

Appendix B: Comments from Citywide Survey

Following are each and every comment received from respondents to the Citywide survey. Grammar, spelling and formatting were not corrected. 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: Would you consider buying or renting a home during the next 10 years in a planned community on the outskirts of Santa Fe?

There is NO water and it is already too congested and there are NO basic amenities like healthy food grocery stores. We first need to take care of who is living here right NOW!

We already live in Tierra II

Seems unlikely Because I already own in TC

Would prefer to see townhouse and multi-family mixed in with single-family units. Ghettoizing them often creates "hotspots" and eyesores.

If the rents are not too high. We live in the Tierra Contenta community already.

Do not plan on leaving current home.

We need to fix the roads in this area to accommodate all this expansion

I already live here and like the current planned layout of the units.

needs more infrastructure - specifically police and roadway, to handle traffic to and from schools (Capital, Cesar Chavez, and the middle school; Jaguar is over charged now; homes on Jaguar have too much pressure from the road (not enough police to control speeding, noise abatement from loud boom radios, and such); and too much pressure of home break ins, car break ins.

This represents a lot of new residents in an area already experiencing elevated traffic and decreased services compared to other areas of Santa Fe. This kind of expansion requires a corresponding development of infrastructure.

I own a house on camino rojo. I'd take a look at the new ones.

I think it's a good plan.

The density of homes to parcels is too high for me to consider a property "on the outskirts." If it's semi-rural, I would be looking for 1-3 acres per home.

I'd consider buying a home on the south side but only if there are grocery stores, restaurants, better streets, and more police presence.

I am happy where I am.

housing is too dense - this isn't a master community - this looks like 'the projects'

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TRAFFIC - how in the world would you get out of there? Down the little teeny Paseo del Sol onto the incredibly crowded already Airport Rd?

My concern is traffic. Make sure there is appropriate highway access. Open up the highway at sfcc.

Too far from transportation and services

One very important aspect would be to minimize the impact of lighting on dark sky. In particular, there are many amateur astronomers in Santa Fe and that SW corridor is becoming increasingly light-polluted due to improperly installed or poorly maintained outdoor lighting fixtures. These lights cast a great deal of light upward, making observation of the night sky impossible.

I'd like to know where the water is going to come from for this and other developments in Santa Fe? We are restricted in water usage, year around in this area. Water is the one thing we all have to have in order to survive. If we don't start to conserve and protect the supply of water we have now, we will, like other civilizations that ran out of this precious necessity, we all will have to move.

Density way too high, not enough green space, need more green space close to all dwelling units and two more parks spread thruout. Even then it is way to dense for my comfort level. It makes me feel stressed just to look at it.

Already have a home in SolyLomas!

Too close to the airport the development is likely going to be plagued by airport expansion noise.

Too dense for my liking.

Question 2: If you lived in a planned community, what are your feelings about park land?

As long as these small parks have basket ball hoops and such for the teens who have nothing to do. I also think it is imperative that there is community garden in these parks.

See no reason why you can't include a large park AND small parks. Both important for different functions. AND THIS TIME INCLUDE RETAIL ANCHORED BY A DECENT GROCERY STORE.

We need to fix the roads in this area to accommodate all this expansion.

parks and opens space are critical to the community's well being -- also need some non paved walking paths; paved paths are too hard on arthritic joints.

Actually the option I prefer is not listed--one large park as described, and a few small dedicated parks for specialized activities like dog walking and child play.

currently all the small parks in the area are unused (except for the vegetable garden park on camino rojo and even there I've rarely seen anyone actually tending the vegetables). Right now, the entire area is a dog park.

If there are several small parks, who is going to maintain them. The City crews can barely keep up with all the parks and medians throughout Santa Fe. A large park can benefit more people. Build a community center with a swimming pool for residents to enjoy and not have to travel to Geneva Center.

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Both 1 and 2. Large parks are good for community gatherings but small parks are important to connect proximate neighbors.

Parks would be nice IF they were maintained. We have a small one near us which was designed very well, but it just fills up with weeds and is not maintained. No one ever puts down more bark or replaces damaged or stolen flagstone, for instance.

A community little theatre.

A park like Swan is built too far from too many in the area and access is extremely limited. More smaller parks, especially along Airport Rd would serve more that actually need it - those living in smaller places that need more community spaces.

Preserve dark sky.

I'd rather this money be spent on solving the problem of homelessness and crime in Santa Fe. We need to reinforce our police department with more officers and a pay scale that is equal to or superior to other cities in New Mexico. This our capital city and we should be the leader of the state in solving problems that concern the whole state. Crime, homelessness, and mental illness.

I am currently visiting a north eastern city that happens to have built been built around multiple small parks. Most of them have a dog park area in them and playgrounds that are fenced in for children. It is a magnificent use of the space and really enhances the community, and a community interaction as well.

I'm against more development period

Public swimming pool, dog park.

Question 3: How much more would you be willing to add to your mortgage to improve energy efficiency?

In addition to the above, we would definitely choose to include solar panels and the latest fiber optic services.

Zero I think it should come already with energy efficiency

Energy efficiency shouldn't be limited to insulation, windows, etc. It should be built in from the ground up. Slab design, lot placement, fenestration design, window overhangs, heat vaults, building materials, LED lighting, etc. should all be integrated. Would pay for well-designed low-energy use home, how much 'more' would depend on many factors.

I would pay for passive solar, solar panels, would love to see water conservation factored in, and buried tubing for low cost cooling.

The city needs to update its standards if that is an issue.

new homes should have highly efficient insulation and windows; city and developers should supply solar and wind sustainability for each community and whole city

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Question 4: How much more would you be willing to add to your mortgage to improve water conservation?

All new construction should be built with gray water systems and ample water catchment.

An underground tank to store runoff water; for later use when it is not raining.

Again this should already come with the house is a standard package

Do not eliminate well-designed irrigation systems from landscaping plans - make them available to residents who want to do container gardening for food, small well-placed ornamental plots, etc.

Water is scarce and is going to become even more so... We should all be planning for more ecological use

While this is a lovely option for new homeowners, which I support, it is not enough. Most people feel do not feel they have extra money to spend when investing in a house. Making options like these available with incentives for existing homeowners is needed.

would use drought tolerant native plants

Xeriscaping is NOT hardscaping! Low water use, native plants and smart, well planned landscaping is far preferred to extensive gravel and rock hardscaping that requires no water but absolutely hideous and increases reflective heat problems and has other negative impacts on the soil and land.

I already have xeric landscaping and use rain barrels to collect water, but it would be good to have a better catchment system.

rain water needs to go back into the aquifer

This should be standard.

new homes should include above code standards for conserving water and capturing stormwater

Question 5: Opinions on the proposed Tierra Contenta Pedestrian Network of walking/cycling trails

So you are going to encroach on our open space with houses, where we already have a good trail system, and then create something within that? This is a very poor compromise.

Pedestrian walking and cycling paths need to be AWAY from the streets. In Tierra II the streets are too narrow for SAFE cycling and they are dangerous for pedestrians.

Grocery stores, tennis courts, swimming pool, dog park, finish Swann Park (stages 2 and 3 need to be finished.).

THERE IS NO WHERE TO PARK!!! I HAVE 1 PARKING SPACE ON MY LOT AND THE STREET IS PACKED WITH PEOPLE PARKING NOT SAFE FOR KIDS TO PLAY OR TO PARK. NOT ENOUGH ROOM. BETTER SPACING FOR ON STREET PARKING FOR GOD SAKES!!

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Better public transit availability, please. Not just more Santa Fe Trails bus routes, but senior transport buses and in-development local buses to retail and services as well as to pickup points for city-wide transit.

I find in TCC that people tend to park on both sides of the road. Turning our already tight 2 lane roads into a single lane road. Perhaps widen the roads a little?

I love the trails east of Jaguar. That open space is awesome for mountain biking and hiking it would be a shame to lose it. Paved trails aren't the same.

Soft trails better for elderly with arthritic joints

Pedestrians and bicyclists cannot safely share the same space. Dedicated cycling lanes are overdue in the city, and this phase is no exception.

I'm a 68yo runner. I love the hills and the dirt paths back there. Pavement is the last thing my aging legs want. Keep as many dirt trails as you can and having a dirt path next to the paved bike trails would be fantastic.

I would like for a Pedestrian Network like this to be made NOT roadside. When I'm walking and strolling around with my family and kids on a trike, I do not want to be anywhere close to cars. This kind of network would be amazing to have as "shortcut" paths between major roads, or down back alleys. Definitely don't eliminate sidewalks alongside roads, but I would expand the non-roadside pathway plan instead.

Sidewalks everywhere so I can use my disability scooter

More open space is needed. With climate change, more open space is needed to prevent this. Too many buildings are causing our climate to change. I've seen how Santa Fe's climate has changed these past 60 years I've lived here.

Walkability, bike paths for recreation and commuting, safe routes to school, etc. all very important to me.

I think you should NOT have on street overnight parking. Separation between ped/bike paths and road are a good idea.

Must be 100% accessible in a self-propelled and electric wheelchair to be of any use to me

Transit as well as off street paths

Water conservation

I found the diagram hard to follow so I'm not sure if I'm accurate or not. It looks to me like there needs to be more interconnecting trails and not just one large one around the outside. The more walking trails you have the better. I would also suggest that they not be always next to Rose but that they wind through the community. People don't like to walk next to roads as much as they do winding through vegetation.

Paseo del Sol is going to be one busy street. I would not enjoy walking it.

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Question 6: If you were to move to a high quality planned community, what kind of home would you be looking for. Pick the one answer that best reflects your needs.

Respondents made no comments on this this subject but 75 out of 77 picked one of the multiple choice answers.

Question 7: How important is it to provide some modest affordable homes to low-income residents?

There is reporting that genuinely Affordable housing will not be included in Tierra III. This would be a mistake. We need housing for lower income families (\$35k or less)...even if the city has to subsidize it!

THERE IS ENOUGH HOUSING FOR UPPER MIDDLE TO SIMPLY RICH IN SANTA FE.

The city of Santa Fe's affordable housing regulations have created the current housing shortage. It is misguided to have builders build for a certain income price range, but have to require a certain number of affordable homes. Not fair or desirable to the people who want to live in neighborhoods with families of similar incomes.

I live in this neighborhood. And although providing housing for all price ranges is important. I don't want the price to be so low that the our safety begins to be a concern. didn't pay \$300,000 to live among riff raff.

Collaborate with Homewise! Economic and cultural diversity is the key to resilient communities.

Homes that are affordable are never maintained. People can barely afford their mortgage, and don't maintain their homes. Why is the majority of affordable homes dumped on the south side? I would love to live in the north or east sides of Santa Fe. When are residents on the north and east sides going to have to deal with affordable homes and residents?

Important to keep neighborhoods diverse and offer affordable housing options interspersed with more expensive options.

There are enough wealthy people here. Save this space for some of its sanctuary city folks that will need housing.

Please also look at providing accessible homes for the disabled including single level floor plans with no stairs

I think it is a worthy goal that is very hard to achieve to build a complex that is appealing and comfortable for all income levels. Philosophically I fully believe that providing quality housing for working level families is essential to maintaining Santa Fe. I think the Oshara community south of the city with Habitat and Home Wisehomes is a prime example. I think it's Great but could definitely be improved with more green and walkable space.

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Question 8: If you were to live in a community like this, which one business would you most want nearby?

A health food store like Natural Grocers, Sprouts, Co-op, Whole Foods, etc....

There needs to be an alternative to WalMart.

We have plenty of gas stations and convenience stores on Airport Road. I would not want one in my neighborhood.

Get good local retail anchored by an excellent grocery store (Trader Joe's, Kaune's, Smith's, Sprouts, etc.) and the other businesses will come to take advantage of the traffic. How many times do we have to tell you we want a good grocery store?

A restaurant out near 599 and Jaguar, a convenience store/gas station would be nice, too. Maybe a small grocery store.

Quality grocery stores such as Trader Joe's or even Costco are so way overdue in the Southside, I don't even have words to express it.

Living in walmart's shadow makes many businesses unviable. But having a community where there is no place to walk to is isolating. I can currently walk to a dollar store and mcdonalds. That's a serious negative. Need an ice cream place at least for a little stroll on a summer evening.

With a liquor license and patio for summer night hangouts, open mics nights for the community, etc.

None

This area is in desperate need for a few good grocery stores. Residents only have Walmart. This area also needs restaurants. This area has been so neglected for years.

"Third place" spaces are good. A small market with packaged foods and seating area could fill same function while also offering grocery items. Something like La Montanita Co-op or Silver St. Market in ABQ.

Same as the downtown area.

Question 9: If you were living in a community like this, which facilities would be good to have?

Multi-purpose center for all ages including recreation, community garden, farmers market, meeting room like a well designed and managed YMCA

Post Office, DMV Office, Police/Fire/Emergency hub

A dog park

None just empty land to enjoy

Police station. Could be a small office. Also, a recreation area. Gym, pool ect.

Elder care and day care for kids

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Gym. Pet daycare. Library.

Community center with pool and exercise facilities. Just like Fort marcy and geneva Center.

Question 10: What would you be willing to pay for a resident association to help assure maintenance?

HOA's are fascist.

But ONLY if it were governed by homeowners/renters. NO to outside HOAs.

I'd be willing to pay more to have a better neighborhood.

WE ALREADY HAVE MAJOR PROBLEMS WITH THE HOMEWISE HOMEOWNERS ASSOCIATION HARASSING PEOPLE ON AVENIDA EL NIDO. Major PROBLEMS!!!!

I would be willing to pay an extra fee in the cost of the house, that would be added to a permanent endowment to provide some resident services and an ombudsperson to nag those assholes at City Hall to pay attention to us.

HOAs have their pros and cons, like anything, but in an area quickly becoming overcrowded, I feel they are necessary to curb negative issues that arise in planned communities such as this.

it's not the money. hoa's can get out of control.

I think an emphasis should be on "community work days" or other ways to engage with neighbors rather than paying an anonymous fee to outsource maintenance work.

I would be willing to pay higher HOA fees as long as this area is kept clean and always maintained. Who would do the maintenance? Hopefully not the City of Santa Fe. The City doesn't keep Santa Fe clean or maintained.

Imperative

I like the idea of maintaining common spaces. However, I do not like the idea of HOA covenants that really discourage individuality. A few rules might be OK but it's important not to make them too restrictive. But reasonable maintenance of common spaces, trails, sidewalks etc. is a great idea

Question 11: What best reflects your views of design standards for the Phase 3 expansion?

Standards should be flexible to allow additional styles, BUT there should be some defined standards. Do not allow just anything.

Northern N M roofs are often pitched, allowing for more efficient runoff

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THERE NEEDS TO BE A DIFFERENT ROADWAY FROM THE AREA LEADING TO CERRILLOS ROAD!!!!!!

(1) INFRASTRUCTURE. There is simply not enough of it in the Southside as it is--traffic control, water access, schools, and the like. (2) More emphasis on walkable neighborhoods, with farmers' markets, upmarket groceries like Trader Joe's, coffee shops or other amenities in reasonable walking or short driving distance. (3) Preserved open space is vital to our health and sustainability, as well as preventing further incursions on wildlife. (4) Situate dog parks and kid playgrounds in peripheries, to minimizing noise and parking impact on residents in general.

Larger lots. No HOA. Definitely no covenants or restrictions. If I wanted to improve my property, I don't want to have to present it to some community council for approval first and argue about whether my apple tree plan is going to drop too many apples on my neighbor's lawn.

ADA accessible sidewalks

Better grocery stores and restaurants. Wider streets and not building homes on top of each other. Give residents room. Fix the roads especially Paseo del Sol, Jaguar etc. A community center so residents can go to exercise and swim and play basketball indoors.

Active Board, community events, local businesses (not corporations, chains, or even franchises) to maintain integrity, opportunity, and sense of place.

Would want to conduct as much business as possible within walking distance of home.

who benefits from this massive development?

I hate the narrow streets. I hate that there is no place to park.

Make it a 100% disability accessible community

Activities and spaces to foster community

More truly affordable housing with easy access to public transportation and community spaces.

Connecting transit and trails

Dark Sites for amateur astronomers to place telescopes at night

I am very concerned about 1,100 new homes where we been told for years that there is not enough water to accommodate your total construction

Encourage Innovation and connection: working with SFCC and other organizations (Reunity) design facility that serves as a community anchor with a community greenhouse attached to a community center and community garden with play area for kids.

To me, public green space is extremely important. It provides an efficient way to cool and beautify a community to have public green spaces well maintained in a water efficient way. There's also a lot of research on how green spaces calm the community and provide a gathering place in communities and cool down tempers. I think the walking trails, parks and green spaces will be an important type of clue for the community and could encourage all members of the community to mingle. I also think that it is important to have more than one of the services you suggested above. I believe day care centers are

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essential to a community of wealth of working families; I also believe that easy access to quality food is important. I know people who live in Aldea and I believe that the public gathering spaces there don't work very well because they don't provide a lot of these things. While it is a very attractive community, it feels isolated. It would be great if Tierra Contenta could avoid that. I also think relaxing some building standards to allow individuality is important. But Santa Fe building codes have for many years required these traditional building styles and I think it would be a shame to completely do away with them.

Question 13: What problems with Tierra Contenta should be avoided in Phase III?

You will be taking away our pre-existing hiking trails which is the best and only feature of living down here. We are so lucky to have this open space. Also, the traffic will be terrible, plus this is a food desert down here.

Parking on the street needs to be limited to daytime only. No parking in the "yard" areas. Parking ONLY in the garage or on the driveway. Other cities have helpful restrictions like this. SF does not have to be a fickle western town where one's bullying is the law. We went to the incompetent ENN presentation. Even there it was obvious the streets were TOO NARROW.

Traffic congestion and flow of traffic; access to public transportation; use of alternative forms of transportaion

*Streets that are too narrow*Not enough measures to slow traffic down such as speed bumps, roundabouts, and stop signs*Not enough space dedicated to open trails and things like a community garden*

Apartments, narrow streets, houses sitting on top of each other

Streets are too narrow, homes are too close to each other, too many cars parked on the narrow streets which make it impossible to drive through, better street lighting, not enough traffic calming measures, medians look terrible with ugly landscaping, too many affordable homes and apartments which has effected my home value, poorly designed streets. Etc.

THINK ABOUT PARKING MY GOD. EACH HOME HAS MULTI FAMILIES IN IT SO THERE IS HOMES WITH PEOPLE PARKING ON THE THEIR FRONT YARDS...LOOKS GHETTO

DON'T FORGET, IGNORE, OR PROCRASTINATE ON THE RETAIL. Provide incentives if necessary. Get the City involved. Tax rebates, property allocation, whatever it takes. And don't shove all the retail into one place. Integrate it. And don't ghettoize townhomes and multi-family housing, mix it in.

Too crowded!!

Tall shrubbery close to turnstiles and stop signs. People tend to run stop signs at these turnstiles. This would give me a better chance of not getting T-boned by a runner.

narrow streets that do not allow for parking, not having sidewalks for pedestrians, not having away-from-cars walking trails

We need to fix the roads in this area to accommodate all this expansion

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Loss of the dirt trails

Make sure traffic problems and noise are avoided. Water collection areas should be developed. Wildlife corridors should be planned.

INADEQUATE POLICE AND ROADS; SPEED CONTROL;

It's the infrastructure, silly. The city is planning too many projects in this area without considering impact on traffic, lifestyle, water usage, and more. I am happy to see more options available for residents, but this cannot be done blindly, and I fear this is exactly what is happening. Please provide more detailed explanation of how this is being addressed and to whom we can go with concerns.

parking! camino rojo near country club in particular is an awful mess. traffic! jaguar, when the schools start and end is a congested hell. this project should not proceed until a traffic plan, that improves the current mess and anticipates the additional residents, is implemented or at least concurrently implemented.

That not so much water is used.

DO NOT build streets that are too narrow that two cars can't pass especially when there are cars parked in the streets. DO NOT build homes on top of each other. DO NOT build homes with the garages in the back of the house that you have to access through an alley. Build better quality homes than the ones that were built in Phase 1. DO NOT build any more affordable apartments. The ones that are here are falling apart and need tending to. Create more presentable medians than the ones that are currently in place. Do NOT put bushes and trees behind residents homes where residents are responsible for maintaining them but don't. Build wider sidewalks because the ones currently here are too narrow and unpassable because of all the weeds and overgrown bushes and trees.

Through roads that encourage speeding - like what they did to Dancing Ground! Just now, cars going 50 miles an hour in 25 mph district - where we walk our dogs, get our mail, coming out of our driveways - it has become dangerous.

too many homes per acre

Dust, Traffic, Noise

I hate the narrow streets. I hate that there is no place to park.

Uncensored dog areas

Separation of children and elderly

Diverting resources from Airport Rd. Building Swan park so far from the Airport Rd community. Lack of community spaces

Don't give Tierra Contenta the necessary permits

I don't know very much about the existing Teaira content development so it's hard for me to compare. Frankly, looking at these plans, the high density and concrete/asphalt amount worries me. I would not want to live there the way it looks right now.

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Focus on preventing airport noise. Development should focus on Water conservation and should not be yet another exclusive neighborhood that only wealthy people can afford.

There needs to be other major artery in and out of the community or Paseo del Sol will be a nightmare to use on a daily basis.