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CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2022-12

INTRODUCED BY:

Mayor Alan Webber

Councilor Jamie Cassutt

Councilor Amanda Chavez

A RESOLUTION

ADOPTING NEXT STEPS FOR THE REUSE AND REDEVELOPMENT OF THE MIDTOWN PROPERTY INCLUDING APPLYING FOR LAND USE REZONING, GENERAL PLAN AMENDMENT, AND A MASTER PLAN; ADOPTING A COMMUNITY DEVELOPMENT PLAN; ISSUING CERTAIN REQUESTS FOR PROPOSALS; CONDUCTING CERTAIN STUDIES AND ASSESSMENTS; AND SEEKING THE ACQUISITION OF LAND LOCATED WITHIN OR ADJACENT TO THE MIDTOWN SITE.

WHEREAS, the Governing Body adopted Resolution No. 2018-54, the Midtown Planning Guidelines (Guidelines), which resulted from substantial public input regarding the 65 acre property formerly known as the College of Santa Fe and referred to as the “Midtown Property”; and

WHEREAS, the Guidelines established that the City’s public policy goals for the Midtown Property are to move forward with the planning and predevelopment for the development of an innovative, inclusive, and integrated Midtown District; and

1 **WHEREAS**, the Midtown Property is currently zoned R-1 and listed as “Institutional”
2 under the General Plan, which prevents development consistent with most of the land use incentives
3 made available in the Midtown LINC Overlay District; and

4 **WHEREAS**, the City’s public engagement partners and other City representatives have
5 been collecting, and have established plans to continue to collect, public input for creating a Master
6 Plan for the Midtown Site and for economic and development feasibility; and

7 **WHEREAS**, the Office of Economic Development (OED) presented an Action Plan to the
8 Governing Body for starting the planning and predevelopment phases of Midtown Property in a
9 memorandum issued by the Director of Community and Economic Development, Richard Brown,
10 dated March 26, 2021; and

11 **WHEREAS**, the City has retained consultants to assist with the Midtown Property’s
12 rezoning, general plan amendments, master plan, financial modeling and public engagement; and

13 **WHEREAS**, the City’s consultants and the OED held several public engagement events,
14 including a block party and planning sessions, web and in-person surveys, documented interviews,
15 as well as presentations to various civic organizations and city council meetings to obtain broad
16 community feedback on the future development of the Midtown Property; and

17 **WHEREAS**, the existing affordable housing market in Santa Fe does not meet the current
18 demand; and

19 **WHEREAS**, it is a priority of the City to expand and develop affordable housing
20 opportunities for the citizens residents of Santa Fe; and

21 **WHEREAS**, through the community engagement process, community groups and
22 members have identified that one priority use of the property is to provide affordable housing
23 options.

24 **WHEREAS**, the Guidelines identified various preferred uses, including arts, film, and a
25 library with educational uses for the Midtown Property, and the community engagement feedback

1 gathered after the Governing Body adopted the Guidelines has confirmed those prioritized uses;
2 and

3 **WHEREAS**, the Midtown Property has buildings and personal property that could
4 facilitate the arts, film, and library uses as initial projects; and

5 **WHEREAS**, the existing Garson Studios' limited sound stages, lot area, and modern
6 facilities constrain it from attracting a broader range of film and multimedia production and limit
7 its ability to host pre- and post- production activities;

8 **WHEREAS**, in order to increase its revenue potential, create new jobs and a film training
9 program, and retain local professional film crews, Garson Studios needs to expand and modernize
10 the existing studio area to establish a competitive production campus; and

11 **WHEREAS**, the Midtown Property is abutted by key properties owned by the State,
12 federal government, and public schools that, if owned by the City, would improve the access and
13 connectivity of the Midtown Property to adjacent neighborhoods and to the rest of the city, to create
14 a more viable development project; and

15 **WHEREAS**, redevelopment of the Midtown Property will require investment of public
16 and private resources, which could include strategies such as a Metropolitan Redevelopment Area
17 and/or a Tax Increment Development District to provide development incentives and leverage other
18 financial instruments; and

19 **WHEREAS**, the City requires temporary space for City offices and services, as the City
20 undertakes analysis and predevelopment activities regarding the feasibility of a government facility
21 to replace the existing dilapidated and outdated city hall structure;

22 **WHEREAS**, the Midtown Property has certain buildings that may be occupied on a
23 temporary basis for city offices and services until a new city hall is developed; and

24 **WHEREAS**, key items the OED proposed in the Action Plan and presented to the
25 Governing Body in monthly progress reports require Governing Body's direction.

1 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
2 **CITY OF SANTA FE** that the City Manager is authorized and directed to proceed with the
3 following predevelopment actions to achieve the public policy goals described above for the
4 redevelopment of the Midtown Property:

- 5 1. Rezone, Amend the General Plan, and Adopt a Master Plan: prepare and submit
6 an application for (i) land use zoning the Midtown Property to a C-2 District; (2)
7 amending the General Plan; and (3) a master plan.
- 8 2. Community Development Plan: Develop a Community Development Plan to
9 achieve an equitable and sustainable Midtown District that is informed by
10 Resolution No. 2015-65, informally referred to in the Planning Guidelines as the
11 “Resident Bill of Rights,” and through the public engagement process. The
12 Community Development Plan should be prepared for Governing Body approval
13 as a Resolution and identify the public policy goals to be delivered as development
14 occurs.
- 15 3. Request for Proposals for the Visual Arts Center: Issue a Request for Proposals
16 (RFP) for the redevelopment and reuse of the existing buildings and barracks
17 within the Visual Arts Center as a “local community arts and culture hub”.
- 18 4. Request for Proposals for Garson Studios: Issue an RFP for the redevelopment,
19 expansion, and operation of the Garson Studios with the goals of creating a full-
20 service studio for film and multimedia production, including pre- and post-
21 production facilities; and retaining existing jobs and creating new job opportunities
22 at various skill levels within the production industry and facilities. The criteria for
23 selecting a proposal should include an evaluation of how a proposal addresses
24 cooperation with local and state higher education institutions to create professional
25 training programs that ensure the retention and enhancement of jobs in the film


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and multimedia industry.

- 5. Request for Proposals for the Garson Performance Theater: Issue an RFP for the redevelopment and reuse of the existing performance theater as a publically accessible venue for local, regional, and visiting national and international groups.
- 6. Fogelson Complex Reuse for a Public Library, Civic Space, and Innovation Center: Propose a plan for the redevelopment and reuse of the Fogelson Library Complex, commencing with due diligence activities related to building systems and other code requirements; planning and programming of the Complex; and identifying potential partners to facilitate these programs at the Complex.
- 7. Viability analysis of Government and Community Services Building: Study the viability of locating city facilities on the Midtown Property or on adjacent city-owned parcels within the broader Midtown District.
- 8. Metropolitan Redevelopment Act (MRA) and/or Tax Increment Development District (TIDD): Make recommendations to the Governing Body regarding the use of a MRA and/or a TIDD for the Midtown District.
- 9. Acquiring adjacent parcels of land: Proceed with all tasks and activities for a land swap of critical State-owned parcels and for the acquisition of critical federally owned parcels adjacent to the Midtown Site.

BE IT FURTHER RESOLVED that the Governing Body wishes to continue to receive Progress reports on a monthly basis, with updates on the actions listed above.

PASSED, APPROVED, and ADOPTED this 23rd day of February 2022.



ALAN WEBBER, MAYOR

1 ATTEST:

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KRISTINE MIHELIC, CITY CLERK

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APPROVED AS TO FORM:

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ERIN K. McSHERRY, CITY ATTORNEY

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Legislation/2022/Resolutions/2022-12 Midtown Moving Forward