



MIDTOWN MOVING FORWARD

Santa Fe, NM

Midtown Redevelopment
Plans

Midtown Moving Forward
Progress Report
November 2022



CITY OF SANTA FE

**ECONOMIC
DEVELOPMENT**



Planning Phases to Date

This plan is the result of community involvement over the past several years and beyond.

2016 LINC Overlay

2018 Midtown Planning Guidelines

2021-2022 Planning Sessions and Midtown Engagement Partners Engagement



2018

- Concept Planning
- Visioning
- Goals

2021

- Designing
- Priorities
- Approaches

2022

- Refining
- Submission
- Approvals



Midtown Moving Forward

**Resolution 2022-12
directing City staff to
proceed with a list of
horizontal development
activities**

- **Rezone, Amend the General Plan and Adopt a Master Plan**
- **Community Development Plan**
- **RFP Solicitation for Visual Arts Center**
- **RFP Solicitation for Garson Studios**
- **RFP Solicitation for Garson Performance Theater**
- **Fogelson Library Complex Reuse for a Public Library, Civic Space and Innovation Center**
- **Viability Analysis of Government and Community Services Building on the Midtown Property or Adjacent City-Owned Parcels**
- **Acquire Adjacent Parcels of Land (State-Owned)**



Midtown Redevelopment Plans

Land Development Plan

Regulates the physical development of the land with design and development standards and requirements

Approvals:
Planning Commission
Governing Body

LAND DEVELOPMENT PLAN

- Master Plan – how the land will be developed with buildings, open space, blocks, streets, and infrastructure
- Land Use Zoning – what land uses are allowed
- LINC Overlay Amendment – acknowledge the unique zoning standard of Midtown within the LINC District
- General Plan Amendment – to align the General Plan with the Midtown Master Plan
- Based on the US Green Building Council: Leadership for Environmental and Energy Design for Cities and Neighborhood Development



Midtown Redevelopment Plans

Community Development Plan

Guides community and economic development as plans are implemented

Approvals:
Governing Body

COMMUNITY DEVELOPMENT PLAN

- Provides guidance and requirements for developing the site
- Is complementary to the Land Development Plan to achieve public policy and community development objectives
- Based on the elements of place-based Sustainable Development – *Environment, Economy, Equity, Culture*



CONTEXT: Midtown District – the geographic center of the city

The Midtown Site has a long history of being a place with uses that benefit the public, including military hospital, and later, educational uses





LAND CHARACTERISTICS

Green Streets

Parks & Open Spaces

Design for Health





MOBILITY: Design for Walking, Biking and Health

Bicycle and Pedestrian Friendly

Small Block Dimensions

Access to Transit Facilities

Access to Diverse Uses

Universal Design





HOUSING AFFORDABILITY / Housing Choices

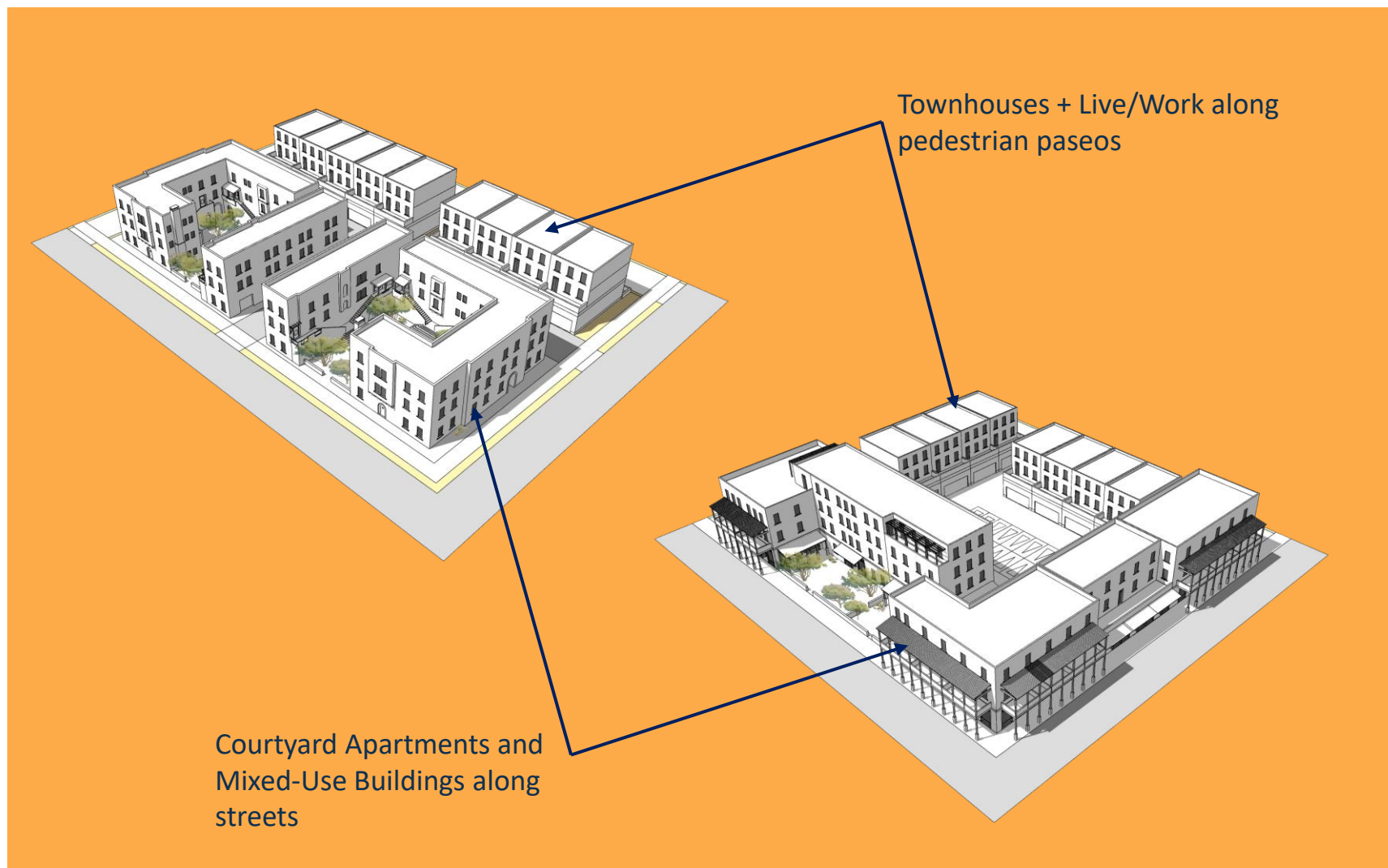
**Inclusionary Zoning for
Housing Affordability**

**Parcels for 100% Affordable
Housing Development**

Diverse Tenures

Live/Work Units

Expand Housing Choices





Development Estimates – *approximate base calculations for land use planning purposes*

Commercial Development (estimated)

Retail/Restaurant: 44,000 SF

Institutional: 128,160 SF

Office: 90,000-100,000 SF

Hospitality/Lodging: 100 rooms

Film Expansion Lot: 10.46 acres





Development Estimates – *approximate base calculations for land use planning purposes*

Residential Development

Estimated Total Homes: 1,100 Maximum

- Baseline: 30% of total will be affordable to moderate and low-income households

Total Open Space: 6.4 Acres

- Plaza: 1.22 acres
- Parks & Green Infrastructure: 5.18 acre



Midtown Public Engagement

ONGOING ENGAGEMENT

**Midtown Campus Project
(2018)**

**Midtown Public
Engagement
Partners (2021-2022)**

**Community Planning
Stipend Program (Jul-Oct
2022)**





Land and Development Economics

3-Part Series:

**What are the costs,
community benefits,
and projected rate of
return as Midtown
Moves Forward?**

*Dates subject to change at the
discretion of the City*

**October 3, 2022 – Midtown Today: The
Current Financial Status**

**October 17, 2022 – Midtown Tomorrow:
Costs for Midtown Redevelopment and
Management**

**November 28, 2022 – Midtown and the City's
Return on Investment (ROI): Public Policy and
Community Benefits *(date change from Oct-31)***



What is the timeline and process for approvals?

Ongoing Public Engagement

Dates subject to change at the discretion of the City

Land Development Plan

- Early Neighborhood Notification: July 14
- Land Use Application: August 22
- Planning Commission Hearing: October 20
- **Governing Body Hearing for Approval: November 30**

Community Development Plan

- Planning Commission Presentation: September 1
- Governing Body Presentation: October 12
- **Governing Body Introduce Plan: November 30**
- **Governing Body Hearing for Approval: December 14**



Where can we go to find more information?

**Get updated
information**

GO TO: www.MidtownDistrictSantaFe.org

