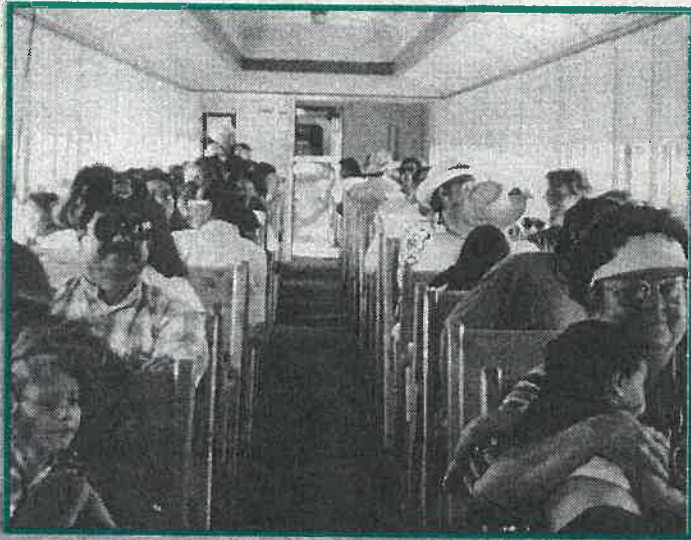


SVBY

A Community Report

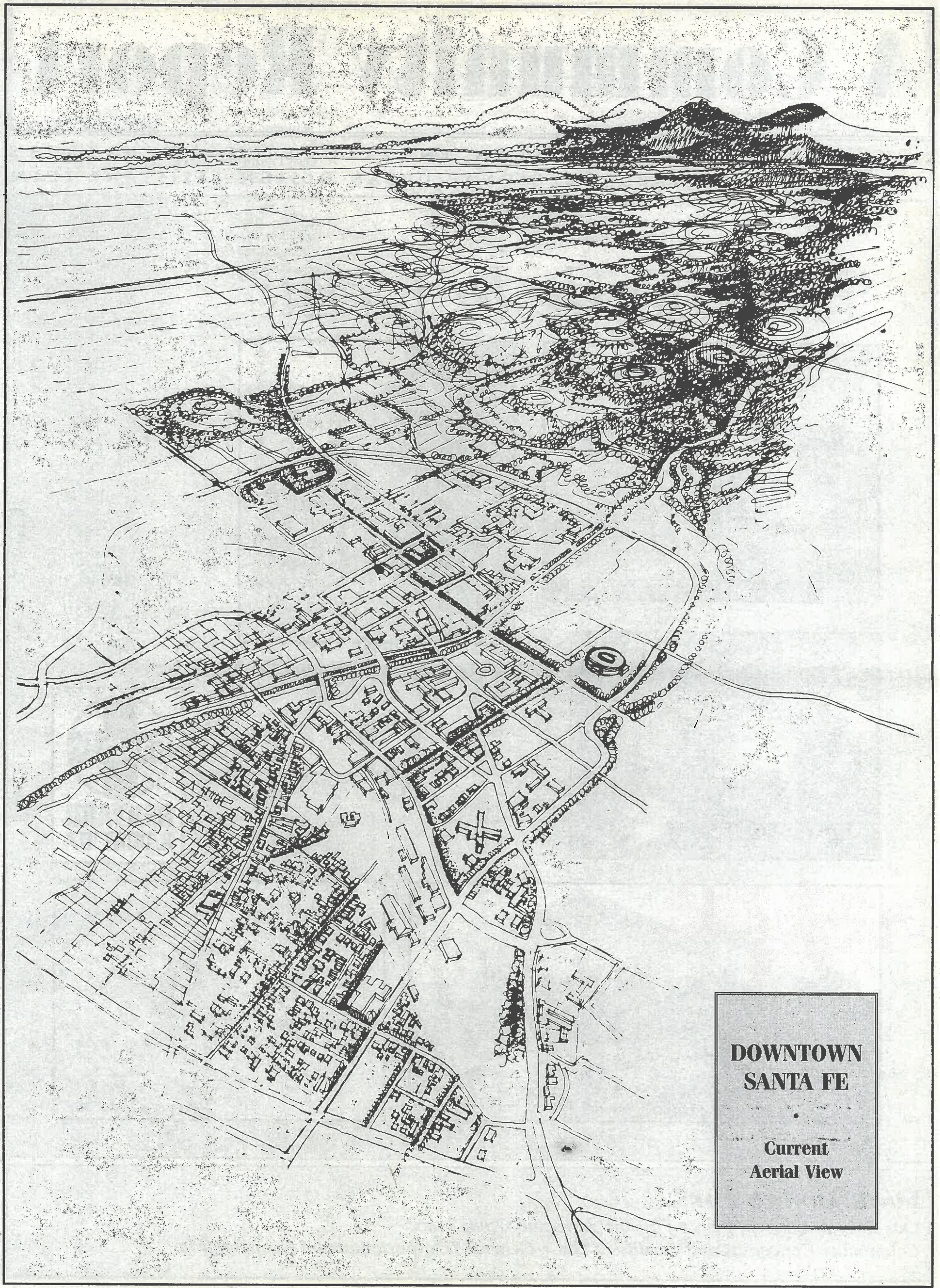
February, 1997 AMERICAN INSTITUTE OF ARCHITECTS
THE SANTA FE RAILYARD • REGIONAL/URBAN DESIGN ASSISTANT TEAM

Terreno de la Gente



Look Inside For:

Our Overall Concept Plan • Possible Parks and Open Space
Community Concensus and Quality of Life • General Transportation and Financial Info



**DOWNTOWN
SANTA FE**

**Current
Aerial View**

To the community:

Santa Fe, the "City Different," now has an unparalleled opportunity with the availability of 50 acres adjacent to the traditional heart of the city. This complex parcel is bordered by fragile residential neighborhoods and the recovering Guadalupe neighborhood.

The citizens of Santa Fe decided to purchase the railroad yard property as a city investment for the future of the community. In December 1995, the transaction was completed and the land belonged to the citizens.

Now, after an extensive public process, the time is drawing close when decisions must be made on how to use the rail yard for the better community good. Many groups and individuals have given an extraordinary amount of time and effort to arrive at this moment.

This R/UDAT team has listened and worked with great interest to the public interests and focus on this project, which is truly extraordinary. It is clear to us that this project is a keynote in the near term for the city and county of Santa Fe, as well as for the pas-

sionate neighborhoods.

One sentiment that stood out is, "if we love it, we'll pay for it," and those of us on the team hope that out of the design days and the R/UDAT process, the community will be able to arrive at a consensus on how to go forward.

Our recommendations are:

That the city and county governments cooperate with each other to prepare a general plan which looks not only at zoning issues, but also at what the urban form of the city's expansion will ultimately be. The city has a historical and traditional form at its core, which is the prototype. Use it.

Guiding Principles

1. The rail yard project is a community asset, not a development project. It shall emphasize local artists, local businesses and local cultures.

2. Cherish and protect the beauty and quality of the surrounding neighborhoods and their unique architectural characteristics. Create a cultural conservation district to protect the neighborhoods.

3. The architectural quality of the rail

yard should be authentic, gritty, rugged, and not be sanitized or perfumed in character.

4. Recognize and encourage alternative modes of transportation to lessen dependence on the car. Recommend a free shuttle loop from the Plaza to the Capitol, to the Rail yard Depot and back to the Plaza. Strengthen Rail yard's role as a commuter line to the Depot. Create a new front door to the Rail yards by creating a public space in front of the Railroad Depot oriented back to the State Capitol and the Plaza.

5. The experience of the rail yard shall be primarily pedestrian.

6. The infrastructure development should encourage traffic calming and street narrowing.

7. The plan provides a significant additional amount of park and open space to the city. The open space should be used as a demonstration of how to co-exist with the high desert in the next century. The cemetery, the PNM site, the campus of the School for the Deaf, the B. F. Young Public School site, and the Acequia should be viewed as part of the larger park system.

8. The rail yards can be organized as distinct districts:

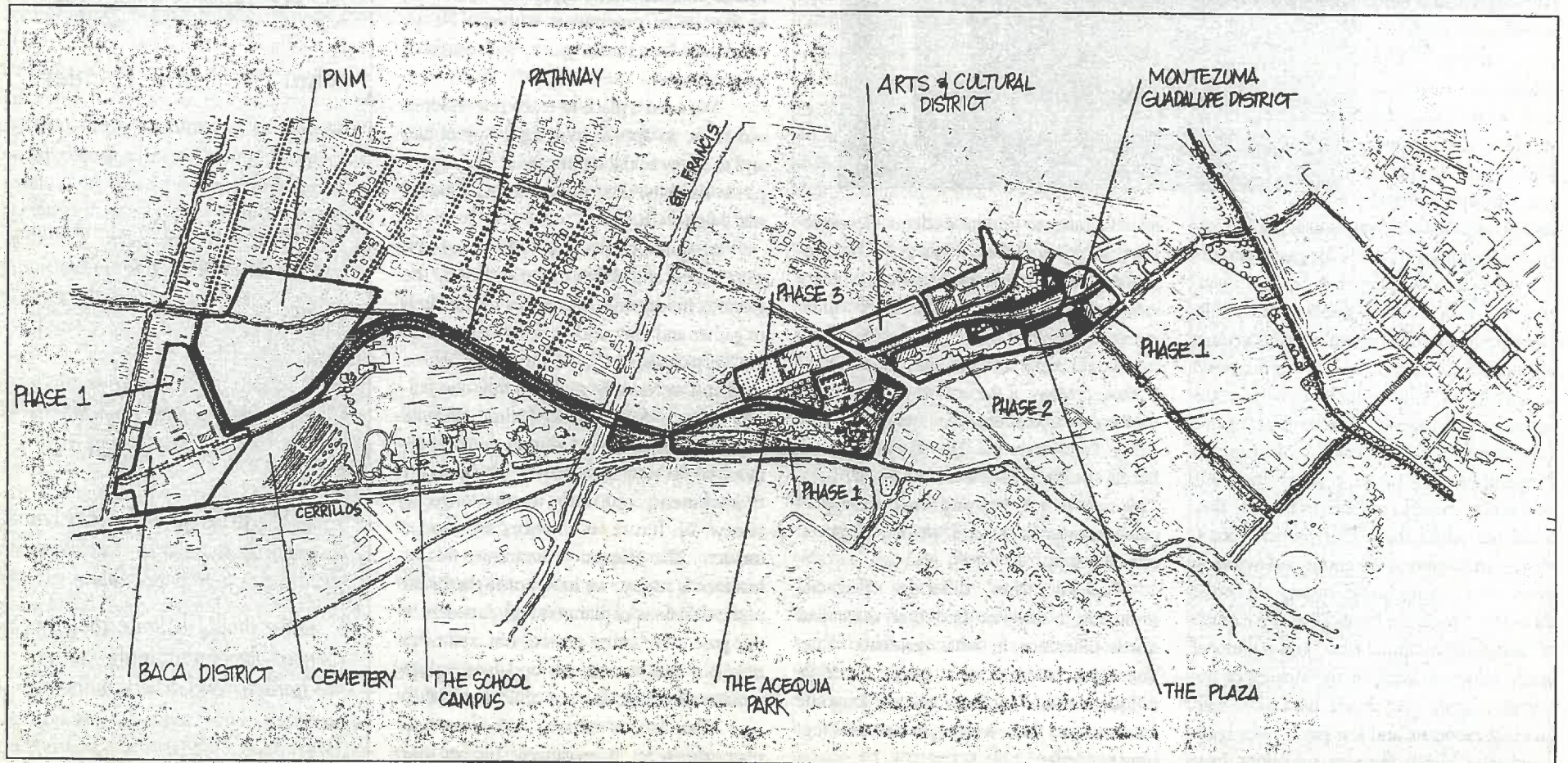
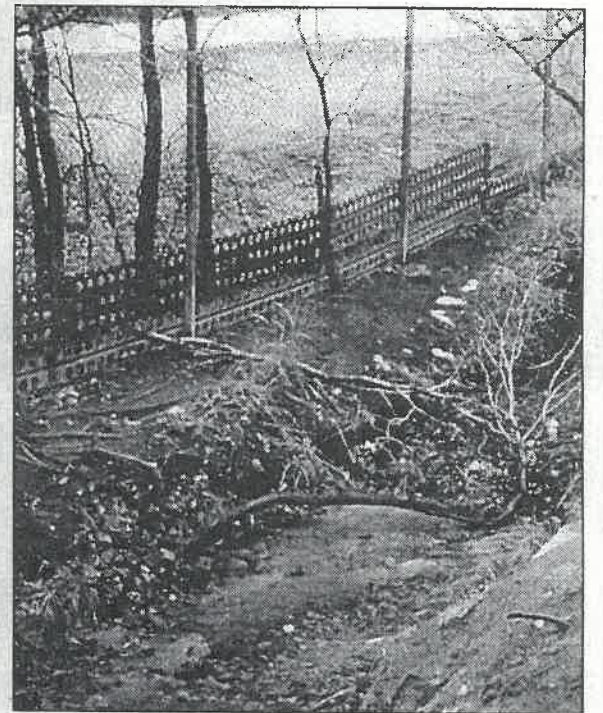
- a. Montezuma and Guadalupe district
- b. Plaza district
- c. Arts and cultural district
- d. The Acequia Park
- e. The Ecological Park (PNM)
- f. Campus district
- g. The cemetery
- h. Baca district

9. The authority managing the long-term planning and implementation should represent a broad cross-section of the public, private and community sectors focused on a common vision.

10. Costs for development of the Rail yard should be shared by the private users of the site and the city, as the site owner.

11. The existing stakeholders in the Rail yard should receive leases for a minimum of five years, preferably 10 years.

12. The phasing strategy should be in small increments over time.



Platicas Con Vecinos: CHATS WITH NEIGHBORS

by Erlinda Cortez Dimas

Can we slow down enough to discuss the quality of life? This question puts this project and its outcomes into perspective from a neighbor's focus. Community leaders, business owners, local architects, and hundreds of residents came together with ideas, plans, background information, polls, and surveys to help us with our task. All of this information is taken into account in our final report. Additionally, I walked around to get a "feel" from people who did not come to the meetings for whatever reason. These chats may be useful as a guide for decision makers in the future.

The romance of Santa Fe with its historic cultural mix, majestic mountains, family values, artistic community and gracious living attracts people worldwide.

This attraction is the concern of many local residents. Is growth managed by a city/county master plan? How fragile is the balance of neighborhoods and the survival of extended families living in close proximity to

one another? How will the natural resources be utilized? What about water? Will improvements or developments now, however well-intended, drive off the very residents that created the Hispanic "ambiance of Santa Fe"? How much of the governance for area development will be dictated by financial, political, and developer interests?

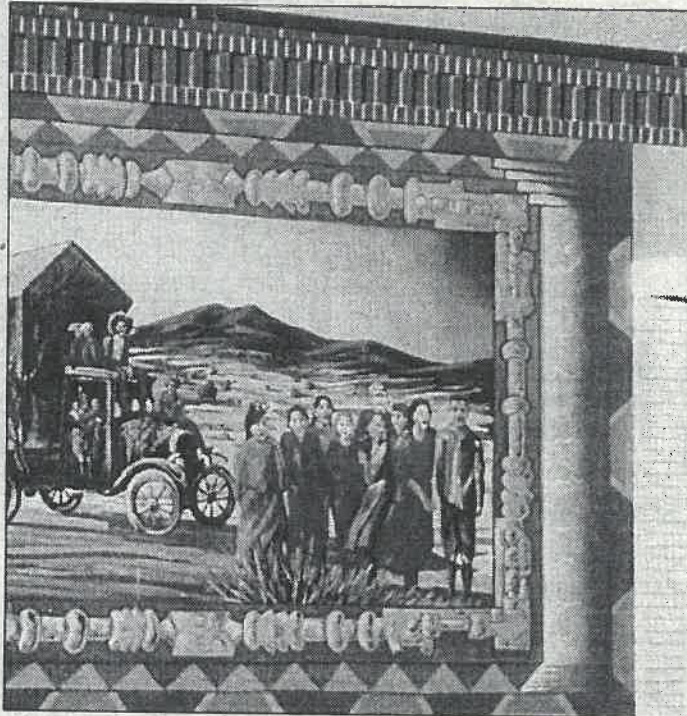
Challenge: The railyard is situated in the heart of the Hispanic Community. The neighborhood around the railyard

consists of middle income and lower income homes belonging to many Hispanic families that have made Santa Fe their home for generations. These older families, much like other families in other popular urban centers have suffered a cultural loss due to increased property costs. I say cultural loss because living in close proximity to other relatives is a long-valued Hispanic custom. Because of increased property values, younger members have had to move to other areas because they could not afford the higher property costs. Many have moved to the county's developing south side where house trailers are more affordable. This factor by itself has done much to change their cultural fabric and traditional family values of living in the vicinity of the extended family. An abuela that I spoke with said that moderate and low paying jobs combined with higher property valuations have

caused the Hispanic community to be in the minority of the population for the first time since Santa Fe's beginning.

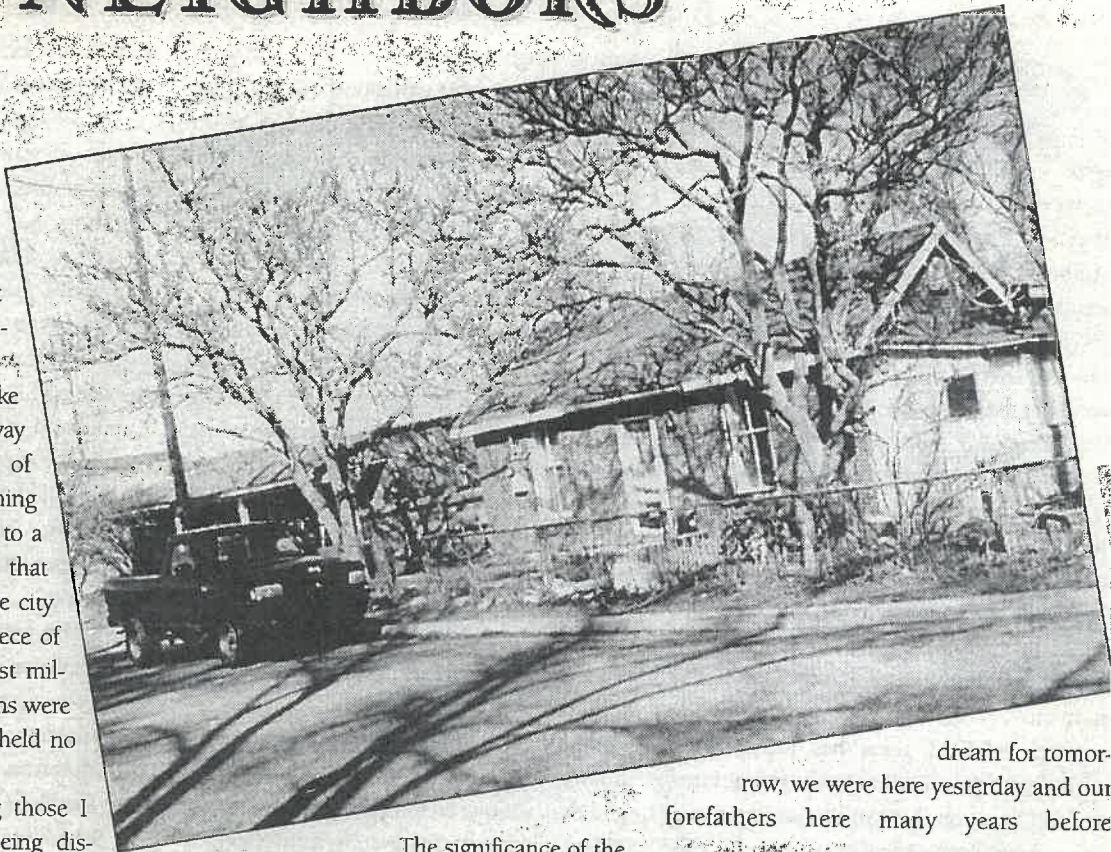
Some families that spoke to me said that they had no way to convey the importance of quality of life and maintaining family traditions and dreams to a sophisticated planning body that was going to look at what the city could put in this valuable piece of land that would probably cost millions of dollars. Their concerns were personal and emotional and held no financial interest to the city.

There is a mood among those I spoke with that they are being displaced from their city and definitely priced out of their neighborhoods and their family roots. They fear the city will condemn properties and pay residents only land value, which will not allow those on



fixed incomes to purchase adequate replacement housing. I found fear that ANY project that went up would drive their property values up and therefore their taxes. Such increases alone, a gentleman explained to me, would make some senior residents have to move. Many of these attitudes have been thoroughly documented in newspaper articles. The Haves vs. The Have-nots, The Locals vs. The Outsiders. Wille Saiz said, "We may be just delaying what is going to come anyway...at the end, we may be priced out eventually."

Besides the differing financial resources, I did not find that there was much difference in what residents value. The appreciation of what makes Santa Fe unique is shared by those that are longtime residents and those longing to become longtime residents.



The significance of the mountains, even though different from individual to individual, are appreciated by all. Some see in them a natural beauty, others go further to appreciate them in a profound spiritual way. This spiritual view of the mountains makes people more protective. Add to that, that their families have all been born here, had religious and family celebrations, and have had family buried here, and you will discover some profound passions. Santa Fe's Hispanic character is celebrated in the name of the city, street names for lifelong residents, and the food reflects the character of its people. Tourists enjoy celebrating the Spanish/Native American/Mexican heritage. If the quality of life is affected so dramatically to such a historic people, doesn't all of Santa Fe lose as well? There was a desire expressed for a museo cultural and an expression of solidarity by museo proponents with the Native Americans for a similar space, and control of its governance.

"We need a place to teach our children our ways, an appreciation for a way of life, and to know of the contribution of our people to this city, this state, and this nation," said Miguel Chavez.

We want opportunity for home ownership, access and ability to see and enjoy the glorious mountains, safe places for children to gather and play, and an ability to practice and display cultural arts, they said. These were not necessarily goals of only one cultural group I found. Sara Melton told me that this neighborhood should not only be involved in the governance of this new development, but also in the ongoing review of future ordinances for social impact. The Hispanic community in this instance is saying, we have borne the brunt of the decisions of planners and outsiders in the past. We must protect our ability to maintain our homesteads and have values remain affordable for our children as they age. That is our cultura. Whatever you plan, don't let it negatively impact our

dream for tomorrow, we were here yesterday and our forefathers here many years before

that. Tax relief measures that would benefit Santa Feans have been introduced in the past but failed to pass. Relief that grandfathers tax rates for property owners until the point of resale of property, such as Proposition 13 in San Francisco, may be the only way to save older neighborhoods. These treasured places deserve preserving. Comments on design of the Railyard project centered on the theme of the togetherness of family with a feeling of tradition.

As a frequent visitor to this city, I know that its uniqueness sells. What an enjoyable time this was for me to chat with the families that gave me time. It puts Santa Fe in a very special place in my heart. Thank you for the opportunity.

SYNOPSIS

What Are Main Themes?

1. Lots of community input, plus more, and special concern for neighborhoods
2. Neighbors should be part of long-term governance of property
3. Tax Relief Movement needs to be organized
4. Dilution of voting strength of minorities is a legal consideration under the Voting Rights Act
5. Public art and sculpture is an opportunity Santa Fe should take as often as possible
6. Laws should balance the city's need for maintaining cultural character and artistic ambiance