

2020 Tesuque Community Plan Update

I. Tesuque Community Plan Update Purpose

The Rio Tesuque Community Land Use Plan was originally adopted in the year 2000 and the Tesuque Community Plan was updated in 2013 as an amendment to the 2010 Sustainable Growth Management Plan (SGMP). The 2020 Tesuque Valley Community Plan Update was authorized by the Board of County Commissioners via Resolution 2019-47.

The purpose of the 2020 Tesuque Valley Community Plan Update is to provide consistency between the Tesuque Community Plan and the SGMP. The 2013 Tesuque Community Plan is well supported by the community, but there is a need to update the plan for consistency with the 2015 SGMP.

After adoption by the Board, the 2020 Tesuque Community Plan Update will amend the 2013 Tesuque Community Plan and will provide consistency with the 2015 Santa Fe County Sustainable Growth Management Plan (SGMP). The plan update will also provide a foundation for consistency between the Tesuque Community Plan and the Tesuque Community District Overlay in the Sustainable Land Development Code (SLDC).

II. Demographics

U.S. Census Data for Tesuque CDP

	2000	2010	2018
Population	909	925	837
Median Age	48.0	56.3	61.4
Median Household Income	\$36,029	\$105,538	\$61,953
Housing Units	541	718	805
Households*	455	519	503
Persons per Household	2.00	1.78	1.66
Own Home	307	341	385
Rent Home	148	178	118
Hispanic Persons	324	252	176

* Year-round occupied housing units

Source: U.S Census data for Tesuque Census-Designated Place (CDP)

III. Transitional Overview

Provisions in the 2013 Tesuque Community Plan that are inconsistent with the SGMP will be superseded through this plan update. The 2020 Tesuque Community Plan Update will be implemented through amendments to the Tesuque Community District Overlay in Chapter 9 of the SLDC.

1. Regulatory Language

Any regulatory language and references to outdated ordinances in the existing 2013 Tesuque Community Plan will be superseded through the 2020 Tesuque Community Plan Update.

2. Land Use Plan Update

The Land Use Plan reflects the land use categories for the 2020 Tesuque Community Plan Update which is consistent with the SGMP. The Land Use Categories follow the 2013 Tesuque Community Plan but are labeled in accordance with the SGMP. Below is a breakdown of the six land use categories and one rural commercial overlay which are identified on the Tesuque Land Use Map.

Traditional Community

Griego Hill is probably the oldest continually occupied residential area in Tesuque and now its most densely settled. The elevated area comprises approximately 72 acres and is located close to the intersection of Tesuque's two main roads, the elementary school and the small commercial area. As such, it is the center of the valley and the village.

The homes on Griego Hill are served by a community water system that was established in 1974, as the result of an early planning effort that had identified the need for a clean water source as family holdings had been divided into increasingly smaller lots.

The Griego Hill Traditional Village District should continue to reflect the unique historic development patterns of the old village with a mixed pattern of lot sizes and shapes and housing types. It should remain as a primarily single-family residential district consistent with historic options for compact residential development including clustered housing, family compounds and accessory dwelling units. This plan envisions continued uses of community facilities, institutional uses, agricultural uses, and home occupations that are residential in scale.

New development on existing lots of less than $\frac{3}{4}$ acres should encourage high performance septic systems or connection to a community wastewater system to address potential environmental impacts.

Accessory dwelling units are appropriate for this area and should reflect the character and scale of the community.

This land use category supports building structures height of 26 feet on slopes less than 15% to allow flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on view sheds. Structures with a second story should incorporate architectural features to maintain the character of the area.

Residential Community

The area along both the Big and Little Tesuque Rivers is recognized as the green heart of the plan area and the feature that differentiates Tesuque from other areas. It encompasses more than 850 acres and represents much of Tesuque's historic and agricultural past, as well as the community's hopes for continued agricultural use in the future. Preservation of this area as rural and open is tied to the need to keep the lands available and suitable for pastures, orchards and other agricultural uses; and to the preservation of the acequias.

TVCP Residential Community (RES-C) District is an appropriate area for residential, agricultural, home occupations that help engender the character of the community. Small scale commercial uses are also appropriate near the intersection of Bishop's Lodge Road and Tesuque Village Road. Any new commercial uses or expansion of existing non-residential uses should meet objectives of the TVCP RES-C.

Preservation of open space and agricultural land in residential community is important to maintain the area's character including open space, grazing, agricultural lands, trail easements, historic and cultural sites.

Accessory dwelling units are appropriate for this area and should reflect the character and scale of the community.

This land use category supports building structures height of 26 feet on slopes less than 15% to allow flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on view sheds. Structures with a second story should incorporate architectural features to maintain the character of the area.

Residential Estate

The Residential Estate District is designated for properties in the Tesuque Planning Area that are situated on a flat ridge above the valley floor adjacent to Bishop's Lodge Hills Subdivision and accessed by either Mama Kay Way, Eccola Lane or Bauer Road.

This area should continue to evolve as a primarily low-density residential area with appropriate infrastructure and options for clustering in conjunction with contiguous common areas or conservation easements. Accessory dwelling units are appropriate for this area and should reflect the character and scale of the community.

The TVCP Residential Estate (RES-E) area is a transition zone between the valley and the upper elevations of the TCD. Lot sizes in this area should reflect the existing development pattern.

Residential Fringe

The Residential Fringe land use category includes the East and West Ridge Districts which are designated for areas associated primarily with contemporary residential subdivisions that were established off the valley floor in the surrounding piñon/juniper covered hills. The East Ridge District encompasses approximately 185 acres in the northeast portion of the plan area and abutting the Santa Fe National Forest. The West Ridge District encompasses approximately 1025 acres along the western boundary of the plan area abutting highway US 285.

Uses should continue to be residential development, agricultural related uses and home occupations that are residential in scale.

Lot sizes in this area should reflect the existing development pattern. Compact residential development in conjunction with contiguous common areas or conservation easements should be encouraged.

Accessory dwelling units are appropriate for this area and should reflect the rural character and scale of the community.

New development on slopes less than 15% should allow additional height for flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on viewsheds.

Areas in Residential Fringe have notable terrain management challenges. Slopes are steeper and there is less tree cover and more exposed sub-soils. Extra care should be given to the planning of driveways and buildable area so as to prevent future erosion.

Rural Residential

This designation applies to two areas encompassing approximately 420 acres that cover large residential lots located in the foothills which border Santa Fe National Forest. There is less level, buildable area and more sloping terrain. Most of the area has good tree cover, with piñon and juniper trees predominant in the landscape.

Many of the residential lots that are less than 10 acres are associated with land set aside as conservation easements or permanent open space. The Rural Residential land use category is identified for this area in order to reflect existing development patterns and natural transition area from the valley floor to the Santa Fe National Forest

TVCP Rural Residential (RUR-R) District is an appropriate area for residential, agricultural, and home occupations that help engender the character of the community.

Accessory dwelling units are appropriate for this area and should reflect the rural character and scale of the community.

New development on slopes less than 15% should allow additional height for flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on view sheds.

Rural Commercial Overlay

The TVCP Rural Commercial Overlay identifies areas which accommodate the expansion or new development of business, commercial, and service-related activities in designated areas identified in the Future Land Use Plan. It covers properties that are appropriately located and have adequate frontage and access onto public roads with existing capacity to accommodate more intensive development. The intent of the overlay is to supplement standards of the underlying land use designation for mixed-uses in order to support community goals for economic development, self-sufficiency, sustainability and aging in place while maintaining residential scale and rural character of the plan area.

This rural commercial overlay designation is identified for the following areas:

Area A:

Approx. 17 acres

This area is centrally located and covers lots or portions of lots with established/ historic commercial land uses, and/or frontage on Bishop's Lodge Road and/or Tesuque Village Road within the village core.

The area is envisioned to continue as mixed-use village center supporting neighborhood scale retail and commercial uses, community facilities and open space. Due to the higher density and intensity of the area, the following improvements are recommended:

- Improved wastewater treatment: This may be in conjunction with a future community wastewater treatment facility, sanitation district or satellite system that serves the elementary school and homes located in the Griego Hill Traditional Village District.
 - Shared parking and circulation plan: A shared parking and circulation master plan should be developed so that traffic and parking from existing and new businesses is efficient, organized and limits impacts to surrounding areas.
 - Improvements to the RTD Blue Route: A transit stop for the RTD Blue route has recently been established in Area A providing convenient public transit options to and from Santa Fe for plan area residents. Improvements to the transit stop that provide shade and seating are needed and should be addressed as part of the pedestrian circulation plan:
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- Community Center: See Community Facilities
 - Community outdoor space and / or small passive park

Area B:

Approx. 9 acres

This area is located along Tesuque Village Road just east of the interchange with US 285 on approximately 9 acres of vacant land that abuts public right-of-way on three sides; Tesuque Village Road on the south and east and Highway US 285 on the west. This area functions as a gateway to Tesuque. As such, future development of the area must be scaled to its rural setting. The area is envisioned to be appropriate for neighborhood-scaled and neighborhood-oriented mixed uses, including commercial offices, live work units, studios, restaurants, retail of primarily locally produced goods, community services, recreation amenities.

It is not appropriate for travel services, highway oriented development or retail where the majority of goods are not produced locally. It should be noted that there are likely major constraints to development due to steep slopes and a large arroyo cutting through the site. On-site density transfer should be considered for areas primarily left in a natural state.

General Provisions for Areas A & B:

Development in the TVCP Rural Commercial Overlay should be designed to complement the surrounding residential pattern with neighborhood scaled business, services, and commercial establishments including restaurants and community facilities.

Due to the rural and residential character of the village core and its proximity to both the Tesuque Elementary School and the Rio Tesuque; high intensity industrial, manufacturing, processing or storage activities are not appropriate for this area.

Public Institutional

The Tesuque Elementary School, the Tesuque Volunteer Fire Station, the US Post Office and San Ysidro Mission Church are vital community facilities that provide essential services to our rural community. Expansion and redevelopment that meets community needs should be allowed at appropriate scale.

In order to fit in with surrounding residential development, dimensional standards of underlying designation should be applied.

IV. Community Issues Identified through the 2020 Planning Process

The County and community members identified several areas of inconsistency between the 2013 Tesuque Community Plan and Tesuque Community District Overlay in the Sustainable Land Development Code (SLDC). Through a review of the documents, staff identified the following areas that needed to be addressed:

Amend the 2013 Tesuque Plan to be consistent with the Sustainable Growth Management Plan (SGMP) which includes the following:

- a. Change the land use categories in the Plan to be consistent with the land use categories in the SGMP
- b. Remove any regulatory language and references to regulations within the Plan document
- c. Remove and replace references to ordinances which are no longer in effect

d. Modify the Scenic Corridor and Roads Section to consider amendments for the fence and wall section of the Tesuque Plan to accommodate residents' privacy and road user safety

V. Scenic Corridor and Roads

This section will replace portions of Section II Scenic Corridor and Roads of the 2013 Tesuque Community Plan Update to include the Introduction and the Privacy Fences and Walls Along the Scenic Corridor. As with many roads that weave through traditional communities in northern New Mexico, Bishop's Lodge Road has all the characteristics of a winding, historic country road that could be found in Europe. Tesuque residents are committed to maintaining this aesthetic, complete with its over-arching tree canopy, narrow and curving road surface, and lack of paved road shoulders.

Residents and visitors cherish the winding, historic entrance to the Village of Tesuque. Bishop's Lodge Road and the northern section of Tesuque Village Road form the spine of Tesuque and connect the long narrow valley that follows the contours of the Tesuque River. Low speed limits are appropriate and necessary given the number of curves in the road, and limited sight distance in many areas.

Rights-of-way for acequias and the natural channels of streams, creeks and arroyos that adjoin or cross the road must also be maintained and respected. Because of visibility and safety concerns as well as the desire to maintain a visual connection to the pastures, orchards and natural features of the landscape, residents want to encourage owners of land along these roads to build appropriate walls and fences.

Equestrians, pedestrians, vehicles and cyclists use this road to enjoy the view and connect with neighbors, the post office, the market, the elementary school, the forest and the City of Santa Fe. Wildlife travel along the waterway of Rio Tesuque. Increasing safety for all users while preserving the rural character of the Scenic Corridor requires low impact intervention in specific locations.

This specific stretch of Tesuque, from Bishop's Lodge Road up to the United States Postal office on Tesuque Village Road, should have design standards from the other parcels in the Village, particularly regarding fences and walls. The unique qualities that distinguish this area from the other areas include:

- Higher traffic volumes
- Road-user safety conflicts and concerns
- Privacy and security concerns of property owners

- Historic character
- Visual experience for visitors and residents coming into Tesuque

The goal of creating special standards for fences and walls along Bishop's Lodge Road/northern Tesuque Village Road would accomplish the following objectives:

- Ensure that road users have safe visual distances and circumstances for traveling on the road
- Create a consistent image of the Village through a unified standard
- Ensure that property owners can develop their parcels to their preferred degree of personal safety and privacy (3' wall/fence within 25 ft of property boundary fronting Bishop's Lodge Road/
- northern Tesuque Village Road and beyond 25 ft, adhere to County standard for fence and wall height)
- Allow property owners to replace their fences and walls to the same standard in which they most recently existed
- Reflect the settlement history and existing building configuration