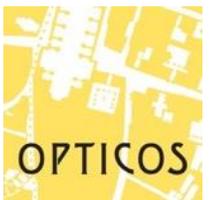




# Administrative Review Draft Plan + Code

Midtown Santa Fe Land  
Development Plan

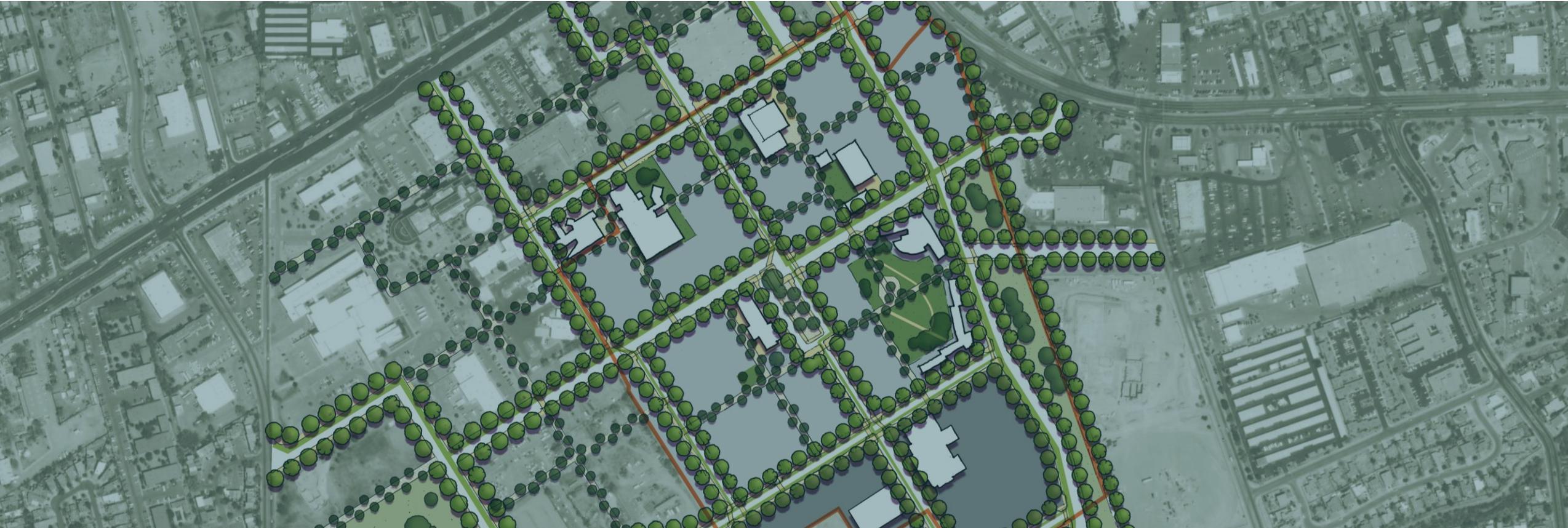
Quality of Life  
Committee Meeting  
March 16, 2022



# Contents

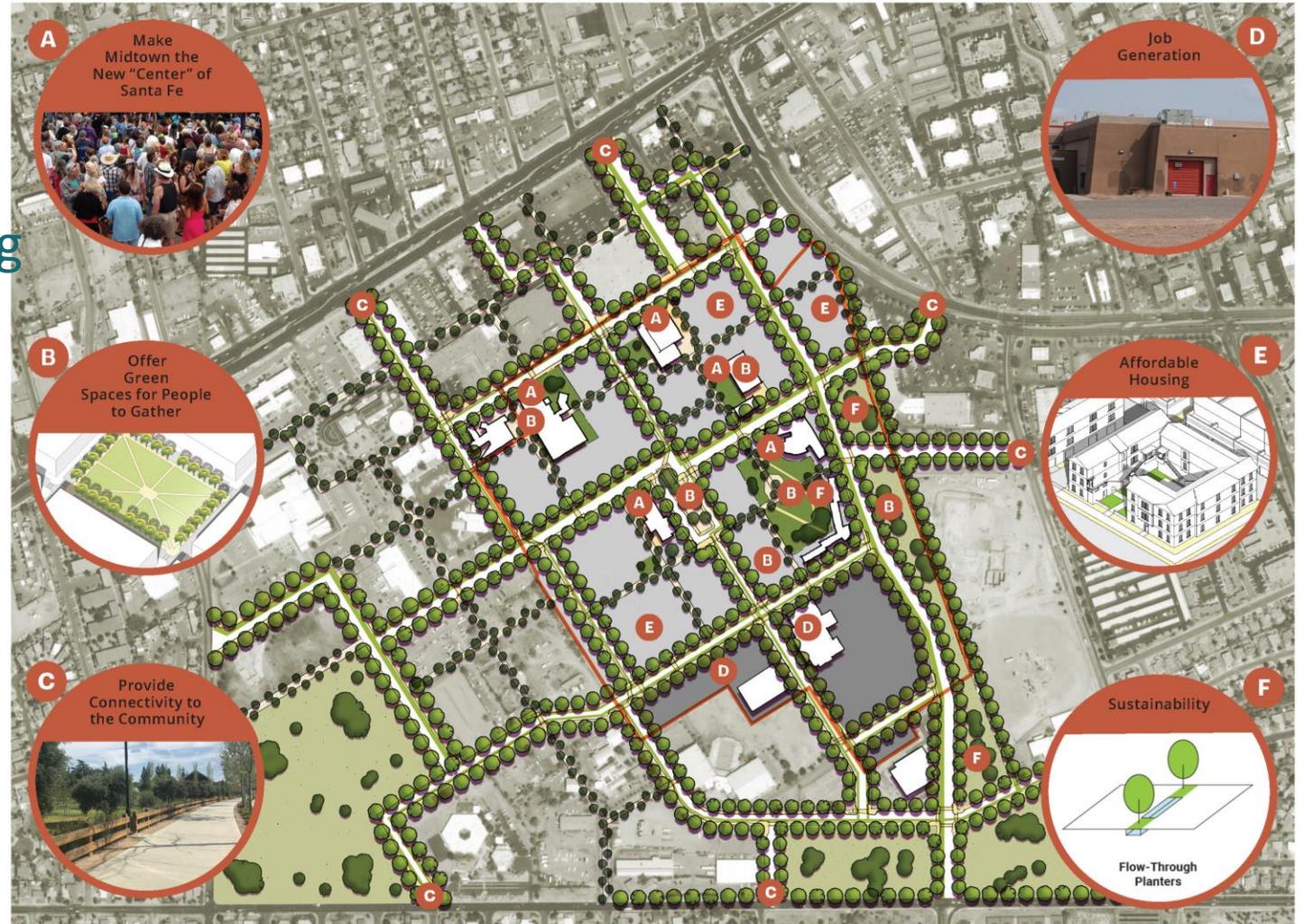
I. Objectives for Midtown	5 minutes
II. Structure + Organization	5 minutes
III. Chapter Highlights	10 minutes
IV. Discussion	30 minutes

# I. Objectives for Midtown



# Objectives for Midtown

- A New “Center” for Santa Fe
- Green Spaces for Gathering
- Connectivity
- Job Generation
- Affordable Housing
- Sustainability



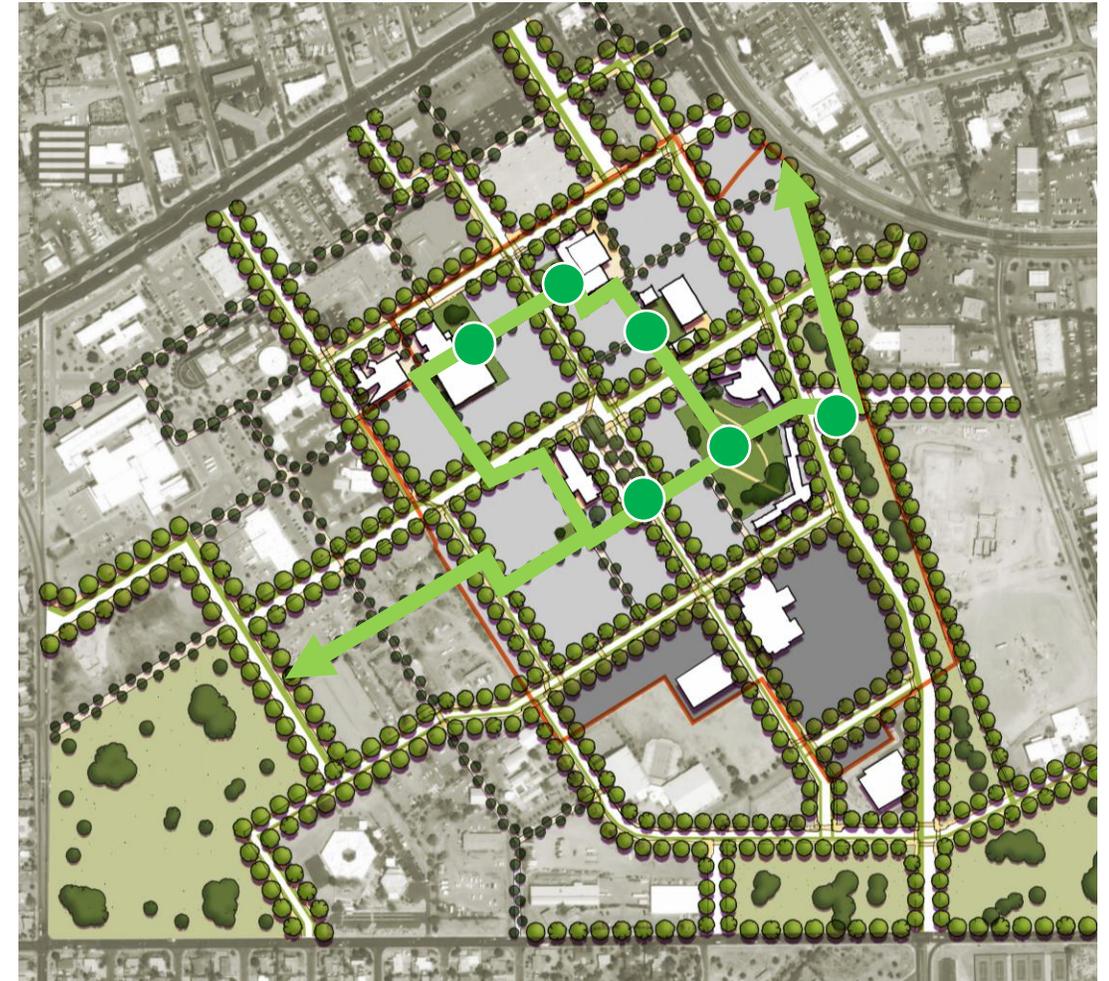
# Make Midtown a New “Center” for Santa Fe

- Community buildings anchor the Midtown site
- Network of open spaces focussed on new plaza
- Mixed-use buildings with shopfront spaces that enliven pedestrian realm
- Intensity of development and activities focussed around the plaza



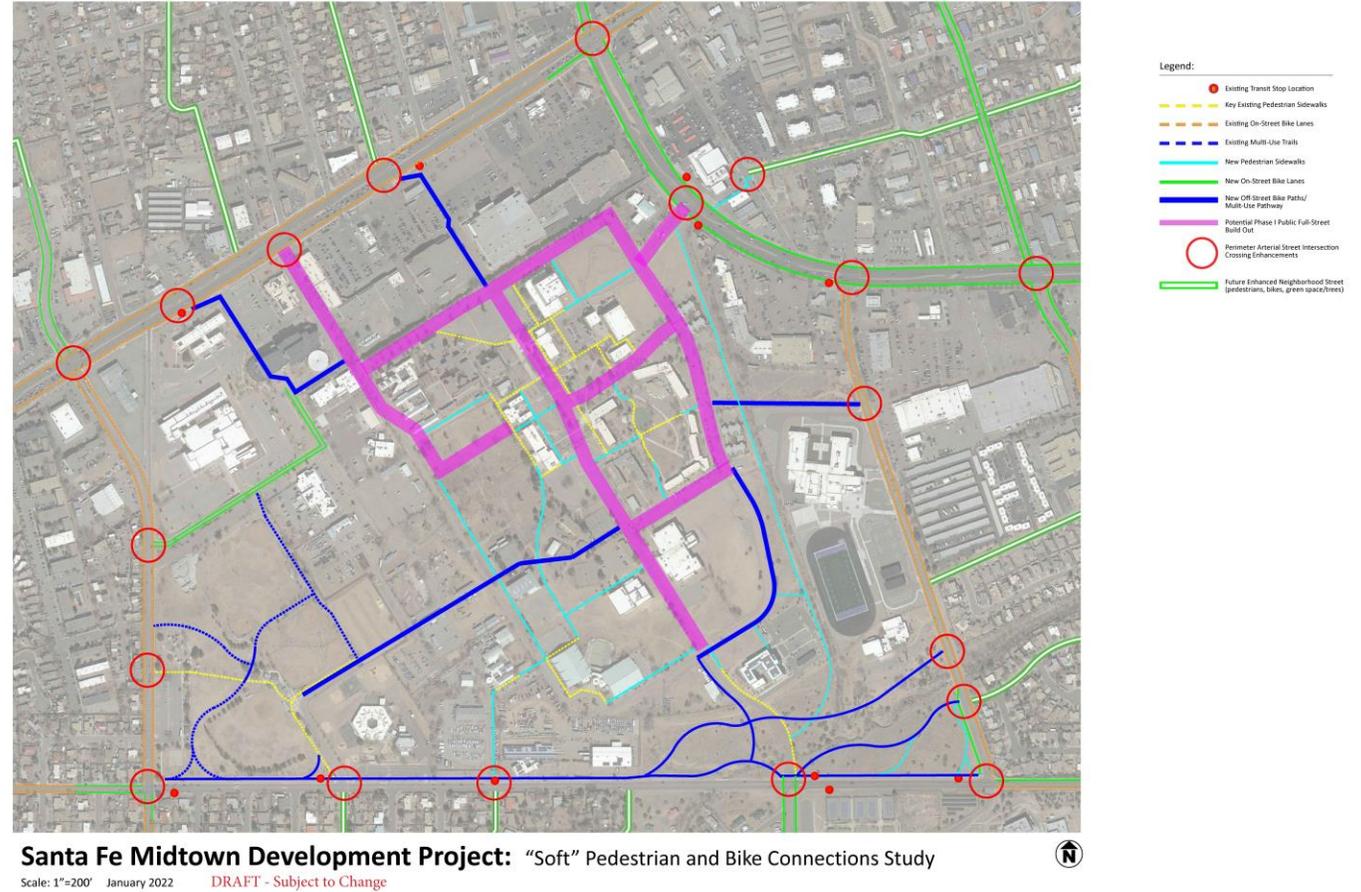
# Offer Green Spaces for People to Gather

- Diversity of open spaces to support a variety of activities
  - Plaza for gathering and performances
  - Linear park (alameda) for walking, jogging and wildlife habitat
  - Pocket parks and plaza for playgrounds, gardens and public art
- Connected via pedestrian paseos and bike routes
- Better connection to Franklin E Miles Park ballfields
- Space for pow wow arena



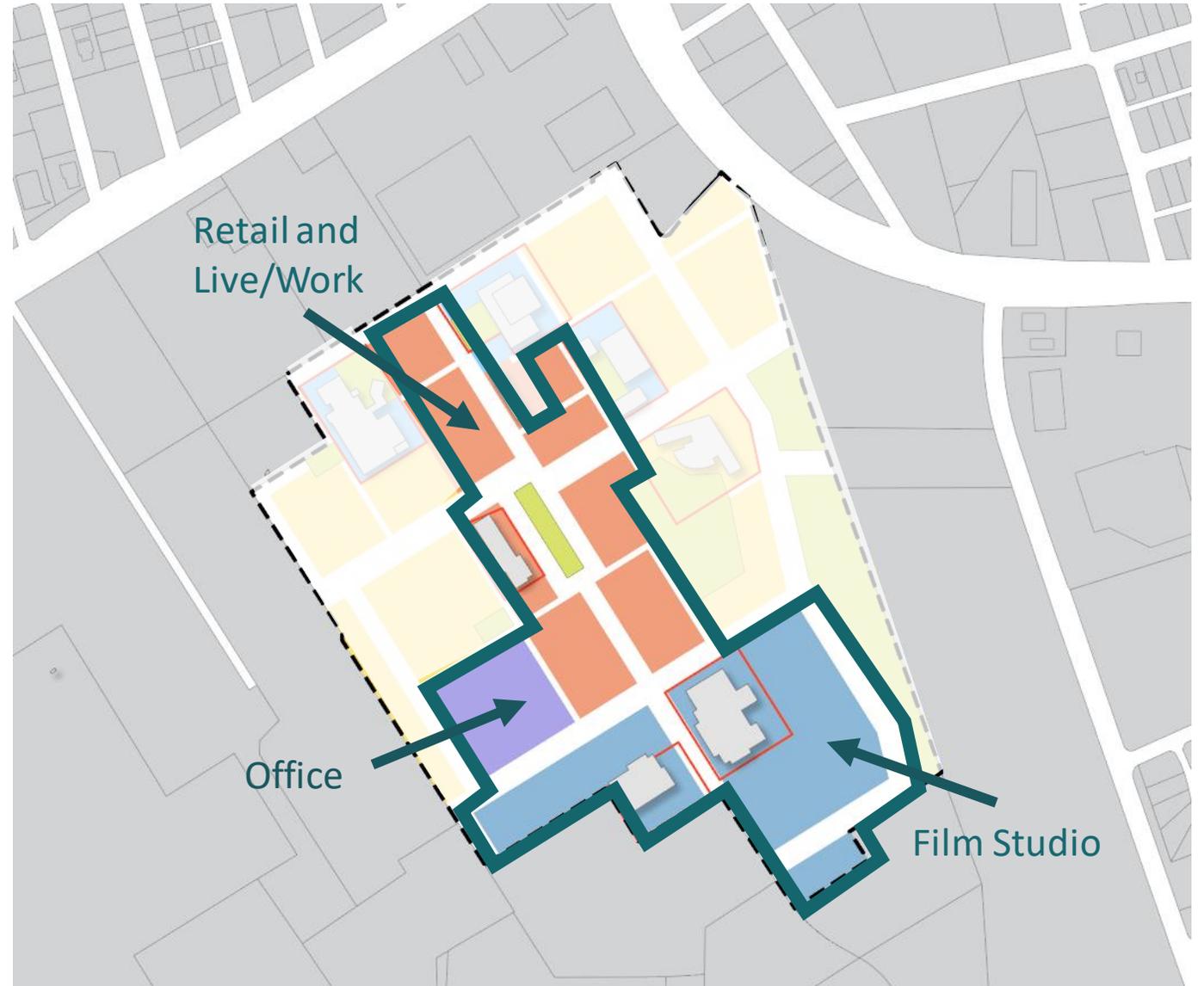
# Provide Connectivity to the Community

- Better connections between Hopewell-Mann and new community anchors (ex: library)
- N-S and E-W bike and pedestrian connections across site to stitch together districts
- Easy transit connections



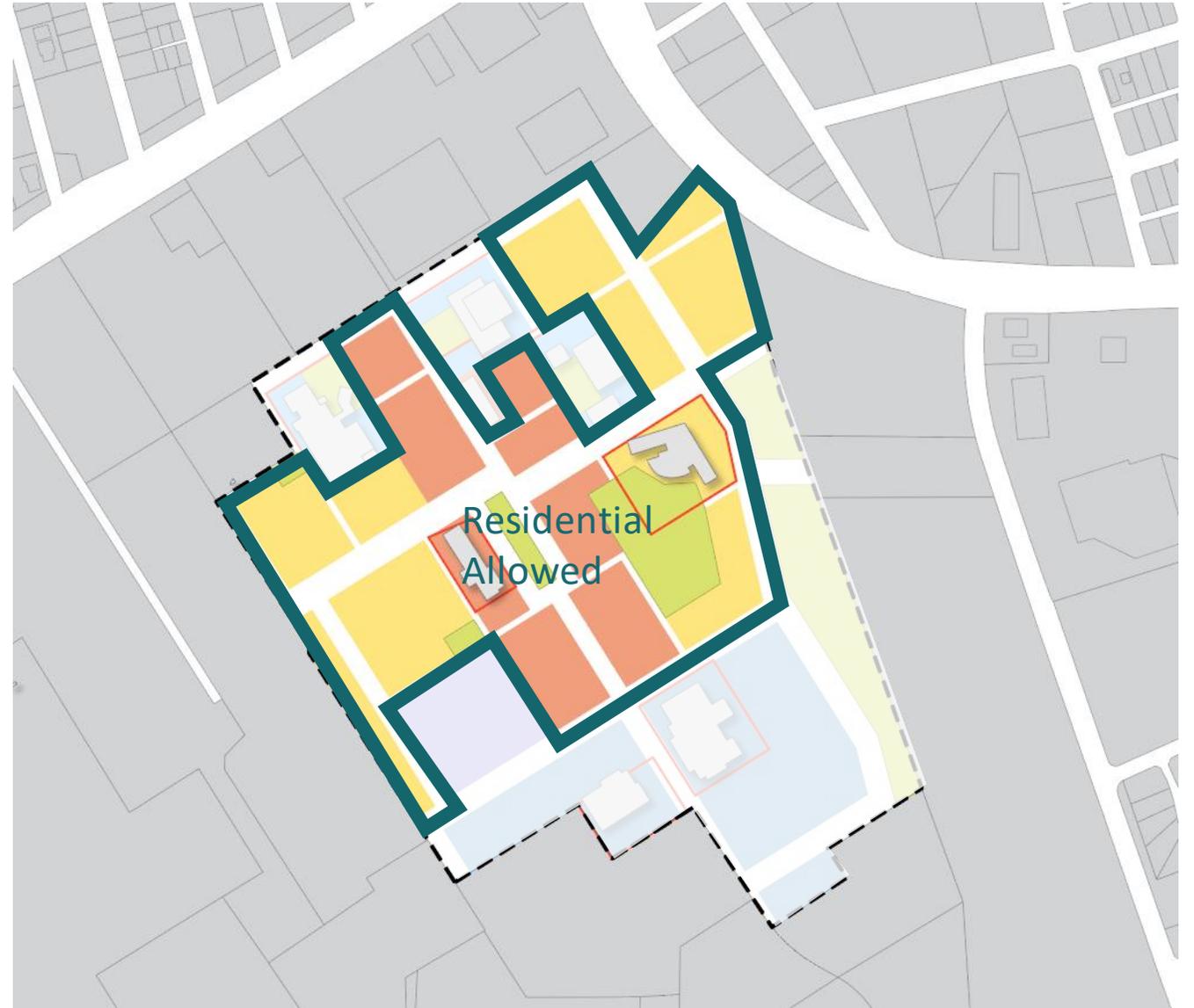
# Job Generation

- Central spine of employment and commercial uses
- Garson Film Studio Complex
- Office uses to support studio
- Commercial/retail and live/work around plaza



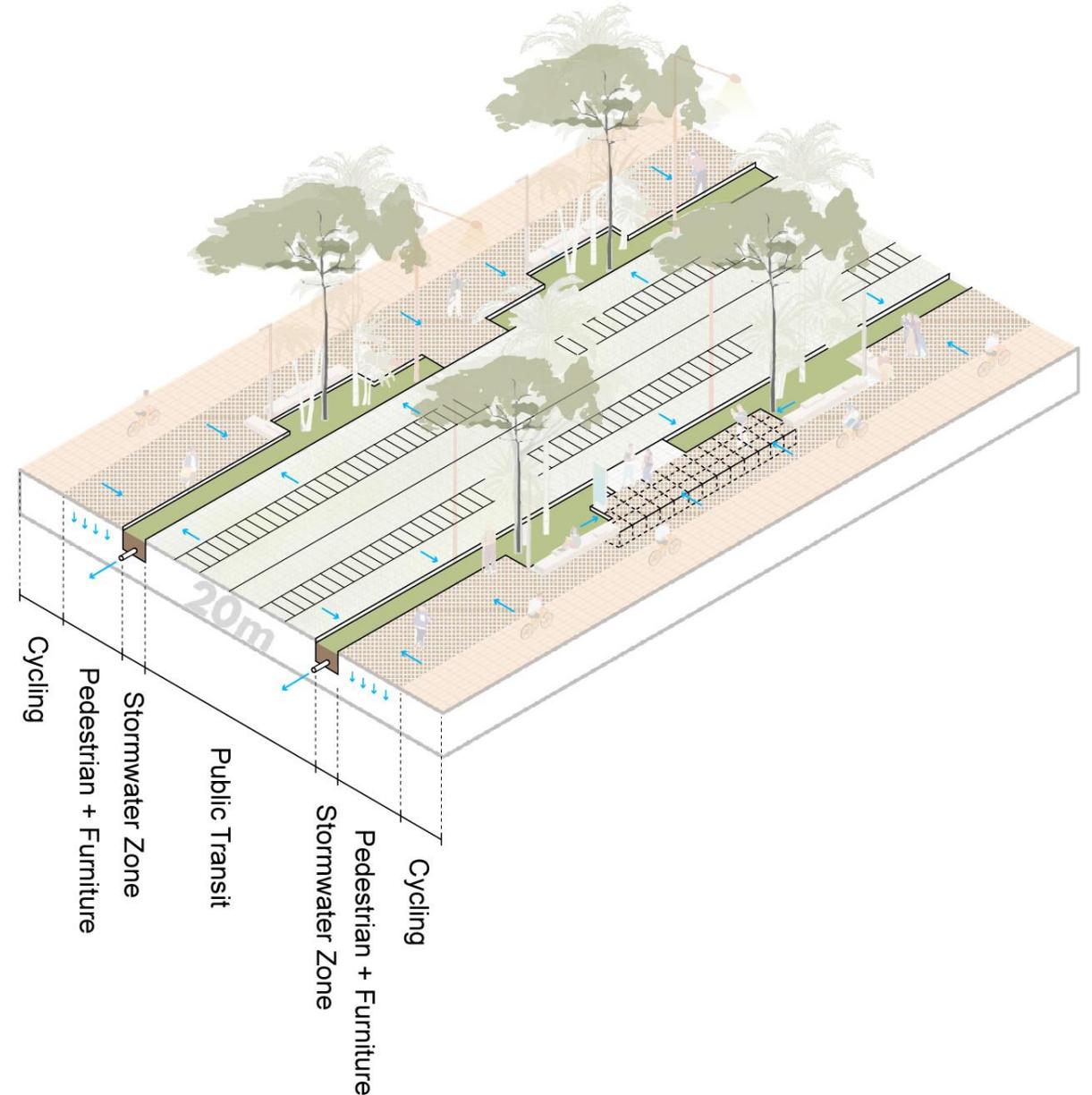
# Affordable Housing

- Flexible zoning code allows for variety of housing types
- Affordable housing can be supported by inclusionary zoning and ability to sell land at discounted rates.
- Affordable housing to be included in first phase of development



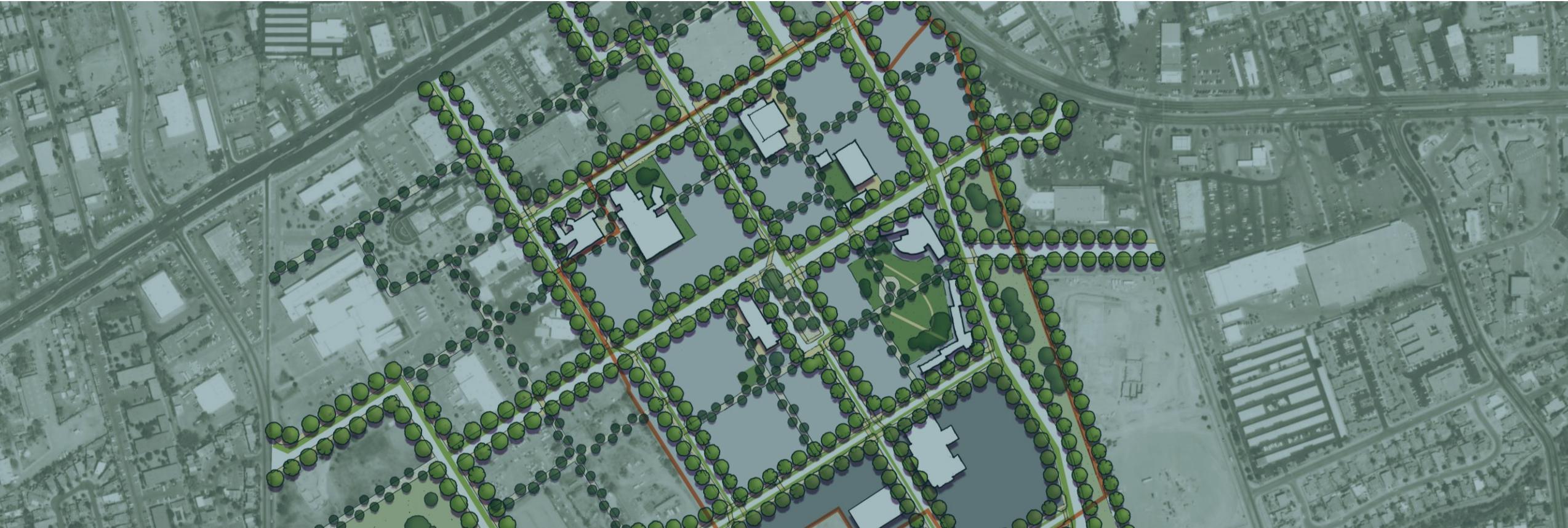
# Sustainability

- LEED ND to guide plan and development
- Stormwater management integrated with connectivity and open space
- Multimodal transportation options make low-carbon transport attractive
- Opportunity for partial or all-electric energy (discontinue gas)





# II. Structure + Organization





# What is a Land Development Plan?

- It is the “container” for the vision articulated in the **Community Development Plan**
- Establishes policies and priorities for future development – both a regulatory and a policy document
- Enables participation by multiple development partners
- Establishes development standards to implement the vision for development – focused on physical form and character

# How is the Land Development Plan organized?



Chapter 1

1

**Mission + Statement**

Provides an overview of the Midtown Development Plan and its relationship to the existing regulatory framework.



Chapter 2

2

**Background + Setting**

Summarizes existing conditions and identifies key characteristics regarding regional relevance, demographics and urban form.



Chapter 3

3

**Vision**

Gives an overview of the development vision and phasing, articulates the goals around sustainability, and sets goals regarding desired connectivity, stormwater, open space and built form.



Chapter 4

4

**Connectivity + Mobility**

Defines and provides the design direction for Midtown's Site future street network, modal prioritization, and parking policies.



Chapter 5

5

**Infrastructure + Public Facilities**

Describes green infrastructure for Midtown Site and addresses water and sewer improvements to realize the Development Plan vision.



Chapter 6

6

**Development Standards**

Establishes form-based zoning standards that regulate the future built character of Midtown Site.



Chapter 7

7

**Administration, Implementation + Financing**

Describes implementation and financing strategies to achieve the vision, as well as plan administration.



Chapter 8

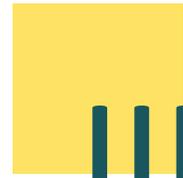
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**Appendices**

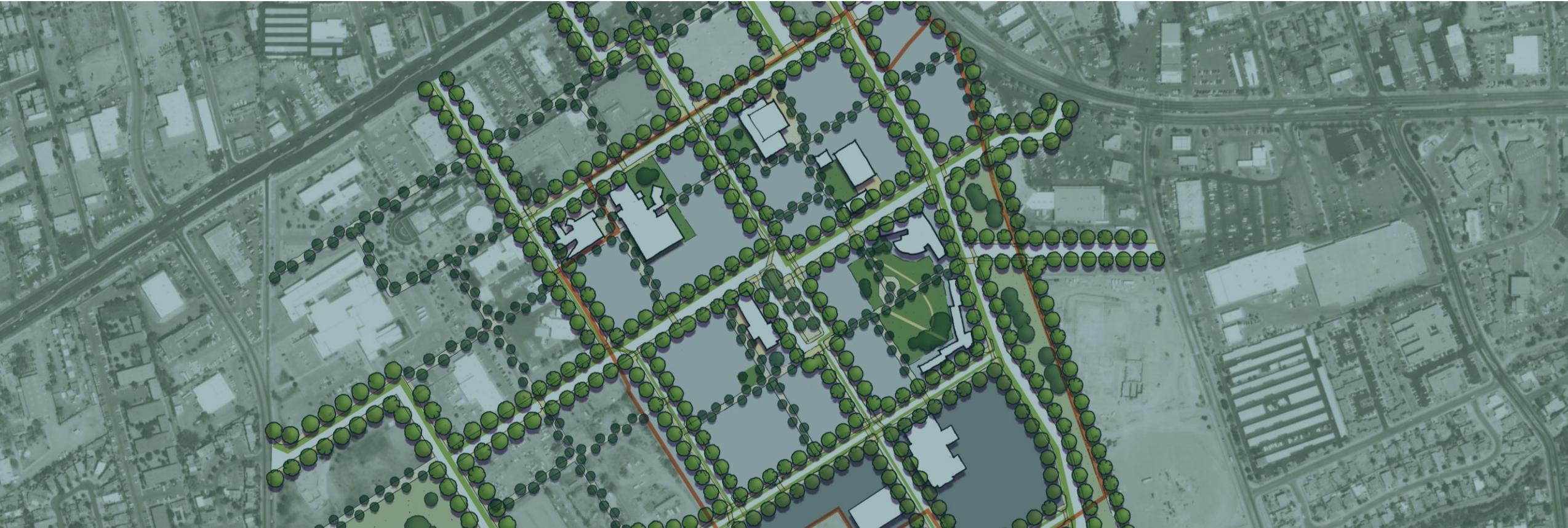
Includes supplementary documents developed throughout the Development Plan process.

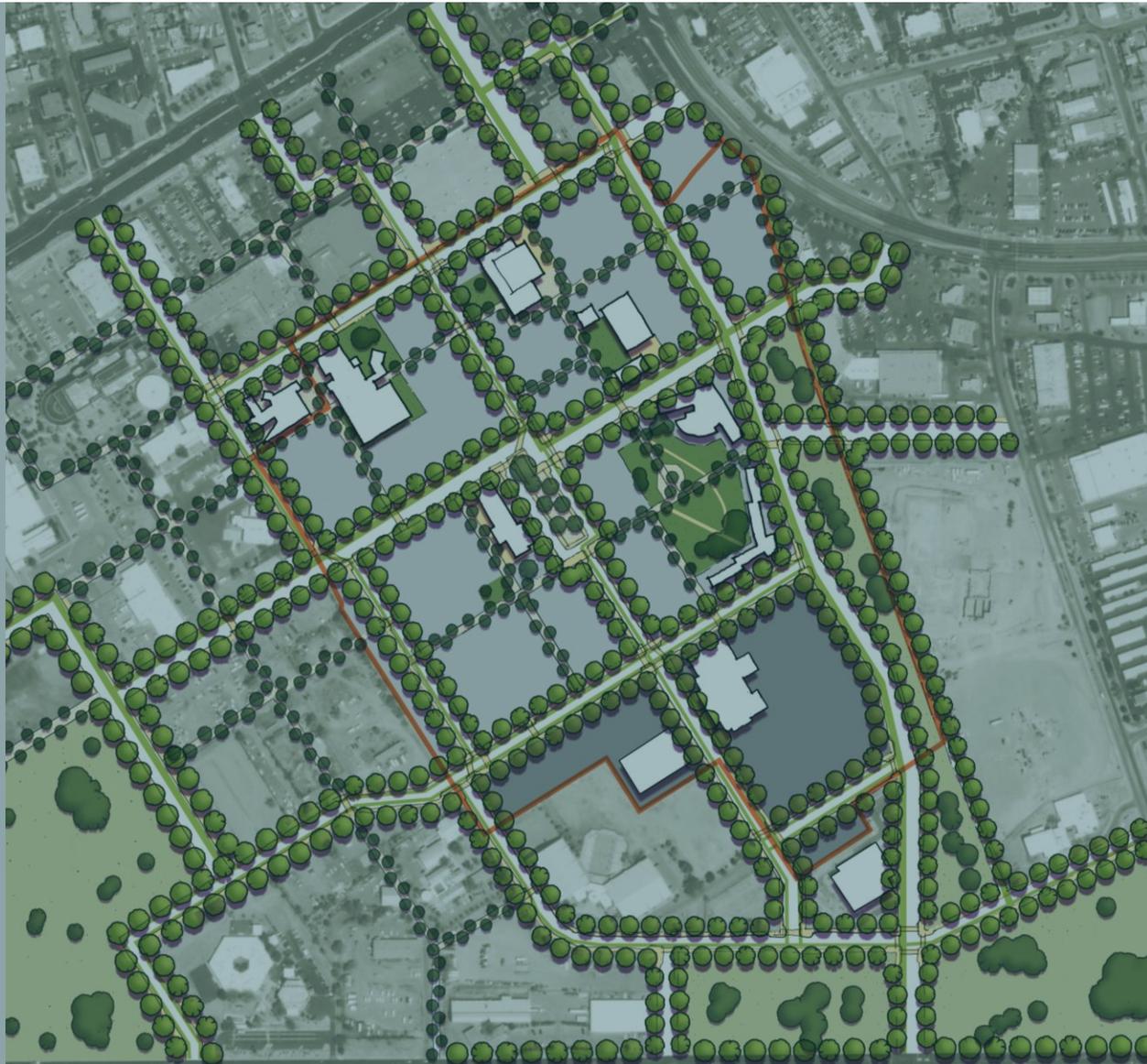
## Vision + Context

## Standards + Implementation



# III. Chapter Highlights





## Vision Chapters

Mission Statement

1

Background + Setting

2

Vision

3

Connectivity + Mobility

4

# Chapter 1. Mission Statement

Mission + Vision Statement

Purpose of Master Plan

Development Plan Focus + Organization

Relation to Existing Plans + Policies

Midtown Development Goals

Chapter — 1. Purpose + Intent

## 1.2 Purpose of the Master Plan



**The Midtown Master Plan implements the community's vision for Midtown by enabling reinvestment and future development that is feasible, predictable, and consistent with community aspirations and priorities.**

The Midtown Master Plan (Master Plan) is the culmination of a four-year planning (from 2018 to 2022) effort led by City staff and an interdisciplinary consultant team, and involving community members and stakeholders to develop a vision for the Midtown site. The vision provides a roadmap to achieve community goals for Midtown, such as increasing housing options and equity, improving walkability and transportation choices, and advancing resilience to climate change. The Master Plan will allow Midtown to grow and evolve following the community's shared vision, guided by green infrastructure, stormwater management, and improved connectivity at every stage. The Midtown vision is implemented by policies and standards to help prioritize investment and regulate private development to achieve an efficient design.

**Background History of Master Plan**

Following the closure of the Santa Fe University of Art and Design in 2018, the City of Santa Fe passed a resolution to initiate the Midtown redevelopment process. In the initial concept stage, the City developed a Project Plan as long as a Web Hub. Additionally, the City outlined a vision for community outreach. This began with the Collaborative Research Sessions, which took place in February 2018. The community engagement process informed programming, planning, and development approaches for the future reuse of the site. Around 2,800+ people shared their ideas for Midtown as part of the initial outreach process, and based on the input received, four elements were identified to guide sustainable development at Midtown: Equity, Economy, Culture, Environment. The community engagement process led to the approval of the Planning Guidelines for the City's Midtown Property in the summer of 2018.

In 2019, the City issued a formal request for proposals from developers and operators to submit formal and detailed proposals for the disposition and development of the site or parcels at the Midtown Property to meet economic and community development objectives. The review process happened by applying the Midtown District Planning Guidelines as criteria. Following the exit of the master developer, the City became the Strategic Planner of the redevelopment process. The City is working with Community Stakeholders and a Consultant Team to create two plans that will be contained into a single Master Plan.

- Midtown Development Plan (Development Plan) lays out land uses and an infrastructure framework to enable development and future investment. The Development Plan will guide the type of development the community wants, and will include connectivity, open spaces, stormwater and design guidelines.
- Community Development Plan identifies community benefit expectations that will be delivered as development occurs. It will be a policy-driven document to address housing choice and affordability concerns, job and training options, access to employment, community arts and cultural heritage recognition.

These plans will allow private developers, nonprofits, and the City to deliver development. A set of Listening Sessions held in June 2022, followed by a Visioning Workshop held in September 2022 helped to define key issues and design priorities.

**How the Development Plan Will Guide Midtown**

The Development Plan serves as both a policy and regulatory document and within the greater Midtown district the Development Plan establishes policies and priorities for future development. Within the 72-acre project area, the Development Plan establishes development standards to implement the vision for development at Midtown.



**Q 2018 PLANNING GUIDELINES**

- Sustainable Development.** Adopt a "Triple Bottom Line" approach to development to balance and improve social, environmental and economic impacts.
- A City Center.** Develop the City with a variety of uses that make it easy for residents of the city and region to live, work, play and learn. Integrate with neighboring communities by strengthening unique characteristics, minimize displacement, promote social equity and economic vitality.
- Adaptable Infrastructure.** Develop the physical and digital infrastructure so that it increases accessibility, and supports the initial steps of development. Design the infrastructure to be flexible and responsive to later stages of development.

**Work in-progress to replace with longer range timeline**

**Catalyze Midtown LINC Overlay.** The Development Plan can consider how owners of properties in the Midtown LINC can redevelop their properties in ways advance the Principles and Use described in these guidelines.

Midtown Development Plan — February, 2022

Chapter — 1. Purpose + Intent

## 1.5 Midtown Development Goals

**Analysis of existing conditions in Midtown revealed opportunities to build upon existing assets, address issues, and set goals.**

The analysis of existing conditions, and a variety of community engagement strategies identified four themes. Each is described here along with corresponding goals. These four themes have helped shape the Land Development Plan vision. For more information about the community engagement process, refer to Community Development Plan.

**Equity-Environment-Economy-Culture Framework**

Around 2,800+ people shared their ideas for Midtown as part of the initial outreach process, which concluded in 2018. Based on the input received, four elements were identified to guide sustainable development at Midtown: Equity, Environment, Economy and Culture (EEEC). These four elements have informed the framing of the Land Development Framework Goals discussed in this Section. The EEEEC framework prioritizes environmental protection, social equity, and economic prosperity across all levels of development. For maximum impact, the framework coordinates strategies at the scale of buildings and at the scale of the public realm. The design vision reflects the full breadth of the framework. The vision will be implemented through design standards and short- and long-term implementation strategies and policies described in Chapter Seven Administration, Implementation and Financing.

**Sustainable Development**

A LEED-ND certification will guide future development and encourage innovative design thinking. Developed by the U.S. Green Building Council, LEED is a framework for identifying, implementing, and measuring sustainable building and neighborhood design, construction, operations, and maintenance.

The integration of open spaces in the Midtown Site will help optimize natural resources, promote regenerative and restorative strategies, and maximize the positive effects on human health. Integrating green infrastructure with permeable and open-space design through permeable pavements, catchment basins, and other suitable solutions as part of future improvements and upgrades will help increase the stormwater retention capacity of the District and reduce runoff and flooding in the neighboring areas.

LEED provides guidance for sustainable reuse of existing buildings with a focus on water and energy efficiency systems, innovative materials, and indoor environmental quality.



**Four elements for sustainable development as identified in the 2018 listening process.**

Goals	Objectives
<ul style="list-style-type: none"> <li><b>Equity</b> <ul style="list-style-type: none"> <li>Housing, Access</li> <li>Public + Community Uses</li> <li>Build/Strengthen Local Capacity + Communities</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>To be a paradigm of development + inform future planning.</li> </ul>
<ul style="list-style-type: none"> <li><b>Economy</b> <ul style="list-style-type: none"> <li>Job Creation + Access</li> <li>Job Training + Career Education</li> <li>Future Planning</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>An equitable development that builds a resilient economy + increases housing choice.</li> </ul>
<ul style="list-style-type: none"> <li><b>Culture</b> <ul style="list-style-type: none"> <li>Place Acknowledgment</li> <li>Physical Character</li> <li>Citywide Destination</li> <li>Community Programming</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>A sense of place reinforced with cultural references + thoughtful transitions to context.</li> </ul>
<ul style="list-style-type: none"> <li><b>Environment</b> <ul style="list-style-type: none"> <li>Green Buildings/Sustainable Infrastructure</li> <li>Smart Growth + Connectivity</li> <li>Stormwater Management Development</li> <li>Community Design</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>An active + inclusive public realm that promotes "civic" health.</li> <li>Compact development that incorporates sustainable practices + stormwater infrastructure.</li> <li>A safe, connected, multimodal network that uses innovative mobility.</li> </ul>

Midtown Development Plan — February, 2022

# Chapter 2. Background Setting

## Regional Relevance + Demographics



## Site Conditions, Constraints + Opportunities



## Urban Form + Public Realm

Chapter — 2. Background + Setting

### 2.2 Site Conditions, Constraints + Opportunities

**Existing Conditions**  
 Located in the heart of Santa Fe, the Midtown site covers a 76-acre area. Midtown currently contains buildings from the 1940s campus and some civic amenities. The site is ideal for redevelopment because of its desirable location and because existing buildings and facilities provide the opportunity for efficient reuse. An appraisal of the campus property (Appraisal Report) (CBRE(2017) showed that some existing buildings are appropriate for reuse, as the majority are generally in good condition. A similar study on the condition of current infrastructure highlights opportunities to use and add to existing infrastructure (Wilson Report(2021). Reuse of existing facilities can help to control costs and help to reduce carbon emissions associated with construction by prolonging the life of existing facilities. At present, Midtown hosts occasional film production activity at the Green Canyon Studios and provides access to the Santa Fe Art Institute. However, Midtown lacks consistent public realm and mobility access. Its disconnection from Carrillos Rd and the limited external frontage hide the site from sight.

**Constraints**

- A Carrillos as Barrier
- B Poor or no External Frontage
- C Limited Connectivity
- D Stormwater Management Needs

**Opportunities**

- E Connect Hopewell Mann to High School
- F Improve Access to Existing Transit
- G Buildings to Reuse
- H New and Expanded Civic Amenities

Work In-Progress to update building footprints

Midtown Development Plan — February 2022

Chapter — 2. Background + Setting

**Constraint 1 Isolated site/poor connectivity**

**Issue**  
 Midtown is located at the heart of Santa Fe, but its poor connectivity options separate the site from ways to connect to other hubs of citywide and regional activity. As connections to nearby major streets, transportation stations, and other important regional activity centers are limited, Midtown Site cannot establish its regional presence and be considered a destination. Currently, the external connection is provided only via single routes to St. Michael's Dr. and Siering Rd. via Alvarado Dr.

**Opportunity**  
 The site's geographic centrality acts as an opportunity to reestablish the character of the heart of Santa Fe. By crafting connections in the available open land, new roads will better connect the site to the surrounding areas. Additionally, new and improved crosswalks and pedestrian paths could provide access to the Hopewell Mann residents and General Franklin Miles Park visitors.

**Constraint 2 Inconsistent public realm**

**Issue**  
 The quality of the public realm in Midtown is not consistent, and it does not provide a comfortable experience. There is a lack of high-quality frontages, sidewalks, street greenery, or lighting. The existing buildings and public realm do not relate in a coordinated manner, leaving significant gaps between buildings that disrupt the pedestrian experience.

**Opportunity**  
 Midtown has the essential foundation for a well-connected street grid that organizes new buildings and creates a pleasant public realm. The new grid can incorporate high-quality public realm design, including trees, green infrastructure, and shade strategies to support walking and outdoor recreation and dining. The Plan also protects and enhances existing cultural resources in other new streets infrastructure or proposed improvements in the current public realm.

**Constraint 3 Outdated infrastructure**

**Issue**  
 Lack of ongoing investment in existing utilities at Midtown means that current systems are inadequate to current needs and are hindering new development. Limited infrastructure systems do not provide connections to enable service across the entire site and may not provide adequate capacity to serve the types of uses envisioned by the community for Midtown. Existing infrastructure may not be suited to support current best practices for sustainable development.

**Opportunity**  
 Upgrades to existing utilities and additional new utilities provide the opportunity to build out a modern, sustainable system of infrastructure that can support electrification of climate control and vehicles, serve data-intensive film studio activities and manage water efficiently and sustainably.

**Constraint 4 Poor stormwater management**

**Issue**  
 Midtown lacks adequate stormwater management infrastructure which has likely contributed to flooding challenges and risk of flooding in nearby neighborhoods. Existing facilities will be inadequate to handle additional development, and are not designed in such a way as to contribute to the public realm by providing additional green space on the site.

**Opportunity**  
 The availability of open land and existing topography can benefit the design and development of a sustainable stormwater management system. The integration of stormwater design into new streets, public spaces, and infrastructure can achieve manage existing and anticipated additional stormwater runoff while contributing to a high-quality public realm for Midtown.

**Constraint 5 No multi-modal options**

**Issue**  
 Midtown Site currently has poor internal pedestrian and bike connectivity and limited access to nearby bus and rail connections. The site also lacks comfortable access for everyone, safe crosswalks, and ADA-accessible sidewalks. The existing infrastructure is not readily accessible to and usable by all users, especially individuals with disabilities.

**Opportunity**  
 Midtown Site can become the prototype for a development that accommodates diverse users with different transportation needs, preferences, and abilities and prioritizes alternate modes of transportation. Promoting alternate transportation can directly reduce environmental pollution, encourage physical activity, and contribute to a healthier community.

**Constraint 6 "One-size fits all" zoning**

**Issue**  
 The existing zoning is inadequate to deliver a vibrant mixed-use district despite the presence of the Midtown LINC because of the underlying zoning. Allowed uses and required public realm and building form standards are not consistent with the community's vision for the site.

**Opportunity**  
 The redevelopment of Midtown is an opportunity to introduce design standards that will inform the current zoning practice in Santa Fe and streamline project permitting sustainability. New development standards that are more prescriptive than what exist in the Midtown LINC can provide a better roadmap for the incremental development of Midtown over time.

Midtown Development Plan — February 2022

# Chapter 3. Vision

Connectivity + Mobility

Open Space + Stormwater

Civic + Open Spaces

Urban Form + Building Scale

Place-based Approach

Development Program + Phasing

Reinforcing Community Health

**Civic Spaces + Cultural Activities**

The Development Plan integrates a variety of civic spaces designed to accommodate cultural activities. The Development Plan proposes the rehabilitation and reuse of the Visual Arts Complex Visual to create a Community Arts and Culture Hub. Similarly the Fogelson Library complex is imagined as a public library and community learning and innovation center. Other buildings important to the community, such as the Garson Theater, St. Michael's Hall, and King Hall, will be made available for reuse to facilitate community needs. A civic space and/or plaza of varying size is envisioned adjacent to each re-used building to complement the activities taking place within. A network of streets will link all these spaces together and create cultural linkages, allowing pedestrians to navigate the site easily and enhancing the pedestrian experience by embracing the Santa Fe culture.

**POW WOW**

**Pow Wow in the Quad Park**

A Pow Wow 120' in diameter can be centrally located in the current Quad Park. The Pow Wow will serve a range of public activities and multipurpose functions such as meeting together, dancing, singing, and reimagining Native American cultural activities.



**Civic Spaces + Cultural Activities**

The proposed civic network includes a variety of spaces that can accommodate multiple cultural activities and respond to specific community needs. A cultural route ties the spaces together and aims to celebrate culture to its most extent.



**Civic Spaces**

**Pow Wow** A Pow Wow is a circular arena used for dancing, singing, and socializing. The term powwow, which derives from a curing ritual, originated in one of the Algonquian nations of the Northeast Indians.

**Historic Plaza** The historic Plaza in Santa Fe is a iconic plaza that attracts visitors from all over the country. It is considered a National Landmark, an exemplary case of traditional Spanish-American plaza. The Development Plan proposes a central plaza inspired by the Historic Plaza, and its integrated as a place for community gatherings and informal social interactions.

**Fogelson Library** The Fogelson Library is the main library for Santa Fe University of Art and Design. After being upgraded the Fogelson Library to serve both academic and community needs, the library can become a community anchor for library events.

**Cultural Activity**

**Pow Wow Fair Day** A celebration of American Indian culture in which people from diverse indigenous nations gather to dance, sing, and honor the traditions of their ancestors.

**Annual Events related to Arts + Culture** Plaza spaces for community events and civic gatherings. The new Plaza in Midtown will accommodate various events related to arts and culture. The streets around the Plaza will be designed to enable temporary closures for special events and extend the plaza space to the adjacent sidewalks.

**Indigenous Book Festival in Fogelson Library** The Fogelson Library can host annual library events. For example, the Indigenous Book Fair can be dedicated to celebrating Native American author work and featuring young writers. Also, workshops and panels can motivate school students to engage with writing and library reading.

**3.7 Development Program + Phasing**

**Uses + Distribution of Uses**

Midtown will become a mixed-use and mixed-income district enabling a variety of uses — from small-scale residential (rent) to offices, commercial spaces, flex spaces designed to fulfill artists' needs, theater and film production, institutional uses, and apartment buildings. The combination of uses will make Midtown a place that appeals to a wide variety of people. In addition, the future development will acknowledge the importance of creating opportunities for youth and pair it with the need for affordable housing opportunities. Flex spaces will be placed centrally along the north-south spine, forming an art and flex corridor. Small businesses, such as pop-up businesses, small spaces for artists, and studios will occupy most of the street frontage. Institutional uses will remain in the north area, as well as the Garson Studios in the south, which will expand to the south to accommodate film production spaces.

**Development Phasing**

Midtown will achieve the community vision incrementally, combining public and private development efforts. An initial development phase will use existing buildings and infrastructure to frame and animate community amenities and facilities while providing opportunities for infill development on adjacent parcels. Parallel, it will anchor the development around the central plaza and establish the first internal connectivity routes. The Development Plan will expand to all developable parcels in the medium-term, in line with infrastructure and connectivity investments. During this phase, the development will also facilitate its application and involve economic strategies to satisfy the community's needs. Adjacent properties will frame the development at the last phase to leverage existing available land for housing, community and stormwater management purposes.

**Phasing + Development Blocks**

Phase 1: Frame and animate existing amenities and facilities.  
Phase 2: Anchor development around a central civic space.  
Phase 3: Integrated stormwater facilities that work as part of a comprehensive system.



**Phase 1**

**Phase 2**

**Phase 3**

**Legend**

- Project Area
- Buildings to Reuse
- Institutional Parcels for Reuse
- Blocks for Development in Current Phase
- Blocks for Development in Previous Phase
- Open Space
- Road Infrastructure

**KEY OFF-SITE PROJECTS Needed**

**Local Internal connections that allow connections to arterial streets**

- Reorientation of connections around HED and tennis center
- To Cervantes Shopping Center
- To St. Mike's through Thomas Property
- Across Khart site
- To west GFM park and repositioning of public lands for complementary housing and mixed-use development

**Connections to Surrounding Areas**

- Improving connections through Hopedwell Mall
- Extend street grid across MArt site
- Active regional connections to pathways
- Good connections to Railrunner Corridor

# Chapter 4. Connectivity + Mobility

## Conceptual Connectivity + Mobility Framework



## Policy for Midtown + Surrounding Area

Work In-Progress

Chapter — 4. Connectivity + Mobility

### 4.1 Conceptual Connectivity + Mobility Framework

**Multimodal Connectivity and Enhanced Mobility**

The plan acknowledges different user needs by introducing various mobility and connectivity options. Multimodal street design will accommodate diverse users with varying transportation needs, preferences, and abilities. A cohesive network of streets, paseos, and bikeways will bring cyclists, pedestrians, and cars from Cerrillos Rd. and St. Michael's Dr to Midtown and connect them to destinations outside the Site, such as the Franklin E Miles Park. The proposed network will include a forward-thinking, flexible design that can integrate stormwater and green infrastructure technologies and allow for environmental sustainability.

The Master Plan suggests a clear hierarchy of streets that balances vehicular traffic with the needs of pedestrians and cyclists. The proposed network introduces different modes based on the physical context. A phasing approach aims to balance short and long-term needs. In the first phase, 'soft connections' will build upon the existing potential for pedestrian and bike connectivity and connect Midtown to important cultural anchors around the Site. The soft connections vary from improved or new sidewalks, bikeways, multi-use paths, and connections to existing trails and nearby schools.

**East-West Connectivity Goals**

- Connect to Hopewell-Mann neighborhood and Franklin Miles Park,
- Prioritize pedestrians and cyclists over vehicles
- Provide access to transit along St. Michael's Drive, and
- Deliver cohesive internal automobile connectivity.

**North-South Connectivity Goals**

- Connect to Acequia and Arroyo trail system,
- Provide access to transit on Cerrillos Rd. and Siringo Rd., and
- Minimize cut-through traffic.



**Commercial/Mixed Use Streets** Enjoyable and highly walkable downtown street



**Standard Midtown Streets** Typical streets that balance vehicular, bike, pedestrian, and green space



**Multimodal Street Corridors** Major streets that prioritize safe and separated bike paths and sidewalks



**Shared-Use "Slow Streets"** Narrow streets for all users designed for very slow vehicle speeds



**Enhanced Bike/Pedestrian Paths** Bike and pedestrian only pathways that connect within Midtown and to surrounding neighborhoods



**Pedestrian Paseos/Promenades** Urban pedestrian pathways between building use and within green space

Midtown Development Plan — February, 2022

Chapter — 4. Connectivity + Mobility

### Midtown Connectivity + Mobility Guiding Principles



**Balanced.** Ensure that people can easily move within and be connected to Midtown by bike, walking, taking transit, driving, ride-share, or by e-mobility. Dedicate specific routes within the Midtown site that emphasize safe active transportation options but still allow for auto connectivity.



**Connected.** Allow for Midtown to be well-connected both internally but also be easily accessible to surrounding neighborhoods, regional parks, trails and open space, schools, civic areas, commercial centers, and transit stops including the Rail Runner.



**Enjoyable.** Streets are to be designed to maximize the comfort of the walking and biking experience. Landscaping and street trees help soften the streetscape, help create a buffer between vehicular movement and help cool the street during hot daytime conditions. Streets easily blend into small pedestrian-friendly plazas and plaza spaces within the Midtown site.



**Sustainable.** Midtown streets and connections go beyond moving people but also serve as ecological corridors using landscaped-based stormwater management, trees for passive solar energy and ambient air cooling, and a diversity of plant species including pollinator-friendly low-water use plants.



**Flexible.** Design streets, especially in the heart of Midtown, to be used flexible public space. Streets can be closed off for special events but still allow for traffic to effectively move through Midtown. Flexible streets can also be designed as "flush" or "curbless" to the surrounding sidewalks allowing for easy physical transformation of space.



**Authentic.** The flavor and feel of Midtown's streets should be a reflection of the local area. Paving materials, landscaping, street furniture, lighting, wayfinding signage, and public art, should be unique to Santa Fe and not overpower the aesthetic of the surrounding neighborhoods.

Midtown Development Plan — February, 2022



# Chapter

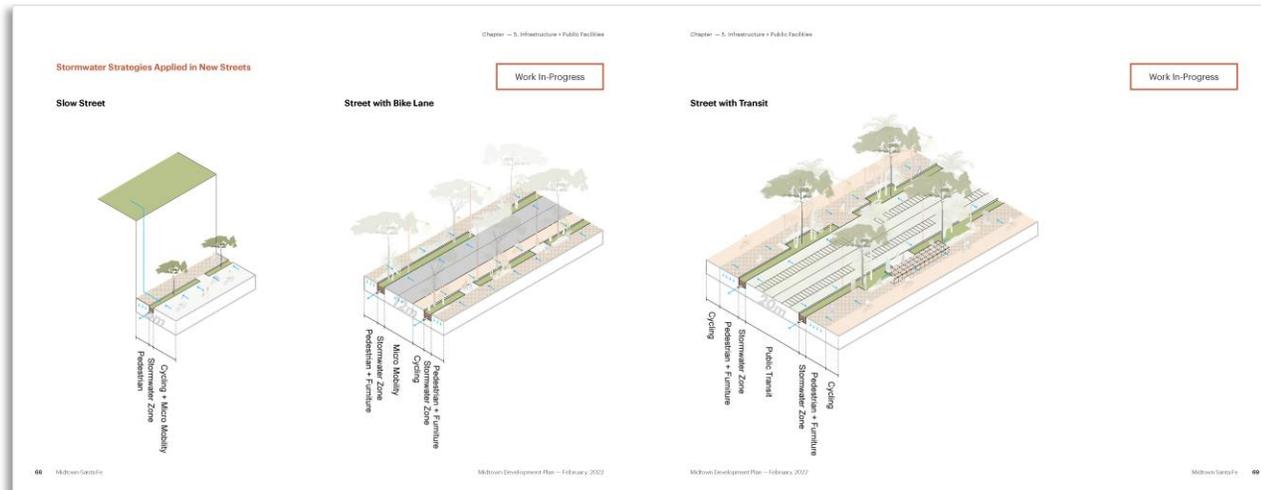
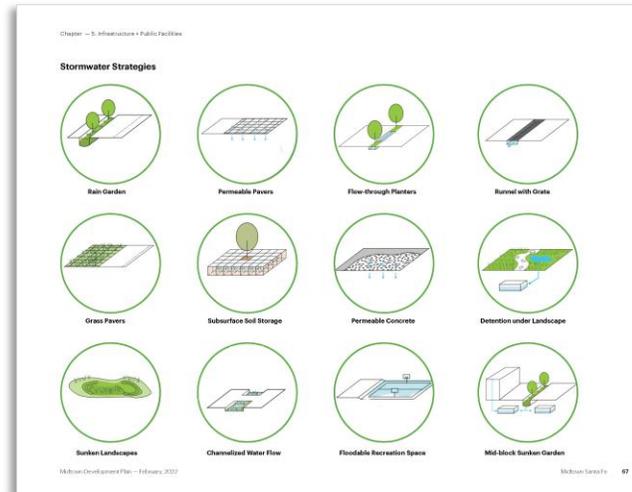
# Infrastructure + Public Facilities 5

# Chap. 5 Infrastructure + Public Facilities

Stormwater + Water Quality Management



Policy for Midtown + Surrounding Area





# Chapter

# Midtown Development Standards

# 6

# Chapter 6. Development Standards

Thoroughfare Standards

Civic + Open Space Standards

Zoning Regulating Plan

Sub-zone Standards

Façade Zone Standards

Frontage Types

Design Standards General to All

Definitions

### 6.4 Zoning Regulating Plan

This section demonstrates where specific form-based zoning standards and allowed uses apply within the Midtown Development Plan area.

**Zoning Approach**  
To deliver the vision described in the Midtown Development Plan, each development site in Midtown is controlled by a combination of Sub-Zone Standards and Façade Zone Standards that control use and Façade Zone Standards that control building massing and design. Both sets of standards have been coordinated and must be satisfied for each development site in Midtown.

**Sub-Zone Standards.** These standards apply to the entirety of each site onto which they are mapped, and control allowed uses.

**Façade Zone Standards.** These standards apply to the edges of each site that abut public rights-of-way, civic spaces, or public access easements such as passives. They control elements such as setbacks, height, setbacks and required frontage types.

**Zoning Approach**  
Figure 6.4.1 (Zoning Regulating Plan) identifies the applicable Sub-Zone Standards and Façade Zone Standards for each development site in Midtown. Where development sites are combined, the applicable standards identified in Figure 6.4.1 (Zoning Regulating Plan) must be met.

Where the location of flexible rights-of-way and easements, such as passives and alleys, as identified by Figure 6.2.1 (Thoroughfare Regulating Plan), is adjusted, the applicable Façade Zone Standards indicated in Figure 6.4.1 (Zoning Regulating Plan) shall apply to the right-of-way or easement. In its new location, unless the new location represents a substantial change in context which merits a change in Façade Zone type, to be determined by the Director.

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### 6.6 Façade Zone Standards

This section establishes Façade Zone Standards that regulate setbacks, frontage types, height, and other elements that impact the quality of the pedestrian realm. These standards are meant to complement the Development Block Standards in the preceding section.

**Context-Sensitive Standards**  
To deliver the high-quality public realm envisioned by this plan, specific standards for particular Façade Zones are applied according to Section 6.4 (Zoning Regulating Plan). These standards correspond to different thoroughfare environments, and are scaled accordingly. Façade Zones that allow for taller heights and facade conditions appropriate for commercial uses are prescribed for major thoroughfares, while lower-intensity Façade Zones with reduced building heights are prescribed for more intimate passives and residential streets. The Frontage Types allowed under each Façade Zone are calibrated to the physical character and types of activity envisioned for each environment.

**Walkable, Pedestrian-Oriented Design**  
Standards for specific Façade Zones are intended to create a high-quality public realm that provides an appealing experience for people moving around Midtown on foot. By intentionally regulating building design elements such as ground floor frontages, building height at the frontage line, setbacks along the frontage line, frontage definition and composition of openings, these standards will promote a cohesive pedestrian realm.

**Application of Façade Zone Standards**  
Façade Zones are applied along the edges of rights-of-way, easements, and civic spaces, as shown in Section 6.4 (Zoning Regulating Plan). The Façade Zone standards govern the portion of a development block within a certain distance of these public spaces, defined as the Façade Zone Area (see the table below). All standards contained in Section 6.6 (Zoning Regulating Plan) for the relevant Development Block still apply within the Façade Zone Area.

Applicability of Standards	
<b>Façade Zone Area Extents</b>	
Façade Zone Area Depth	Up to 30' from frontage line <sup>1</sup>
Façade Zone Area Height	Unlimited
<sup>1</sup> The frontage line shall be defined as the boundary of the adjacent public way or easement.	
<b>Openings</b>	
Height above grade where spacing standards must be met	42' min. 72' max.
Standards in this section shall apply to all walls contained within a single lot and facing a public way or open space.	

**Table 7.1. A Façade Zone Overview**

Main Street Core (MSC)	Main Street Flex—Office (MSF/MSF-O)	Live/Work (LW)
<b>Intent:</b> An active streetscape characterized by high pedestrian density and commercial activity. The Façade Zone reinforces the central Plaza as a gathering point for the neighborhood.	<b>Intent:</b> A walkable main street environment designed for a mix of housing and workplaces, which can evolve to accommodate increasing commercial activity as the neighborhood matures.	<b>Intent:</b> Inspired by old-world city streets, the Façade Zone features a pedestrian-dominated passage lined by buildings that combine residences with ground-floor shops and studios.
Neighborhood Residential (NR)	Neighborhood Passive (NP)	
<b>Intent:</b> An environment in which residences face onto a landscaped public realm accommodating pedestrians, bikes, and low-speed auto traffic—graciously transitioning to the private realm through appropriate frontage types.	<b>Intent:</b> A fine-grained, intimate environment with homes facing onto pathways for foot and bike traffic.	

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# Chapter

# Administration, Implementation + Financing

# 7

# Chapter 7. Administration, Implementation + Financing



Chapter - 7 Administration, Implementation + Financing

Work In-Progress

2

Implementation Goal

Improved + Efficient Multi-modal Connectivity

Provide a network of efficient, multimodal connections for residents, workers and people visiting Midtown. Expand and establish a broad range of existing and future street network options within and outside the Midtown Site, including new streets, bicycle lanes and sidewalks, multimodal trails, and improved intersections with existing streets. Minimize traffic and congestion through support of multi-modal trips, and reduce cut-through traffic through traffic calming strategies.

Expected Outcomes

- Kind of complete streets and pedestrian/bike routes that support walking and bicycling and extend and connect to nearby transit and adjacent neighborhoods.
- Strengthened connections to regional transit, including the Railrunner Service and local bus network.
- Opportunities for workers and students to walk, bike, or take transit to work and/or school whether at Midtown or in other parts of Santa Fe.
- Transportation Demand Management (TDM) programs to minimize single-occupancy vehicle trips and promote multi-modal options.
- Improvements to surrounding streets such as Cerros, Llano, Siering, Camino Carlos Rey and St. Michael's to promote improved accessibility between Midtown and adjacent neighborhoods.

and destinations for people walking, riding bikes, and taking transit.

Priority Implementing Actions

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Work In-Progress

3

Implementation Goal

Access to Open Space

Encourage a system of connected neighborhood parks and open spaces, from small pocket parks and pocket plazas, to larger open spaces. Pursue opportunities for preserving civic and cultural sites, integrating flexible open spaces that can accommodate a broad range of community activities and a complete system of pedestrian passages and bike lanes that provide access to the Midtown Site. Integrate stormwater solutions, and sustainable designs into the new open spaces to protect the surrounding neighborhoods from flood events.

Expected Outcomes

- A variety of open spaces to accommodate formal and informal activities.
- A network of landscaped plazas, green open spaces, around the existing institutional facilities and along the arroyo.
- A central plaza space to anchor a small scale retail and provide a venue for community events.
- Maintain the Quad open space between St. Michael's Hall and King Hall for outdoor performances and other community activities.
- Improve drainage ditch along eastern edge of Midtown Site to serve as stormwater management and an attractive linear open space with a pathway that connects St. Michael's Drive to the southern edge of the site and existing and future trailway networks south of the site.

Priority Implementing Actions

- Construction - who will build and how will it be paid for?
- Maintenance - who will do it, how will it be paid for?
- Investigate feasibility and desirability of locating a pop-up facility on the Midtown Site.

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Work In-Progress

4

Implementation Goal

Improved and streamlined entitlement processes that efficiently attract investment and development.

Opportunities for job training and development for Santa Fe residents, and especially the youth.

Marketing and assistance programs for start-up businesses willing to locate in the Midtown Site and existing businesses willing to expand there.

Entrepreneurship programs to connect local entrepreneurs with venture capital and angel investor networks to assist in moving new technologies from the laboratory to the marketplace.

Strategic partnerships with the City of Santa Fe to address housing affordability, environmental impacts, and community amenities.

Priority Implementing Actions

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Work In-Progress

5

Implementation Goal

New and upgraded stormwater management facilities that incorporate low-impact, green treatment, storage and conveyance solutions for stormwater.

Mobility network that encourages use of low and no-carbon transportation options.

Street trees and landscaping that help to moderate the climate at Midtown and reduce the heat island effect.

Decentralized solutions in stormwater management technologies at building and district scales as applicable.

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Content and placement of this Chapter is Work-in-Progress

# Discussion



# Work-In-Progress

The following items are being developed for inclusion in the plan. Ongoing conversations (including this one) are helping to refine plan content for the following topics:

- Infrastructure/Utilities
- **Program + Phasing**
- **Parking Strategy + TIA**
- **Plan Administration + Procedures** including governance, monitoring + reporting, and inclusionary + incentive zoning
- **Community Development Plan**

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