

VILLAGE CENTER  
Santa Fe Estates  
Santa Fe, New Mexico

VISION STATEMENT

The intent of the proposed Village Center is to provide an economically viable, socially lively, pedestrian based commercial district within Santa Fe Estates. Central to the Village Center will be a public plaza where nearby residents can find goods and services for daily living. The Village Center will tie into the adjacent active recreation areas and link the entire subdivision with the planned pedestrian trails and incorporate small scale parking areas which, in the aggregate, meet calculated parking requirements. The market area of the commercial district will include the residents of the original 1979 Santa Fe Estates Master Plan, as amended, and the nearby population along Camino la Tierra and Tano Road.

The Village Center is visualized as a small scale, neighborhood commercial district, with design covenants dictating buildings which are compatible with nearby residential structures and limited to two story heights. Large scale retail users, such as Wal-Mart, Price Club and Smith's Superstores, will not be permitted. Mixed use structures will be encouraged, allowing the possibility of office or residential development above retail or service establishments. Appropriate single use facilities will be allowed.

The underlying zoning of SC-1 includes the following anticipated uses in the Village Center: foodstore/drugstore/liquor store of a neighborhood scale; restaurants, bakeries, hardware and gardening stores, florist shops, gift shops, video and book stores, barber and beauty shops, dry cleaners and shoe repair shops. Other non-retail uses that we can anticipate are artist studios, professional offices (including medical facilities), financial services, churches, daycare and pre-school facilities, and human service locations. Community services include a possible post office, library, firestation, police sub-station, social services facilities, and possibly an educational branch or school.

Design standards and covenants will limit commercial development to the New-Old Santa Fe Pueblo or Spanish style of architecture. Buildings in the Village Center, whether developed by a single entity or separate users/developers, shall vary in design; with a limit being placed on the massing, footprint and height of the structures. The fact that the proposed Commercial District involves approximately seven (7) acres of impervious surfaces within a total of fourteen (14) acres, dictates that the Village Center will be characterized by a considerable amount of green space integrated with the building construction.

It is anticipated that the Plaza, and green spaces linking the Plaza with nearby residential areas, will be "park-like" in design. Drought tolerant shade trees and shrubs are intended to dominate the Plaza area, and will shade sidewalks and trails, visually interrupt parking areas, and will screen service areas and mechanical equipment. Design covenants will also limit signage to similar styles and all lighting shall be shielded and spill controlled.

Existing commercial developments in Santa Fe which represent the scale of the anticipated Village Center include Dos Caminos Plaza (Old Santa Fe Trail and Paseo de Peralta), Placita Guadalupe (on Guadalupe Street), Rodeo Plaza Shopping Center, the Santa Fe Plaza, the Canyon Road sub-district, and Sena Plaza. Those existing developments which do not reflect the scale of the proposed Village Center include DeVargas Mall, First Interstate Plaza, Sam's Club, Wal-Mart and the Eldorado Hotel. The actual development plan for the Village Center will be submitted to a review process that will require approval of the Santa Fe Planning Commission which provides for public review and comments by all interested parties, including surrounding neighborhood associations and individual property owners within 100 feet of the property.