

Master Plan 2035 Residential Development & Community Focus Public Input Workshop January 15, 2019

The meeting facilitator welcomed everyone and those present introduced themselves. Professor and Department Chair of the Community and Regional Planning program at the University of New Mexico, Renia Ehrenfeucht, presented overarching information on housing, covering population trends that affect the types of housing needed and some tools that the Village can use to meet its housing needs that still reflect its character and values. Some trends include the nation's decreasing household size and aging population, both of which are reflected in the Village. Some tools she mentioned include a form based code, a code that emphasizes character rather than use (for example, allowing home businesses as long as the building's architecture reflects local character), and land conservation easements.

There were several main questions for small group discussion:

- Over the next 10-15 years, what will be our biggest needs and challenges in housing?
 - How do we serve our current population and its future needs?
 - What range of options for future residential development should we encourage? What is missing or needed?
 - How do we integrate our values supporting agriculture and the environment with future housing options?
- What recommendations for future action in these areas do you have?

Small tables discussed broad values and specific actions in response to those questions before reconvening as a whole. Each table was asked to provide its top five recommendations. The following are some ideas mentioned by attendees grouped into larger themes:

Create Flexible Housing and Density Options

- Use tools to preserve the atmosphere of the Village while providing alternatives to current options that are either:
 - Smaller
 - More affordable
 - More dense
- Benefit of having more options: Can address the prevalence of non-conforming lots while providing landowners options
- Think of "affordability" and "density" not as rigidly defined terms but as ways to provide flexibility in the housing form of the Village

Cluster Housing

- An alternative housing configuration that provides smaller homes on smaller plots of land arranged to allow for central, exterior, or a blend of more continuous open space or agricultural land.
 - Can allow an aging community to downsize (smaller home with less maintenance) without leaving the Village
 - Arrangement can increase housing unit density while preserving larger open space or agricultural expanses
- Participants noted this method could benefit the overall Village form, but only if it is rooted in Village character.

Rentable Casitas

- A way to use existing allowances and structures in the Village that can accommodate people who want or need a smaller home, less maintenance, and/or a more affordable option.

Exterior Form and Interior Use

- House splits or apartment conversions are some ways to maintain existing exterior visual character of the Village while allowing for different interior configurations. This can increase or maintain density in terms of number of residents but maintain the same building square footage.
 - Ex: A single-family home reconfigured like a townhouse: The home structure was originally intended to house four people (a couple with two children) and now still houses four people (two couples or four individuals). While the interior is different, the exterior remains the same to an outside observer.

Location

- Different housing options could be appropriate for different areas of the Village
- Fourth Street specifically was mentioned as an area that could allow for walkability, amenities (commercial activity and transportation), and as a place for people of all ages.

Recommended Actions

- Review the current zoning ordinances and amend to allow for more flexibility and housing options
- Experiment with different housing forms through pilot projects before changing zoning code
- Inventory existing infrastructure and infrastructure needed to accommodate any new forms of housing before amending code
- Determine vision of housing as a whole within the Village before changing code

Village Character

- Alternative forms of housing centered on Village values and character can actually enhance these characteristics—not detract from them.
- Characteristics that contribute to the rural character of the Village include:
 - Agriculture
 - Environment and open space
 - The Village's history

Multi-Generational

- Many residents' needs are the same across ages—older and younger generations, singles, couples, and families could all benefit from a variety of housing options
 - Smaller homes on smaller lots allow for less maintenance and can be more affordable
 - A cluster development allows for the benefit of open space without personal maintenance
 - Amenities
 - Open space without the task of maintenance
 - Walkability; access to facilities and services (transportation, shopping)

Transportation & Walkability

- As an element connected to housing, transportation can be addressed when looking at the variety of options
 - Notably for cluster housing, walkability through the development
 - Increased density tied to more walkability

The general theme across all table conversations was that a variety of housing options would be desirable as long as the character and values of the Village are retained. Elements of said character and values include agriculture, the environment, and the Village's history. Additional housing options can accommodate people of all ages and can provide flexibility and adaptability that fits the Village as a whole. Also, focusing on fit for the Village, rather than for each individual property, should be the vision.

The next Master Plan public input meeting will be Tuesday, February 19, 2019 from 7-9 PM at Village Hall. The discussion will focus on the current and potential business climate of the Village to address commercial land use, businesses, tourism, technology and infrastructure, and the Village's financial health and tax base.

Below is the written work product from the residential development and community focus meeting. The bulleted list and sticky notes in the photos are not grouped by category or importance.

Recommendations

- Character counts
- Balance
 - Culture/tradition
 - Wants/needs of retirees, millennials, families
- Is growth necessary?
- Inventory of Village to see what infrastructure capacity is
- Infrastructure has to support vision
- Land use ordinances should be vision based
- Need to define vision
- A-1 zoning needs variations for non-conforming lots i.e. tripas
- Encourage housing for families with kids to improve schools
- Community gardens etc.
- More flexible with density options (different for different areas)
- Higher density in Fourth St. Corridor
- Allow condominiums
 - House split
 - Apartment conversion
- Zoning changes (ordinance) like Prado de Guadalupe
- Incentives to sell water rights to the Village when developing
- Open space
- Cluster housing w/ open space (that maintains style and character of Village)
- Density (not one thing)
- Cluster housing
- With conditions (Los Prados, Los Terrones)
- Renting guest houses (permitted)
- Better transportation to take advantage of housing in Village
- Need to have dialogue about changing restrictive ordinances
- Allow multi-use while protecting ag values and historic values
- Housing (multi-family or multi-unit) along 4th to support walkability along retail, restaurant corridor
- Home based business
- Transitional housing along 4th
- Pilot project

Community Strengths

- Character
 - Style
 - Architecture
- Balance of culture and modern living
- Rural
- Open space
- Sense of community and connectedness
- Diversity
- "Friendly"

Welcome!

Los Ranchos Master Planning- Residential Development

GA1 ZONING
NEEDS
VARIATIONS
FOR NON CONFORMING
LOTS I.E. TRIPAS

DENSITY
(NOT ONE THING)

HOME
BASED
BUSINESS

TRANSITIONAL
HOUSING
ALONG 4TH

CHARACTER
COURTS

PILOT
PROJECT

ZONING CHANGES
like
PRADO DE GUADALUPE
ordinance
INCENTIVES TO sell
WATER RIGHTS TO THE
VILLAGE When Developing

ENCOURAGE
HOUSING FOR FAMILIES
~~TO LIVE~~ WITH KIDS
TO IMPROVE SCHOOLS
COMMUNITY
GARDENS ETC

OPEN
SPACE

Balance
- culture/tradition
- wants/needs
of retirees,
millennials, families

Cluster 
Housing w/
open space
(that maintains
style + character)

Housing
(multi-family
or multi-unit)
along 4th to
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→

RENTING
GUEST
HOUSES
(permitted)

Allow Condominiums

- House split
- Apartment conversion

BETTER
TRANSPORTIN
TO TAKE
ADVANTAGE
OF HOUSING ^{IN} VILLAGE

CLUSTER
HOUSING
- with
conditions

Is growth
necessary?

Allow multi use
while protecting
ag. values?
historic values

Land use
Ordinances should
be vision
based.

Higher density
in Fourth St.
Corridor.

Need to
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Vision

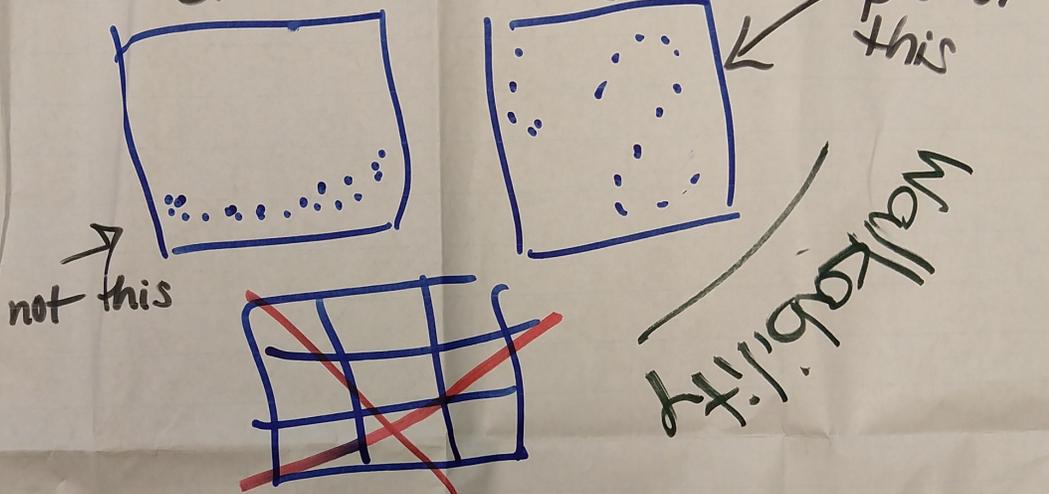
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Options (different
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Infrastructure
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Vision

Illustration of Cluster Housing



Community Strengths - rural

- character
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- diversity
- "friendly"