

Early Neighborhood Notification Meeting

Santa Fe, NM

Midtown Master Plan





How to Participate

- ENN meeting will be in English and Spanish
- Presentation will be followed by a Question & Answer period

Participating in English and Spanish – Choose your preferred language

- **La función de interpretación ya está activada**

En su computadora 1) Haga clic en el ícono del globo que se encuentra al pie de su pantalla, 2) Seleccione su canal de idioma

En su aplicación de zoom por teléfono inteligente o tablet: 1) Haga clic en el ícono de 3 puntos (que dice "more" o "más") 2) Elija "Language Interpretation" o "Interpretación de idiomas" 3) Elija su idioma 4) Haga clic en "Done" o "Finalizar"

- **The interpretation function is already activated**

On your computer 1) Click on the globe icon at the bottom of your screen, 2) Select Language Channel.

In the zoom app on your smartphone or tablet: 1) Click on the icon with the three dots (more), 2) Select Language Interpretation from the menu, 3) Select your language channel: English or Spanish, 4) Click Done



AGENDA

The ENN meeting will last
one and a half hours

July 14, 2022

5:30pm – 7:00pm

The ENN Meeting

1. **Welcome** – Daniel Hernandez, Proyecto, Redevelopment Project Manager
2. **Introduction** – Richard Brown, Director of the Office of Community and Economic Development
3. **ENN Purpose and Guidelines** – Maggie Moore, Planning Manager
4. **ENN Presentation of Land Use Application** – master plan and zoning
5. **Questions & Answers** – Lee Logston, Midtown Development Manager
6. **Community Education Stipend Program & More Information**



Early Neighborhood Notification (ENN): Purpose and Guidelines

This ENN Meeting is the first required step in the Land Use application process to be submitted by the Office of Economic Development (the Applicant).

Maggie Moore, Planning
Manager

mmoore@santafenm.gov

- **Goal: to continue the lines of meaningful communication between the Applicant, residents, and adjacent property owners regarding the proposed master plan and land zoning.**
- Applicant presents an overview of the land use application for the proposed master plan and land zoning.
- Residents and property owners respond with questions and provide comments and recommendations for refinements.
- **Overarching Objective – Does the plan incorporate the vision and objectives that the public has shared during the last several years of planning?**



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





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*



Early Neighborhood Notification

**Presentation hosted
by:**

City of Santa Fe

**Office of Economic
Development**

PRESENTATION



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





CONTEXT: Surrounding Area Land Uses

LINC Overlay

**Connections to adjacent
property owners**

**Surrounding
neighborhoods**





LAND CHARACTERISTICS

Green Streets

Parks & Open Spaces

Design for Health

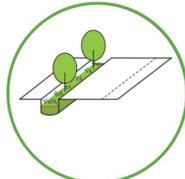




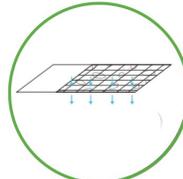
LAND CHARACTERISTICS

Standard stormwater management system matched with people-oriented infrastructure

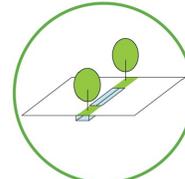
Stormwater Strategies



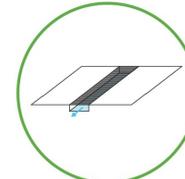
Rain Garden



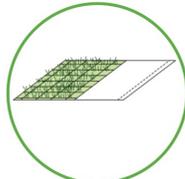
Permeable Pavers



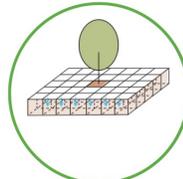
Flow-through Planters



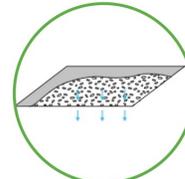
Runnel with Grate



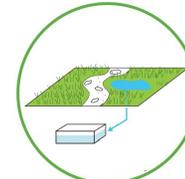
Grass Pavers



Subsurface Soil Storage



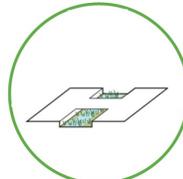
Permeable Concrete



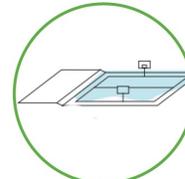
Detention under Landscape



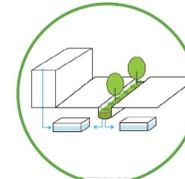
Sunken Landscapes



Channelized Water Flow



Floodable Recreation Space



Mid-block Sunken Garden



LAND CHARACTERISTICS

Parks and Open Spaces contribute to creating recreation space, as well as serve as green infrastructure





LAND USE: Zoning and General Plan

General Plan

**Zoning and Planned Unit
Development (PUD)**

Form-Based Zoning

LINC Overlay

USGBC LEED-Gold City





MOBILITY: Design for Walking, Biking and Health

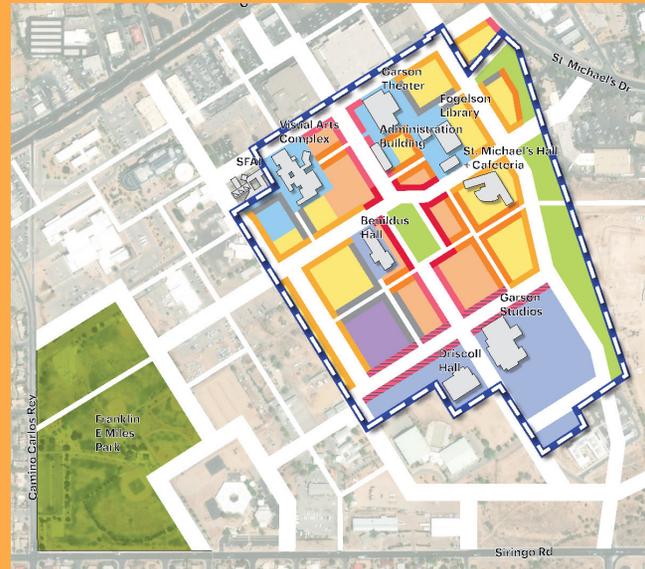
Bicycle and Pedestrian Friendly

Small Block Dimensions

Access to Transit Facilities

Access to Diverse Uses

Universal Design





ECONOMIC DEVELOPMENT – Santa Fe based

Opportunity Zone *(existing)*

LINC Overlay *(existing)*

Film Production Expansion

Community Arts Stabilization

Innovation & Technology





HOUSING AFFORDABILITY / Housing Choices

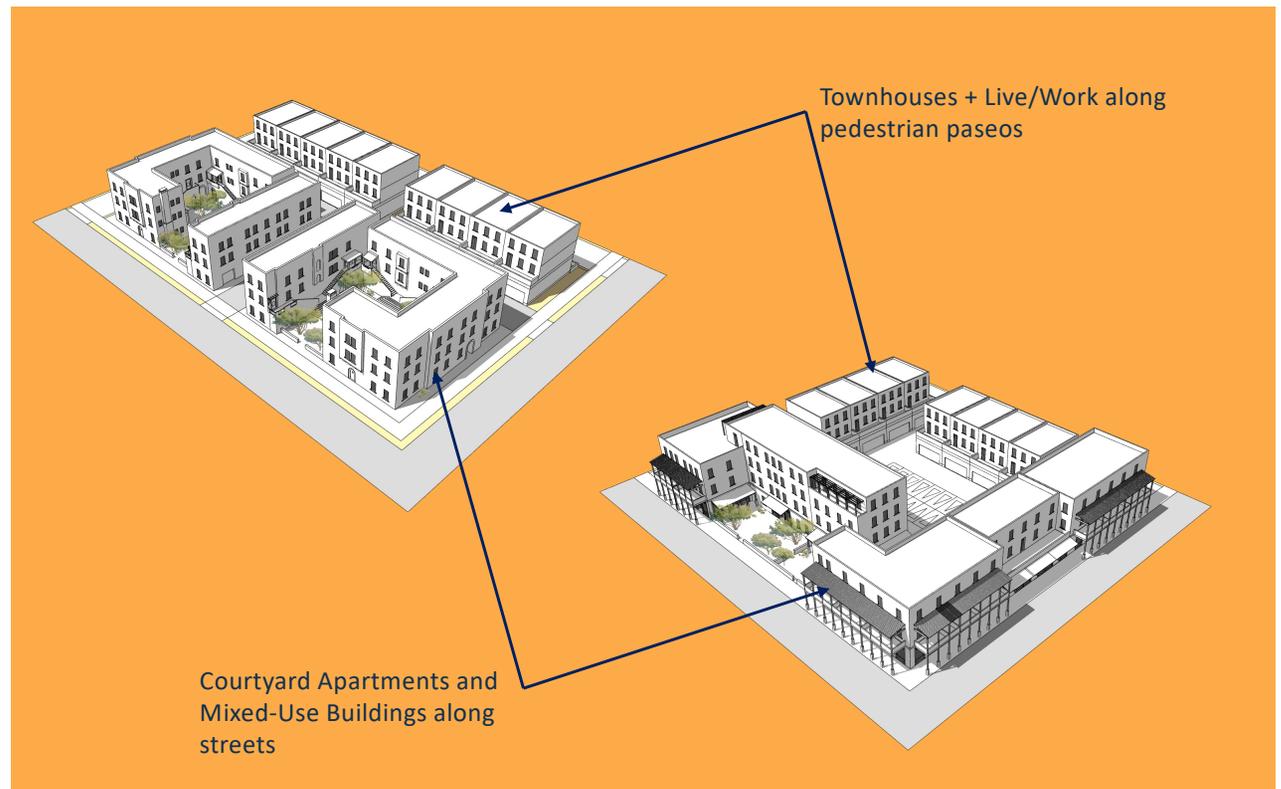
**Inclusionary Zoning for
Housing Affordability**

**Parcels for 100% Affordable
Housing Development**

Diverse Tenures

Live/Work Units

Expand Housing Choices



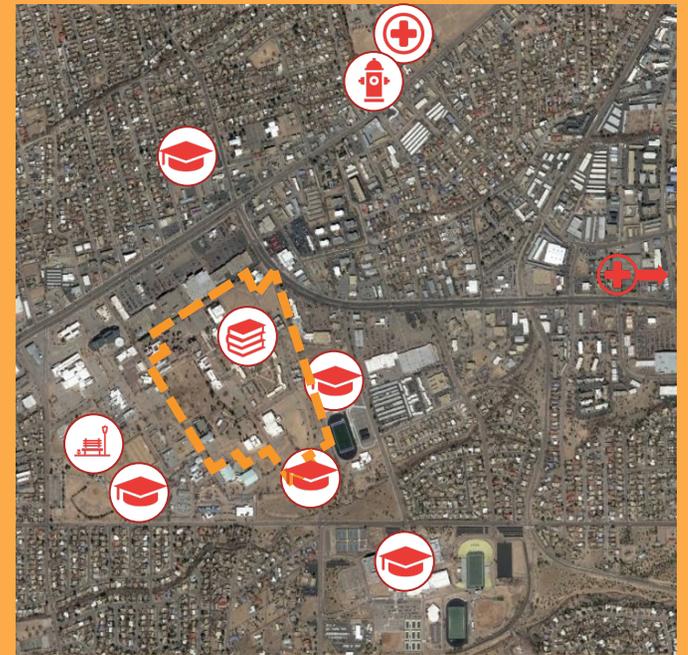
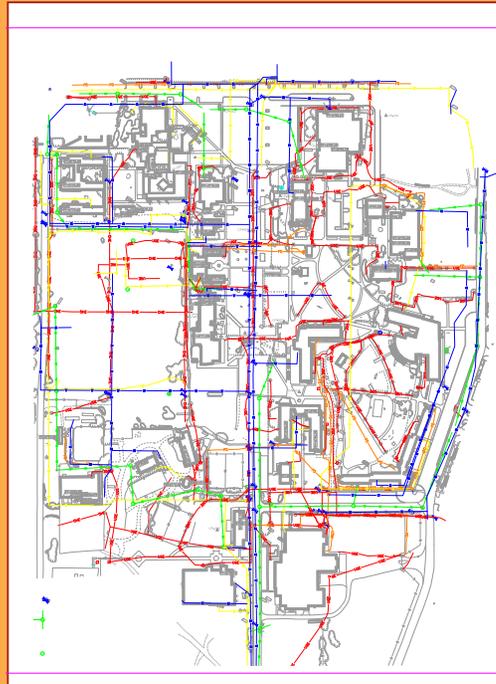


GREEN BUILDING & INFRASTRUCTURE

Reuse and upgrade
of existing utilities

Low Impact Buildings

LEED Green Building and
Infrastructure





WATER: Conservation and Reduction

**Indoor Water
Reduction**

**Outdoor Water Use
Reduction**



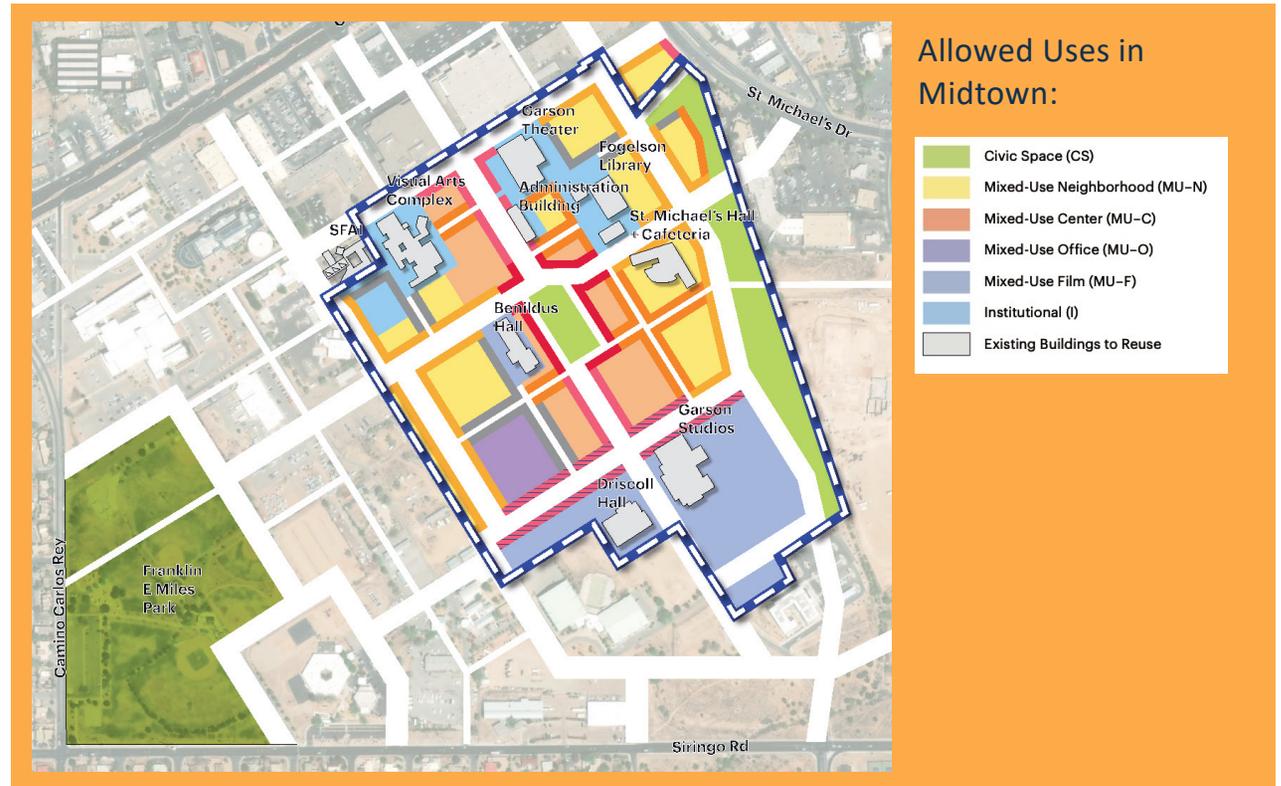


URBAN FORM: Block and Density Patterns

A mixed-use district

Density increases toward center of site around Central Plaza

Increased connectivity to/from surrounding area (phased over time)





URBAN FORM: Sustainable Development

**Design and Development
Standard**

**USGBC LEED:
Neighborhood
Development**

**Addresses Surrounding
Areas**





Land Use: Current Zoning

Currently, Midtown Site does not allow mix of land uses that people want to see

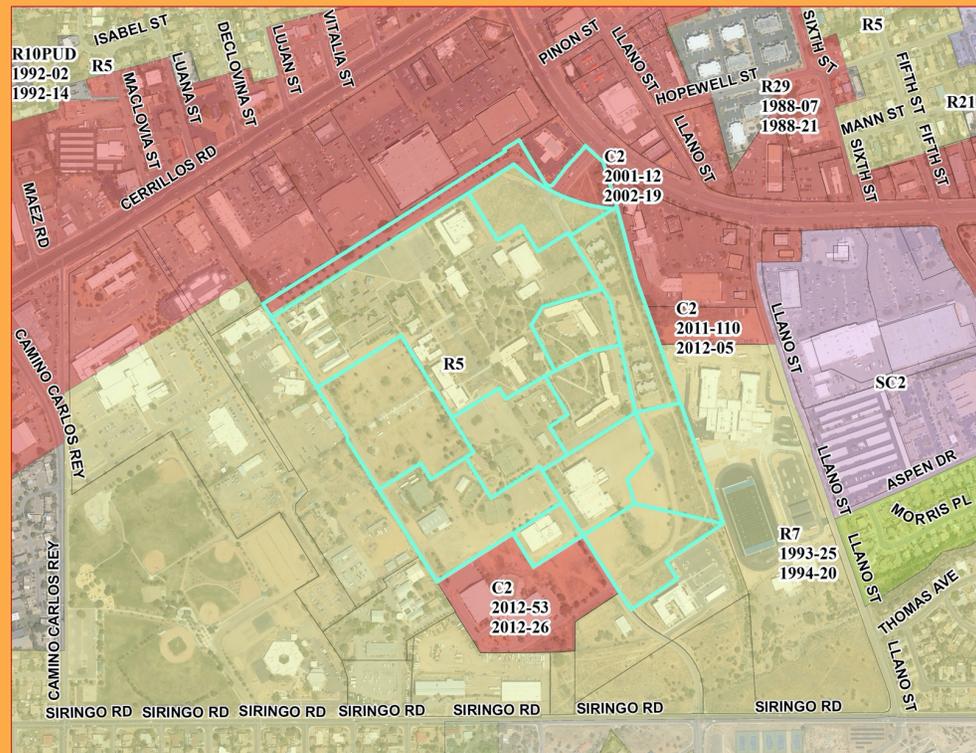
Midtown Site

- Low-Density Residential

- Institutional

Surrounding areas:

- Residential
- Commercial





Future Land Use (Projected in 1999)

General Plan land use is now outdated with current uses and vision for Midtown

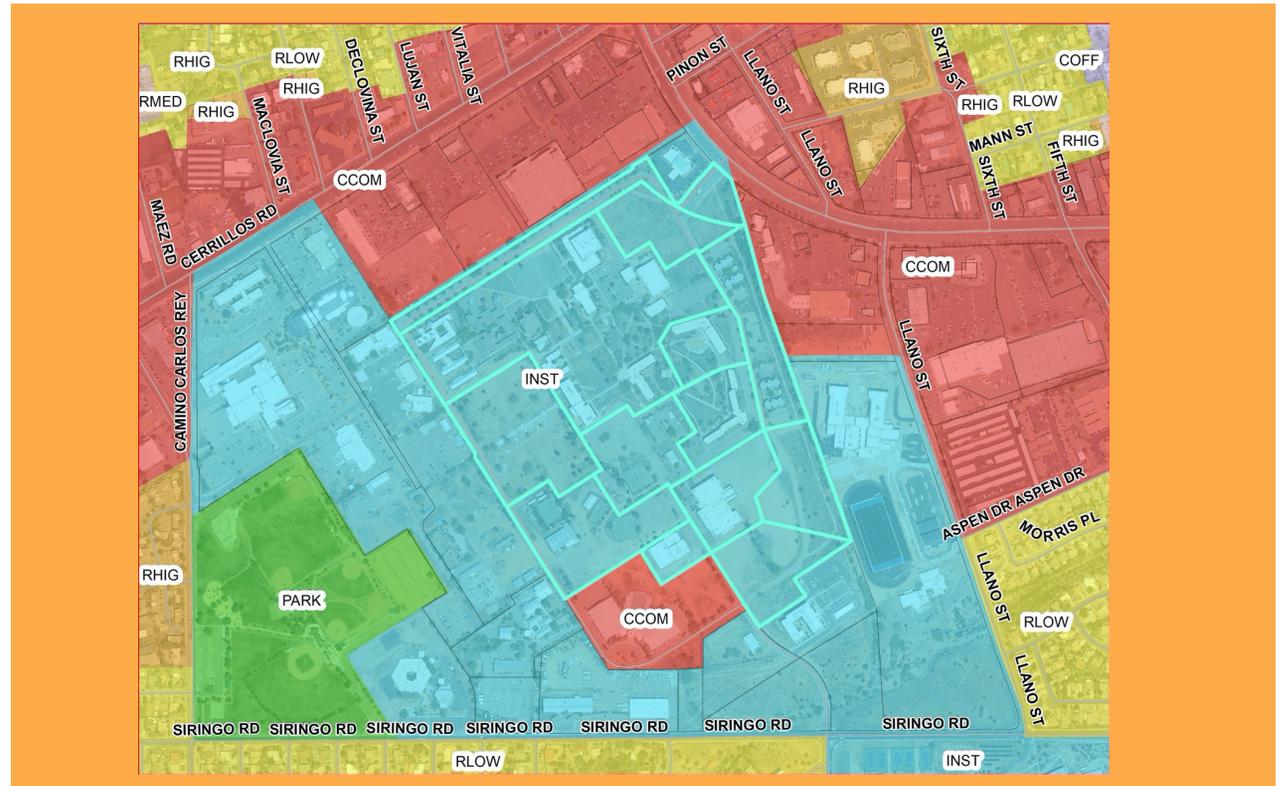
General Plan Projected:

Midtown Site

- Institutional

Surrounding areas:

- Residential
- Commercial





Future Land Use (Projected in 1999)

Midtown Site and surrounding publicly-owned sites establishes a more consistent mixed-use center for a Midtown District

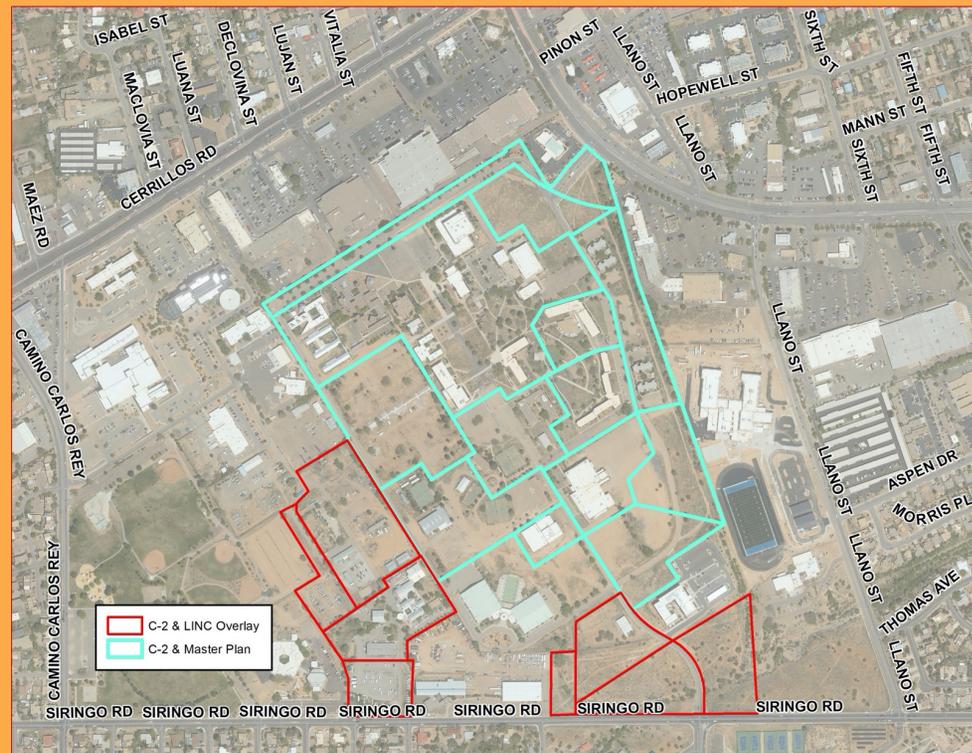
PROPOSED

Midtown Site

- C-2 Mixed Use PUD

Adjacent State and City Properties

- C-2 Mixed-Use





Development Estimates – *approximate base calculations*

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*

Residential Development

Estimated Total Homes: 1,100

- Approximately 20%-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

**THANK YOU FOR YOUR
INPUT!**

**Midtown Campus Project
(2018)**

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





What is the timeline and process for approvals?

Ongoing Public Engagement

Land Development Plan

- Early Neighborhood Notification: July 14
- Land Use Application: August 22
- Planning Commission Hearing: October 6

Community Development Plan

- Governing Body Presentation: August 10
- Planning Commission Presentation: September 15

Midtown Redevelopment Plans

- Governing Body Presentation September 23
- Governing Body Hearing for Approval: October 26



Questions & Answers

**Following presentation,
you can also send
questions to:**

Lee Logston, Midtown Project
Manager

llogston@santafenm.gov

Maggie Moore, Planning
Manager

mmoore@santafenm.gov

How to Participate – Choose your preferred language

- **Raise your hand to speak using the Zoom “Raise Hand” function.**
- Levante la mano para hablar usando la función Zoom "Levantar la mano".
- **You will be muted until called on to speak. Please share your name when you speak.**
- Será silenciado hasta que se le llame para hablar.
Por favor, comparte tu nombre cuando hables.
- **We will attempt to answer all questions if time permits or send questions after ENN meeting is over.**
- Intentaremos responder a todas las preguntas si el tiempo lo permite.
- **Please keep your questions and comments brief to allow us to respond to as many participants as possible.**
- Por favor mantengan sus comentarios y preguntas cortas para permitir responderles a todos los participantes que sea posible



Community Education Sponsorship Program

City's small grant program to sponsor events and other forums

City's commitment to broad public participation, with a focus on hearing from voices not always heard in planning and policy making

Community and civic organizations committed to inclusive public engagement may access information and application at:

www.MidtownDistrictSantaFe.com





Where can we go to find more information?

**Get updated
information**

**Download this ENN
Meeting Presentation**

GO TO: www.MidtownDistrictSantaFe.com

