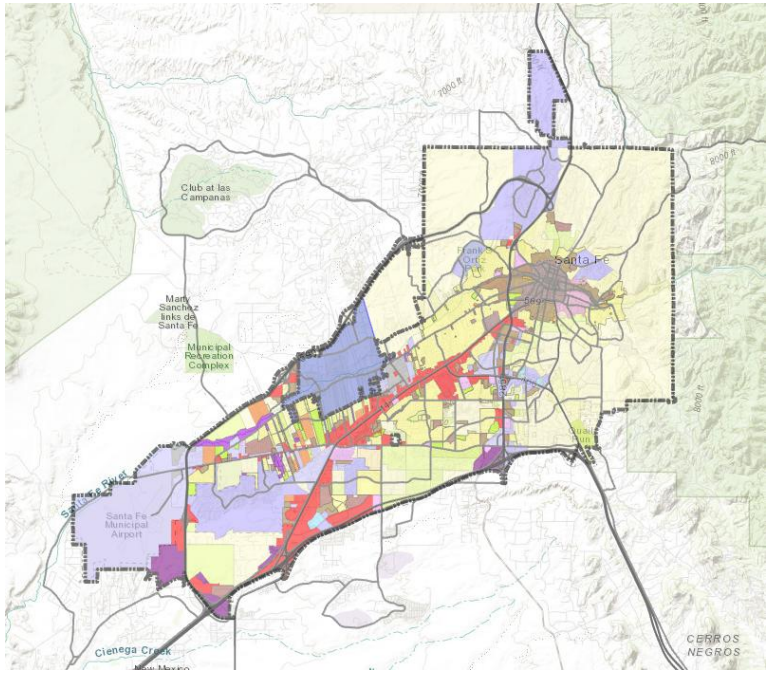
Linkage Between General Plan and Land Development Code

Santa Fe Forward General Plan



General Plan Map

Zoning Map



Thank you!!!

Visit: SantaFe**Forward**.org

Email: info@ SantaFe**Forward**.org

