

Appendix A: Tierra Contenta Residents' Comments

Following are each and every comment received from respondents to the Citywide survey. Grammar, spelling and formatting were not corrected. Expletives were deleted. Not all respondents made comments, and those who did comment did not necessarily comment on every question since they could express their opinions by ticking off the multiple-choice answers of their choosing.

Question 1: Opinions on parks and trails in Tierra Contenta

Concerned that new development doesn't encroach on open space between Capital high and swan park. The arroyo needs to be protected from motor vehicles, illegal dumping and vandalism.

I only have one car

Some garbage but not that bad.

Don't build on them!

I like them.

If they could go places, would be better.

A little overgrown

Please don't build on them.

Just wish they connected to the mall. I run the trails everyday.

Not enough access to ALL trails for the disabled, benches needed along trails

Clean up

Parks are used & loved, just worries with needles or trash after parties. But love overall.

Needles in park & needs to be cleaned & mowed more often. It's dirty with trash.

need more maintenance

The arroyo and trails are wonderful to have for walking and other outdoor activities. I understand the need for expansion but there is more than enough land on the south side of Santa Fe to develop. Leave us a portion of land for these activities. It's just wrong to develop every inch of nature. Considering how us as humans have already effected the Earth in such a negative manner. I strongly oppose this project.

dog park please

We enjoy walking the trails and park behind the house

I love the views and walk my dogs often.

other family members love them

Tierra Contenta Residents' Views and Concerns About the Expansion of Tierra Contenta

a lot of trash

wish the trails went to the schools

Do not build on parks or trails

Would be nice to have interconnecting trails to rail and arroyo chamisos trails

I am very concerned that the new development not encroach on the Santa Fe Open Space that is located between Capital High and the Swan Park. This arroyo area needs to be protected from motor vehicles, illegal dumping and vandalism.

Question 2: Views on parking in your neighborhood

I live on a corner lot and have extra parking along the side of the house. Other neighbors in my area have very little parking for their homes.

I live on Cerros Grandes Drive and parking is a mess. Unfortunately, this makes the neighborhood look completely congested and unattractive. I wish there was more enforcement on the amount of vehicles a household can have. For example, I have 2 vehicles, both in my garage, whereas my neighbor has 5 vehicles all on the street! Not fair. Also, some houses have trailers parked in front of their homes.

Eliminate on-street parking

People need to use their garages for cars.

Too many people park on the street and not in their driveways/garages.

Too many families with 3 or 4 cars and don't use the garage.

No parking at all trailheads - need handicapped parking!

The apartments at Zona del Sol (near me) do NOT have enough parking.

All off street

Streets are too narrow, alleys are very narrow as well.

When parties are being built, there is not much room unless it's in the streets.

might need designated parking

not in the alley, but in the front yes.

People fill their garages and don't use for cars. Have grown kids with cars so one house may have 4-5 cars--no parking, just on street.

Well designed for parking.

not enough parking for guests, roads are too narrow

Tierra Contenta Residents' Views and Concerns About the Expansion of Tierra Contenta

more "no parking" signs

people need to use their garages for their cars

Driveways are too short. Was promised parking in front of houses but was put across the street

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Eliminate on street parking.

Question 3: Views on street widths in your neighborhood

We do get less through-traffic due to narrower streets.

Cerros Grandes Dr. is far too narrow. There are vehicles parked on both sides of the streets, making the road only passable by one vehicle in either direction. The alleys to our garages also pose space and safety issues.

Parked cars on both sides in Cesar Chavez neighborhood is hazardous, slows emergency response time. Control speeding with narrow streets, speed humps. Speed on Jaguar drive must be controlled.

A lot of families have multiple cars

Streets are fine, no other comment.

Parking on one side of street

None, streets are OK for me.

Can't park on both sides

Streets are fine.

I do not find the streets too narrow.

Some lights could be added. Or strips on sidewalks so it doesn't flash in houses (track lighting).

speed humps, people drive too fast.

need to have more on street parking. Many homes have several cars, park on street.

streets are fine

Highlands Loop

they are wide enough

Tierra Contenta Residents' Views and Concerns About the Expansion of Tierra Contenta

perfect

people park illegally

Enforce no parking signs on Highlands Loop

If only more residents understood this concept.

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Parked cars on both sides of the street in the Cesar Chavez neighborhood makes driving hazardous, and slows emergency response time. Narrow streets do control speeding, so do speed tables/ humps as on Governor Dempsey Dr. through Nava Ade. Speed on Jaguar Drive must be controlled.

Question 4: How well affordable housing has worked in single-family neighborhoods so far

At times, some of these homes have then been rented out, which I understand was not part of the plan. It works when the original purchasers live in the home or sell it when they move, rather than rent it out.

It has worked well in my Evergreen neighborhood. Mixture of town homes and single-family homes.

no se

I like that

Car break-ins

Haven't noticed

Speak English

Worried my property value will drop.

Seems fair

No strong opinion

Not sure

Not sure

People need a place to live.

Don't know

But not sure

My family lives nearby.

Tierra Contenta Residents' Views and Concerns About the Expansion of Tierra Contenta

That's nice.

Too many houses too close together.

Wouldn't even have known

I guess

again wants more

Housing value has dropped.

A nice mix--a quiet neighborhood.

not sure

Parking--many of the 40% have only 1 car garage but more than 2 cars so park on street

feels safe here and strongly agrees with affordable housing

doesn't notice anything related

unsure

the resale prices seem unreasonable

many of the affordable houses were foreclosed and lowered property values

40% feels high

no garages, low quality construction

overall good, but seems unfair a bit to those who have to pay full price. either/or--no graduated costs

But there should always be ample affordable housing available

At times, some of these homes have then been rented out, which I understand was not part of the plan. It works when the original purchasers live in the home or sell it when they move, rather than rent it out.

It has worked quite well in my Evergreen neighborhood. We have a mixture of townhomes, as well as single family homes.

No se

Question 5: How well affordable housing has worked in apartments so far

Focus on homeownership makes better neighborhood

But I like the idea

Just guessing

If it gives them a place to live and off the streets, it's good.

Tierra Contenta Residents' Views and Concerns About the Expansion of Tierra Contenta

Family

I guess

Too many people from apartments continue to park along narrow streets - not happy.

Good area of people & looks out for each other.

wants more

lower property values

Occasional problems, but quiet.

car break ins

low income apartments have caused the home values to decrease due to all the crime. houses near apartments have several break ins in home and auto--lots of theft and vandalism

I believe focus on ownership creates a better neighborhood.

Question 6: Which business would you most want nearby if you were living in Phase 3?

Trader Joe's on the southside, please

A Sprouts would be nice

Something quick that keeps the traffic down

Don't care

Locally owned

Small market

Morning coffee!

Small grocer

Small, family place.

Not sure

Not sure

Costco!!!

Dog park! "Also a public pool".

All the above. And soccer field more than one!

Trader Joe's second location.

Tierra Contenta Residents' Views and Concerns About the Expansion of Tierra Contenta

Popeye's would be great.

Trader Joe's....it's all the way across town. More healthy options would be great.

Nothing needs to be added.

"No Starbucks!"

locally owned

preferably locally owned

a small market

family run

none, would prefer no development at all or a bakery--something social

Trader Joe's

none-good enough as is. already enough here and a new bus would make more traffic

Grocery store & coffee shop

A south side Trader Joe's please.

A sprouts would be nice

Question 7: If you were living in a community like this, which facilities would be good to have?

Gym with swimming pool

I need help with both

Somewhere I can bring my father-in-law.

Community garden for kids? Just an idea.

They need a place to be

Keep teens off streets.

My parents are old and need stuff to do

Day care

Bike path & side walks & one lane for cars. Soccer fields.

No

PLEASE senior center (They had exercises, lunch, people to help with tech. stuff)

Newsletter of the area would be really great about the area and opening businesses.

Tierra Contenta Residents' Views and Concerns About the Expansion of Tierra Contenta

They feel as though everything is good as it is.

More junior highs, treatment facilities, more care for people with disabilities

There just isn't enough programming for the youth of Santa Fe. And the state wonders why minors are getting into drugs and crime. There needs to be affordable activities for the youth to participate in.

give kids organized things to do

basketball

all covered reasonably well

community pool

Already looks good. Likes the library

Helps working moms, keeps kids out of trouble

the rest are already close enough

Gymnasium with swimming pool

Question 8: Would it be a good idea to set up a resident association for Phase 3?

Currently not all residents adhere to established covenants and there is no good way to enforce those covenants (weeds, extra autos on streets, etc).

I often write the city about the condition of my neighborhood. It is unfortunate how many let their homes/yards go.

Absolutely

Make communities closer

We need to work together

If free

City should do that.

They just talk and don't do anything.

Neighborhood watch

Too expensive

If no fees or very low fees

Should be able to make things work without one.

Not necessary

Need to make community decision.

Tierra Contenta Residents' Views and Concerns About the Expansion of Tierra Contenta

We need to all know each other

If there is good participation

Initially many people get involved - but most drop out.

Clean up areas that are built first.

But who is on it?

It's better to allow locals to take care of their neighborhoods. It provides small jobs for those self employed.

no one has money to pay into it and people won't follow rules anyway.

But, I am NOT interested in having to pay fees or having people dictating extremes.

will it cost money?

yes, if no fee is involved

with caution about getting too political and expenses

affordable homes yard and home maintenance/regulations

recommends for new communities

modest fees, \$400/quarter landscape and playground

They have one and it is good, but limited participation

expensive

for trash and parking

No fee HOA to enforce issues like parking, animals, property maintenance, graffiti, etc.

If their power is limited...

Currently not all residents adhere to established covenants and there is no good way to enforce those covenants (weeds, extra autos on streets, etc).

I often write the city about the condition of my neighborhood. It is unfortunate how many let their homes/yards go.

Absolutely.

Question 9: What would make Phase 3 of Tierra Contenta a very desirable place to live?

Buildings that go with New Mexico traditions

Careful attention to the increase of traffic in the area, and allowances for new/improved arterials to carry people in/out of the area without extra use of existing roadways.

Tierra Contenta Residents' Views and Concerns About the Expansion of Tierra Contenta

More space, wider roads, home standards (home, yard, etc), parks, coffee/cafe to walk to.

Maintain open space. Make it walking and biking friendly.

Community bulletin board. Take a book, leave a book.

More police patrols.

Not sure

Less low-income

No parking signs

Not sure

Slow driving signs

One-side parking.

No littering.

Community activities board

No littering signs

Good neighbors.

Park/open areas. Affordable housing.

Soccer field. And close by so people can use.

Leaving vegetation please. Putting things too close together.

Supermarket & coffee stores.

Senior Center please. Something for seniors to do.

Block parties to get to know each other. Create bond with community.

Patrol of houses

Activities and programming for youth

People don't take care of their houses

Speed bumps help slow down drivers.

I like the idea of more resources but I really enjoy the green space around here.

housing with no shared driveways

40% is too high for affordable housing

better plant maintenance on Valentine and Paseo del Sol West

Tierra Contenta Residents' Views and Concerns About the Expansion of Tierra Contenta

more street lights--some car break ins

yards

a bigger community is always better

more child friendly. a majority of Santa Fe helps tourists. kids need parks that are accessible

do not litter signs

trails that go to locations (library, bus stop, school) trails as transportation option

Needs a close, full service grocery store and more police patrols

Build like Rio Rancho

tree planting

better parking

Affordable housing, grocery store

maintenance of space next to roadways poor

Try to preserve views for the residents. Strong homeowners association that enforces community standards that benefit all.

Restrictions & enforcement on number of people per residence. This would positively effect the current status of numerous pick up trucks parking illegally on the No Parking side of the street and all over front yards. Parking vehicles on the front yard is an eyesore for neighbors. Also, coyote & wood fences are in disrepair and are a blight. RV's should be parked offsite. No Airbnb's. Paint the curb red in front of the mailbox turn out. People park there and the mailtruck blocks the street since someone is in their spot.

As long as streets are narrow, street parking needs to be eliminated.

Buildings that are go with NM traditions

Careful attention to the increase of traffic in the area, and allowances for new/improved arterials to carry people in/out of the area without extra use of existing roadways.

More space, wider roads, home standards (home, yard, etc), parks, coffee/cafe to walk to.

Maintain open spaces. Make it walking and biking friendly.

police station, the crime rate has gone up in this area.

Question 10: What problems are there with Tierra Contenta that should be avoided in Phase 3?

If it is not absolutely necessary to destroy something or get rid of something like Trees, bushes, etc. To keep them

Roadways that encourage racing of autos/motorcycles.

Tierra Contenta Residents' Views and Concerns About the Expansion of Tierra Contenta

My neighborhood on Cerros Grandes was being developed/built by Mock (I believe); all models were one story homes, and there were a handful of options to choose from. Then they went bankrupt and random homes were built in any tiny land they could find. There are two story houses, there are habitat houses, there are privately built houses. This was very upsetting, so in the new development, I would hope there would be some standardization. Q11

Traffic congestion, shoddy construction, destruction of habitat and native vegetation. Be aware of flood zones and drainage patterns.

I'd love to see growth in this area especially a grocery store. I'm concerned about crime in the area and would like to see that addressed.

Big families in small houses.

Not sure

Low-income

Fewer low-income residents

Not sure

Too many speed bumps

Fewer houses.

Be sure the home construction is well built.

No schools! Too many already.

Narrow streets without place to park.

Narrow Streets.

Please apartments in a different place. Not so close to the houses.

Don't put buildings so close next to each other.

Anything with liquor (Bars or pot stores)

Bring commercial things in. Maybe some main line churches in area of all kinds! Bring things to bring people out of house.

Growth comes development. Loves that area is growing. Having best interest of home owners. Being safe, in choosing businesses in area....add bike lanes.

Dust! Wet that soil down while building! Rich are raising property taxes, easements don't help.

No corporate development

Street parking--needs more

small streets

Tierra Contenta Residents' Views and Concerns About the Expansion of Tierra Contenta

View impacted? Walking trails impacted? Traffic?

fewer low-income

traffic flow is maintained as there are 4-5 schools off Jaguar

not too densely populated, maintains views

not sure

blocking roads and noise from construction

road traffic is already tight on busy mornings and afternoons. any projects should be well thought out to avoid further congestion.

sound ordinances

HOA is responsible for important infrastructure and repairs

Preferably no homeless shelter nearby

Not so much low income. Concerned about water

elimination of trees

not too many houses

very small streets

Not sure.

better access to schools for pick up of students

Some areas homes are very close together

See #9. Enforcement of regulations is key.

Apartment buildings need to have assigned parking. It would eliminate a lot of parking problems. Would really like that to happen with existing apartment dwellers.

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