

MIDTOWN

SANTA FE



PLANNING & PREDEVELOPMENT ACTIONS

- City creates redevelopment plans for Midtown
- Rezone site ([Land Development Plan](#))
- Plan for infrastructure
- Prepare site and buildings for reuse and redevelopment
- Reuse existing buildings for community purposes
- Promote Garson Studies Lot
- Identify parcels for mixed-income and affordable housing development
- Assess and establish public funding mechanisms
- Engage the public for development planning ([Land and Community Development Plan](#))

(Memo to Governing Body, from Rich Brown, Director of Community & Economic Development, dated March 26, 2021)

MIDTOWN REDEVELOPMENT PLANS

PLANNING PHASE

IMPLEMENTATION

July – December 2021

January – June 2022

July – October 2022

2022 – Years Ahead

LAND DEVELOPMENT PLAN

Planning Session: **Listening**
 Planning Session: **Workshop**

Draft Plan & Presentations

Early Neighborhood Notification

Public Hearings & Approvals

DEVELOPMENT

COMMUNITY DEVELOPMENT PLAN

Public Engagement Events

Public Engagement Report

Draft Plan & Presentations

Public Hearings & Approvals

MIDTOWN REDEVELOPMENT PLANS

PLANNING PHASE

IMPLEMENTATION

July – December 2021

– Years Ahead

BUILDS ON MANY YEARS OF PLANNING EFFORTS

+ 2016 MIDTOWN LINC OVERLAY

+ 2018 MIDTOWN CAMPUS PROJECT

- MIDTOWN PLANNING GUIDELINES

+ 2021 MIDTOWN PLANNING SESSIONS

+ 2021-2022 MIDTOWN ENGAGEMENT PARTNERS - REPORT

+ Hundreds of emails and calls City receives from civic organizations and residents

Planni
Session
Listeni

OPMENT

Events

Engagement
Report

Draft Plan &
Presentations

Public Hearings &
Approvals

Two Interconnected Plans to be Approved

...the City is leading a team of planning and public engagement consultants to create **two inter-connected plans** that will be combined to create the Midtown Redevelopment Plan. The Governing Body will vote on these plans.

1. **LAND DEVELOPMENT PLAN:** lays out land uses and infrastructure framework to enable future development and investment.
2. **COMMUNITY DEVELOPMENT PLAN:** identifies community goals and benefits that will be delivered as development is implemented.

These inter-connected plans will guide the City and allow for- and non-profit developers to implement development incrementally over time to achieve community goals

Early Neighborhood Notification Meeting

Purpose:

A public forum to present highlights of the Land Use plans for Midtown before submitting an application in August for master plan and zoning approvals

Date: July 14, 2022

Time: 5:30pm – 7:00pm

Zoom Meeting

Meeting Agenda

Presentation

Questions & Answers

Community Education

Meeting will be in English and Spanish

Land Use Plan: Master Plan & Zoning

Why?

Master Plan is necessary to create the framework for development to occur within streets, blocks, parcels, along with the infrastructure to support the redevelopment of the site.

Midtown Master Plan is not prescriptive and allows for the flexibility for incremental so that the City and public can respond to development markets and public policy as the site is developed over time.

Master Plan

Creates the network of streets and blocks where development is allowed to occur, as well as open space for recreation and green infrastructure.

Parcels and blocks may be disposed of for master developers, as well as small- and medium- sized development firms can participate in the development of Midtown

Establishes design guidelines to create a cohesive sense of place unique to the center of Santa Fe.

Provides a framework where primary uses may be developed – residential, office, educational, retail, film.

Land Use Plan: Master Plan & Zoning

Why?

Land is currently zoned for low-density residential and institutional uses only.

Rezoning is necessary in order to develop the mix of uses for a dynamic city center the public wants to see there

Master Plan

Rezoning to a C-2 Zone allows for a mix of uses including: market and affordable housing; educational; commercial office and retail; and the expansion of film production

City Solicitations (RFPs) will provide additional guidelines and requirements for the reuse of existing buildings and development of parcels that will address community objectives

Land Use: Current Zoning

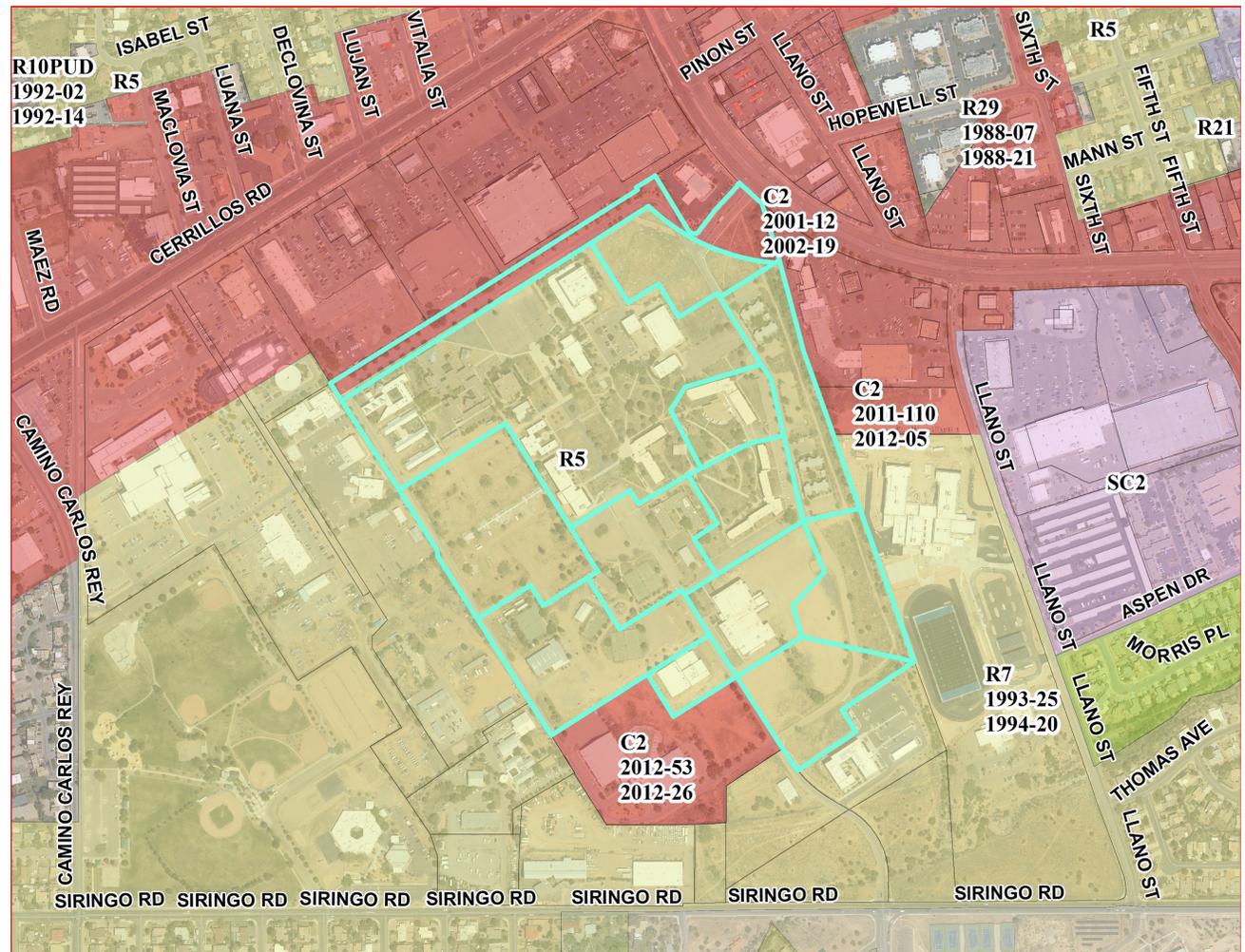
Midtown Site

- Low-Density Residential
- Institutional

Surrounding areas:

- Residential
- Commercial

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



Land Use: Rezoning Map

PROPOSED

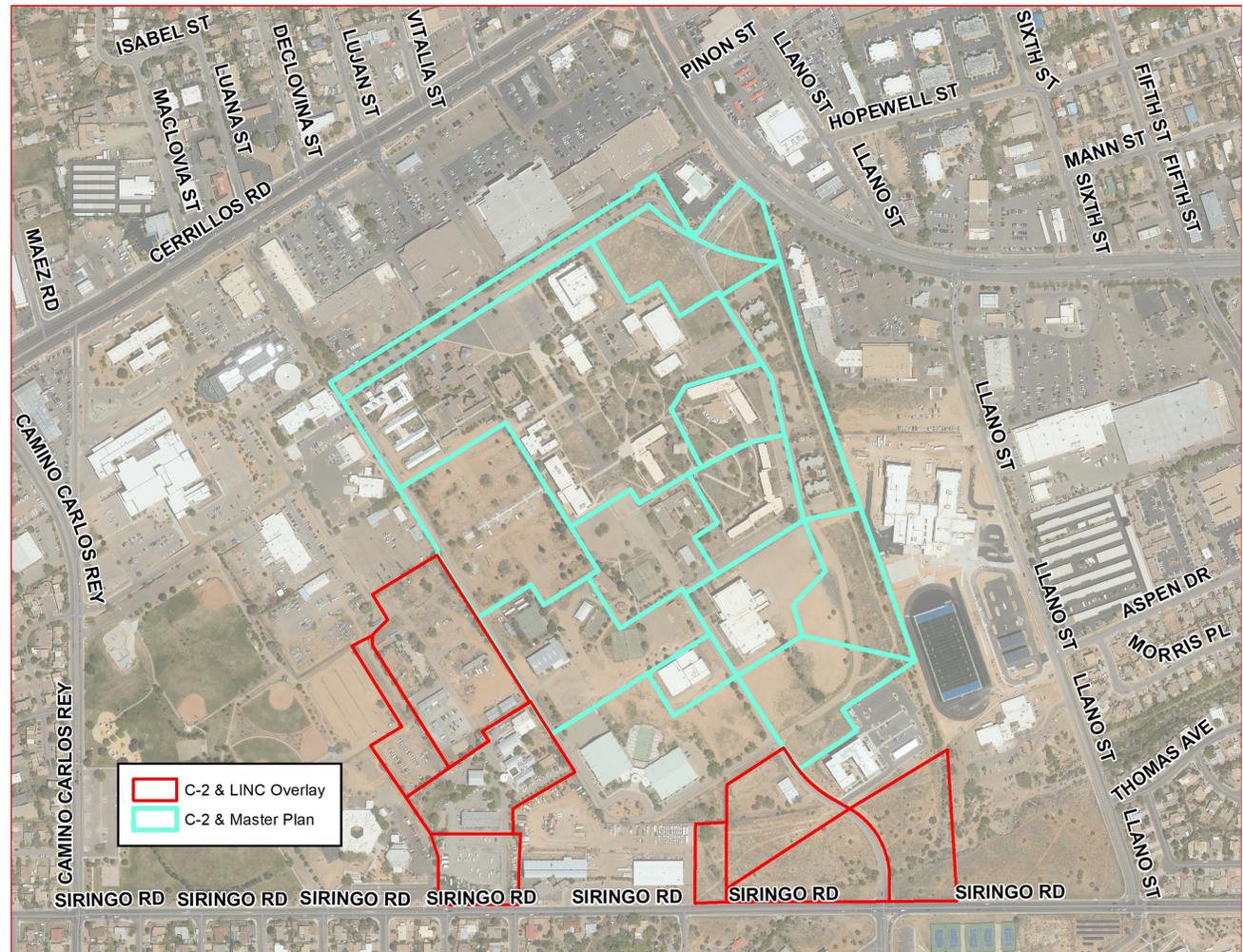
Midtown Site

- C-2 Mixed Use

Adjacent State and City Properties

- C-2 Mixed-Use

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



Land Use Rezoning: A C-2 District



Midtown District Master Plan

Commercial Development

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

Total Open Space: 6.4 Acres

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



Capacity Study: approximate base calculations for master planning purposes

Land Use: Midtown District Master Plan

Residential Development

Total Homes: 1,100

Affordable Homes: 225 units

- Inclusionary: 165 units
- Dedicated Parcels: 195 units



*Capacity Study: approximate base calculations for master planning purposes.
Other preferences or requirements may be incorporated into future City RFP solicitations*

Midtown Master Plan

Based on USGBC Energy & Environmental Design for Cities and Neighborhoods

Green Streets & Infrastructure
Plaza, Parks, Open Spaces
Walkable Blocks
Pedestrian & Bike Friendly
Phased Connectivity
Compact Mixed-Uses

Same density patterns allowed in the approved Midtown LINC Overlay



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Midtown District Master Plan



MIDTOWN SANTA FE

For Midtown Information

www.MidtownDistrictSantaFe.com