



# MIDTOWN MOVING FORWARD



Santa Fe, NM

Midtown Master Plan  
(Land Development Plan)

**GOVERNING BODY HEARING**

November 30, 2022



CITY OF SANTA FE  
**ECONOMIC  
DEVELOPMENT**



# City and Governing Body Provide Direction

**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)**



# INTEGRATED MULTIDISCIPLINARY PLANNING

## THE PLANNING TEAM

Led by the Office of Economic Development

### CITY DEPARTMENTS

- **Public Works**
- **Public Utilities**
- **Water**
- **River & Watershed**
- **Metropolitan Planning Organization**

### CONSULTANTS

- **Proyecto.** Redevelopment Management
- **Strategic Economics,** Land Development & Economics
- **Opticos,** Land Planning & Urban Design
- **Wilson & Co,** Traffic & Infrastructure Analysis



# MIDTOWN PLANS CREATED WITH AND FOR PEOPLE





# 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*



# 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 Master Plan – What’s Inside?

## Plan Approach

- **Flexibility**
- **Non-Prescriptive/ Form-Based Code**
- **Establish allowable uses and requirements**
- **Context sensitive**
- **Community health**
- **Sustainability**

## Six Chapters + Appendices

- 1. Purpose + Intent**
  - 2. Background + Setting**
  - 3. Urban Design Vision**
  - 4. Connectivity + Mobility Vision**
  - 5. Development Standards**
  - 6. Stormwater + Infrastructure**
- Appendices**



# Purpose + Intent

## Midtown Planning Phases - to date

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



# Purpose + Intent

**Establish land use zoning that allows for a mixed-use district**

## **C-2 Zoning**

### **Preferred Uses**

- Residential (Mixed-Income Housing)
- Film + Multi-Media
- Arts + Culture + Entertainment
- Higher Education
- New Businesses + Innovation
- Programmable Open Space

### **Other Possible Uses**

- Mixed-Use Buildings (commercial + residential)
- Senior + Early Childhood Centers
- Tech Hub
- Public Library
- Health Care
- Teen Spaces
- Recreation Network
- Maker Space
- Art Park
- Community Garden
- Work Space + Job Training



# Background + Setting

Midtown District at the geographic center of the city.

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





# Background + Setting

**MIDTOWN DISTRICT**

=

**Midtown Property**

+

**Midtown LINC**

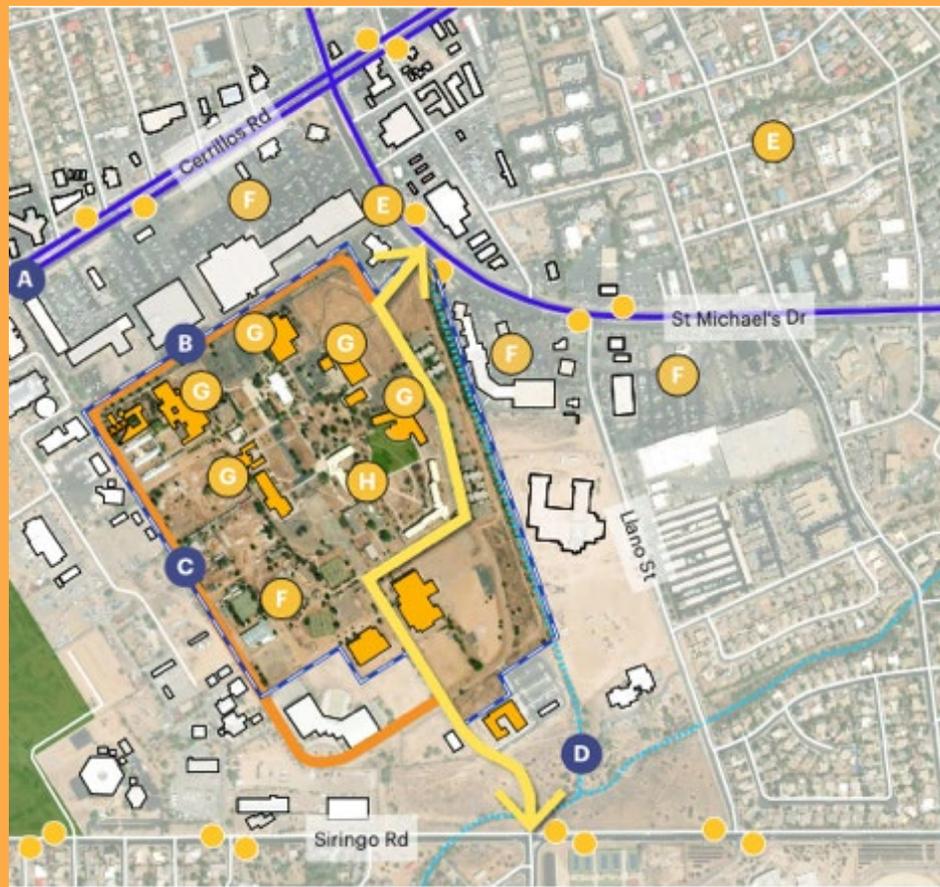
**RESOLUTIONS: 2022-12 + 2018-54 + 2017-78**

**...the Midtown Property should develop physically to better integrate the inner campus with its neighbors through improved visual and physical access from St. Michael's Drive and internal circulation, to suggest design criteria in conjunction with the Midtown LINC to provide a unified identity as the campus develops, and to identify potential community and business uses for the Midtown Property, particularly buildings and features that are purpose-built...**



# Background + Setting

## Existing Conditions



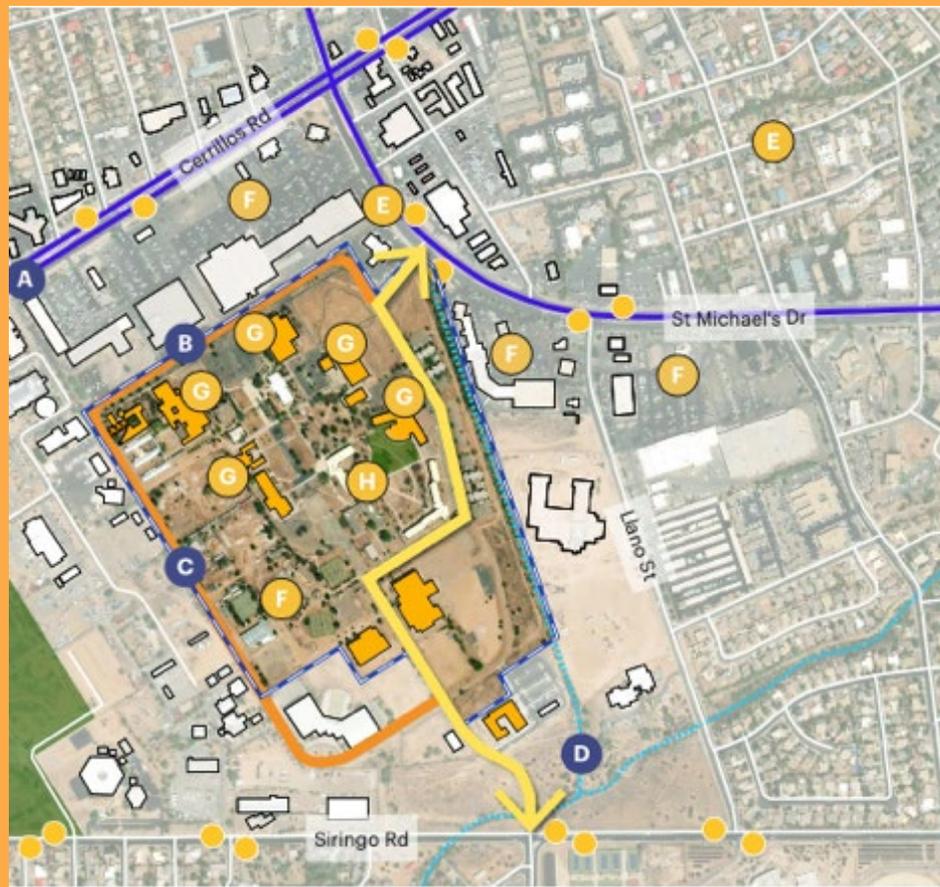
## Constraints

- Poor external connections
- Inconsistent public realm
- Some infrastructure is outdated
- Poor stormwater infrastructure
- No clear development parcels
- No regular block patterns
- **Current zoning does not allow for a mixed-use district**



# Background + Setting

## Future Conditions



## Opportunities

- Increase connections to adjacent commercial uses and neighborhoods
- Synergy with Midtown LINC zoning area to create a broader **Midtown District**
- Adaptive reuse of certain existing buildings
- Expanded community amenities
- Open space network



# Urban Design Vision: Connectivity + Mobility

## Complete Street Principles

- Multimodal Mobility
- Comfort and Appeal
- Public Spaces
- Support Commercial Activity
- Safe , Healthy Places
- Green Ecosystems





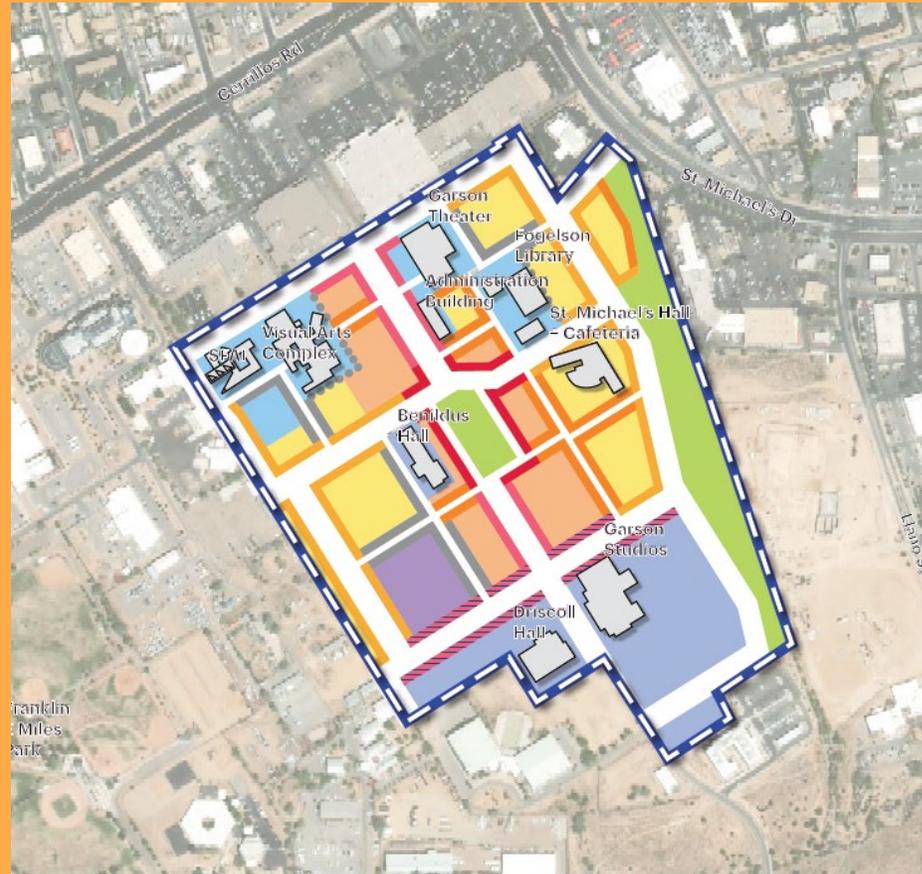
# Urban Design Vision: Connectivity + Mobility

**Bicycle and Pedestrian Friendly**

**Small Block Dimensions**

**Access to Transit Facilities**

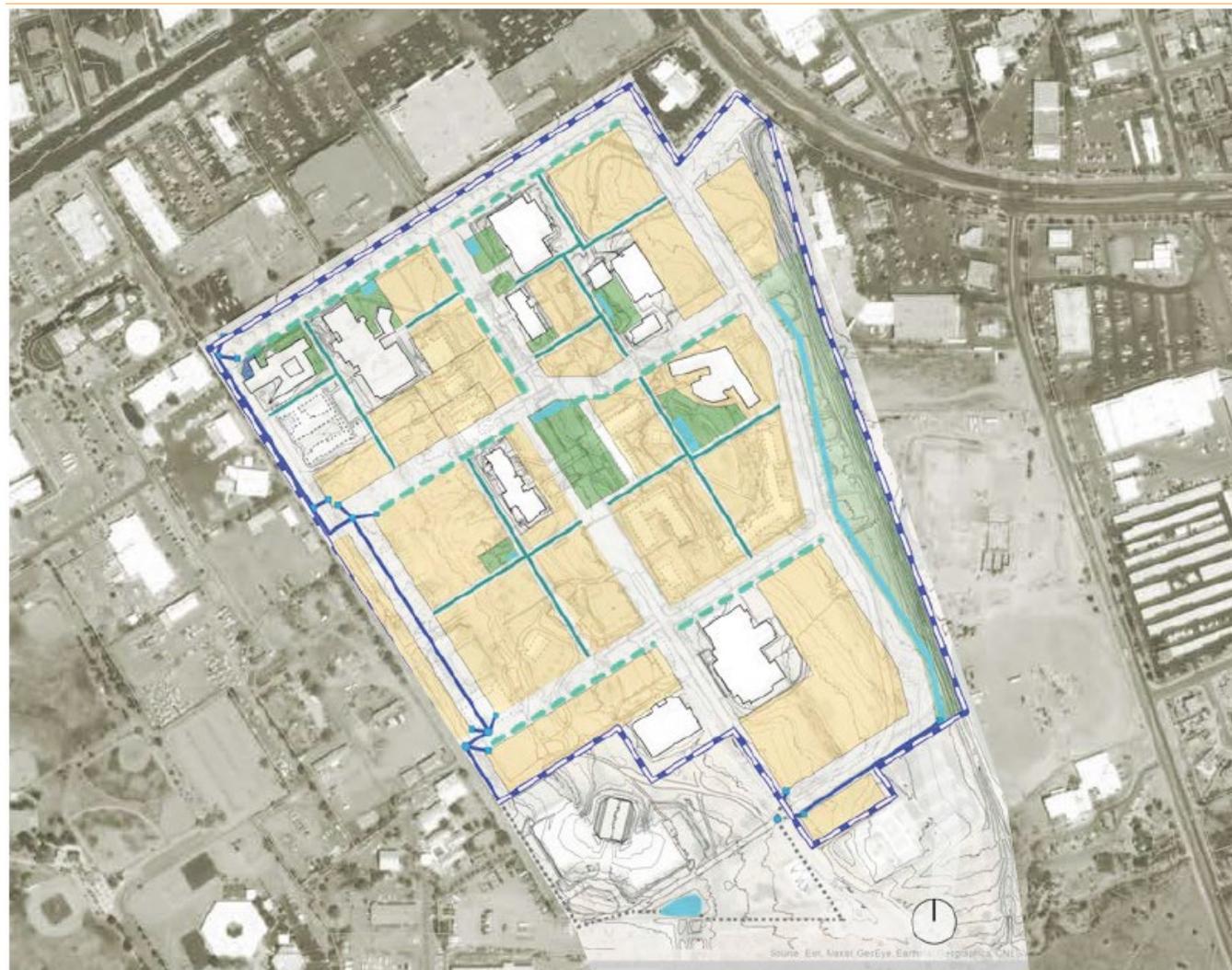
**Access to Diverse Uses**





# Integrated Stormwater Management

- Bioretention Areas
- Permeable Parking
- Retrofit Existing Retention Ponds, etc
- Permeable Surfaces
- Bioswales
- Acequia Areas



## Legend

- The Midtown Site
- Open Channel/ Acequia
- Stormwater Pipe
- Runnels + Flow through Planters
- Bioretention / Bioswale
- Stormwater Pipes<sup>2</sup> outside Project Area
- Storm Catch Basins
- Storm Manholes
- Bioretention Areas
- Existing Pond<sup>1</sup>



# Civic + Open Spaces

## Types of Spaces

- Plaza
- Quad Park
- Pocket Park
- Playground
- Community Garden
- Existing Buildings for Community-Oriented Uses



Above, the Historic Santa Fe Plaza is shown at the same scale as the Open Space Plan for the Midtown Site. While the Plaza at the Site could be a different shape, it is intended to be similar in size to the Historic Plaza.



# Urban Form + Building Scale

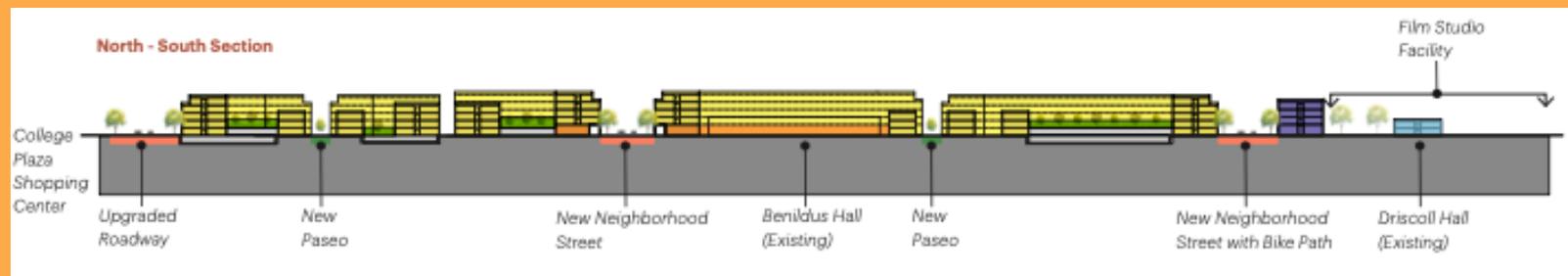
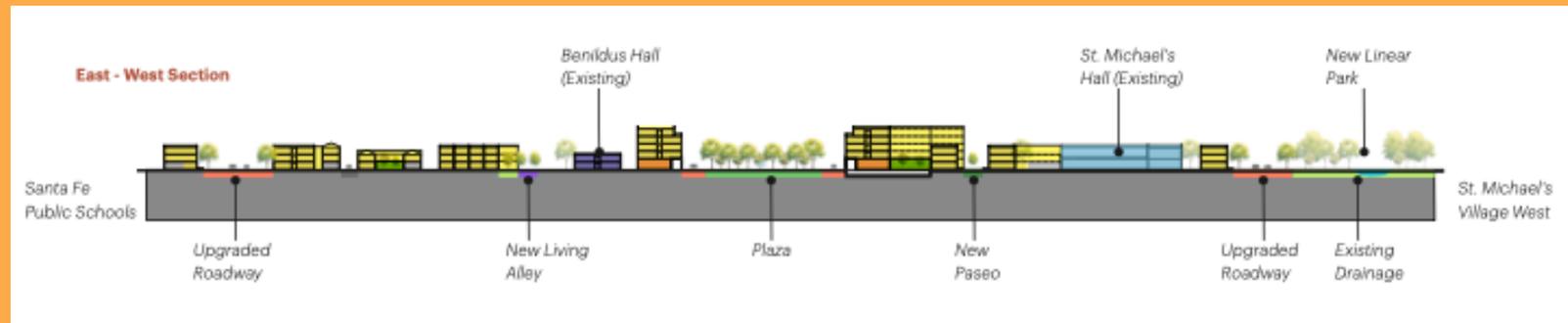
## Legend

### Uses

- Residential
- Active Ground Floor
- Office
- Community-Serving
- Parking
- Podium/ Green Patio

### Street Types + Civic Spaces

- Street
- Paseo
- Living Alley
- Plaza
- Arroyo Park
- Driveway





# Place-based Approach

## Urban Design Approach considers

- Local climate and culture
- Comfortable outdoor spaces
- Use of courtyards, terraces, shaded walkways
- Public art
- Native plants
- Solar orientation

Building forms in the drawings are intentionally non-stylistic architecturally simple to illustrate scale and the relationship of buildings to walkable streets and people-oriented open spaces found in memorable places in Santa Fe and Northern New Mexico towns.





# Place-based Approach

## Zones in a Mixed-Use C-2 District

The Plan establishes Sub-Zones and Façade Zones

and

Anticipates a wide range of building types for residential, small-scale retail, and other possible commercial uses

## A FORM-BASED CODE

### Sub-Zones

- Civic Space
- Mixed-Use Neighborhood
- Mixed-Use Center / Plaza Area
- Mixed-Use Office
- Community-Oriented Use

### Façade Zones

- Plaza
- Main Street
- Main Street – Office
- Live/Work
- Neighborhood Residential
- Neighborhood Paseo

### Building Types

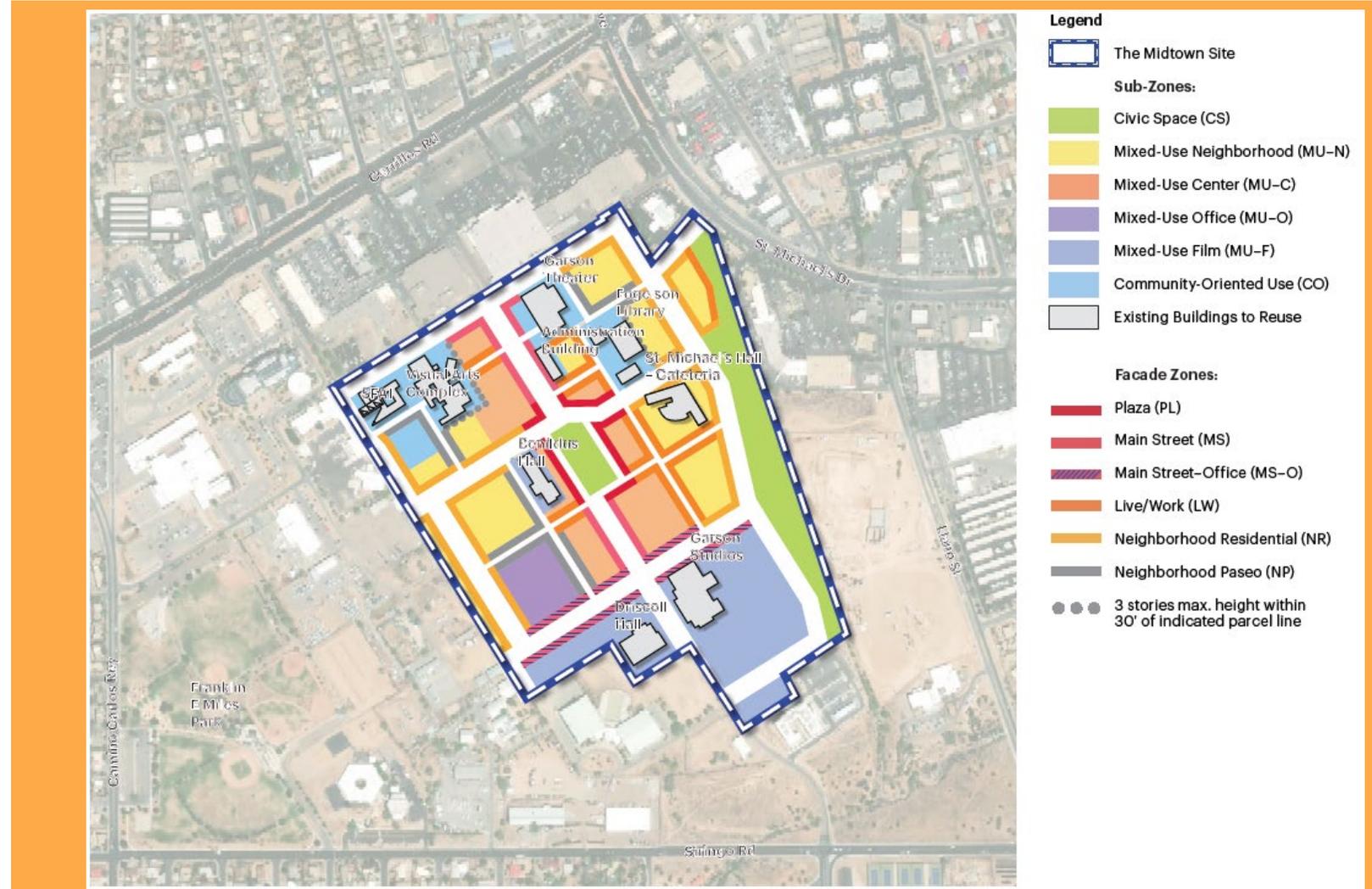
- Townhouse
- Live/Work Townhouse
- Courtyard Residential
- Mid-Rise Residential
- Commercial
- Existing Building



# Development Program + Phasing

## Commercial Development (estimated maximums for infrastructure study)

- 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





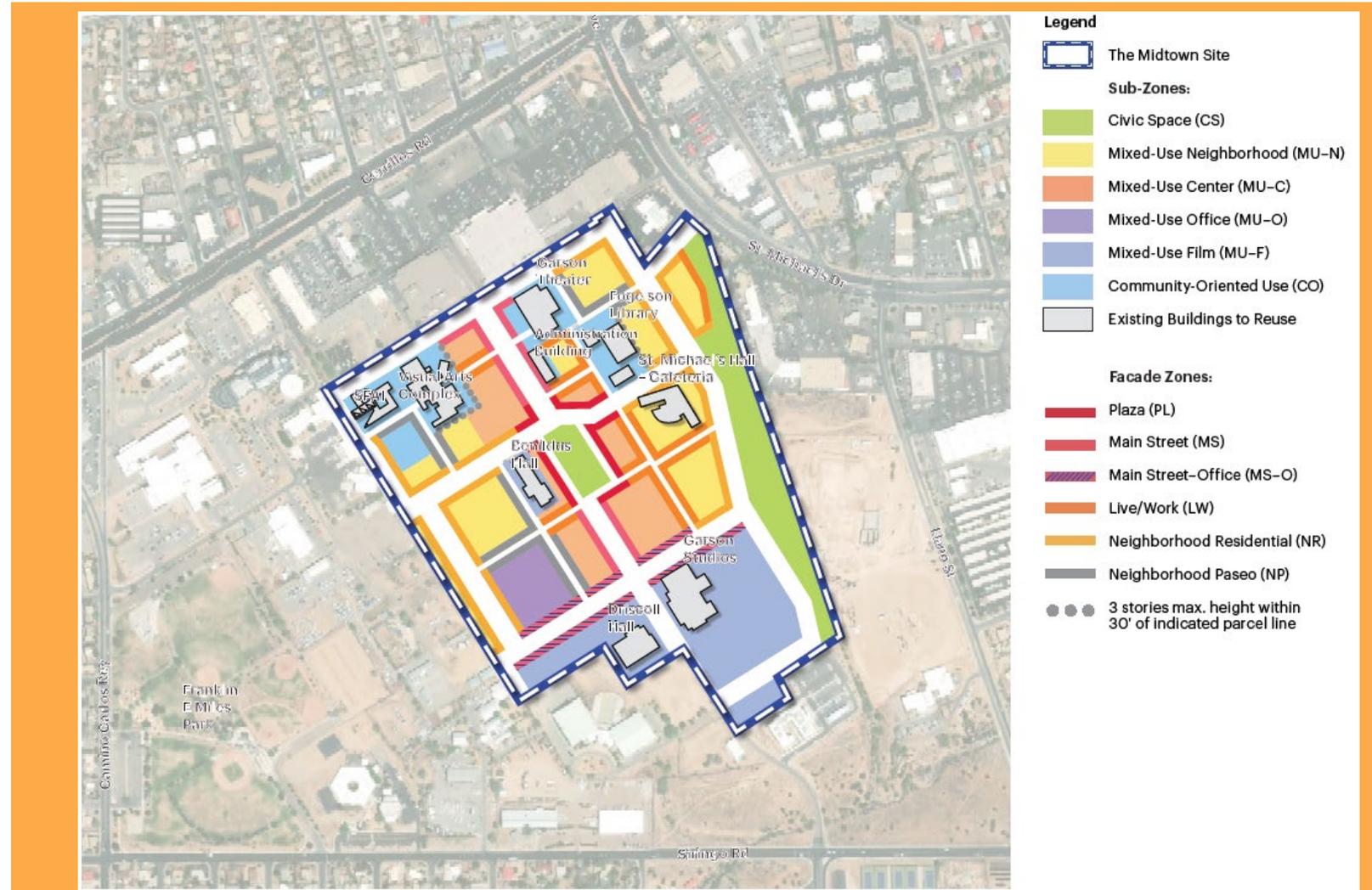
# Development Program + Phasing

## Residential Development (estimated maximums for infrastructure study)

- Total Homes: 950 - 1,100
- Minimum 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

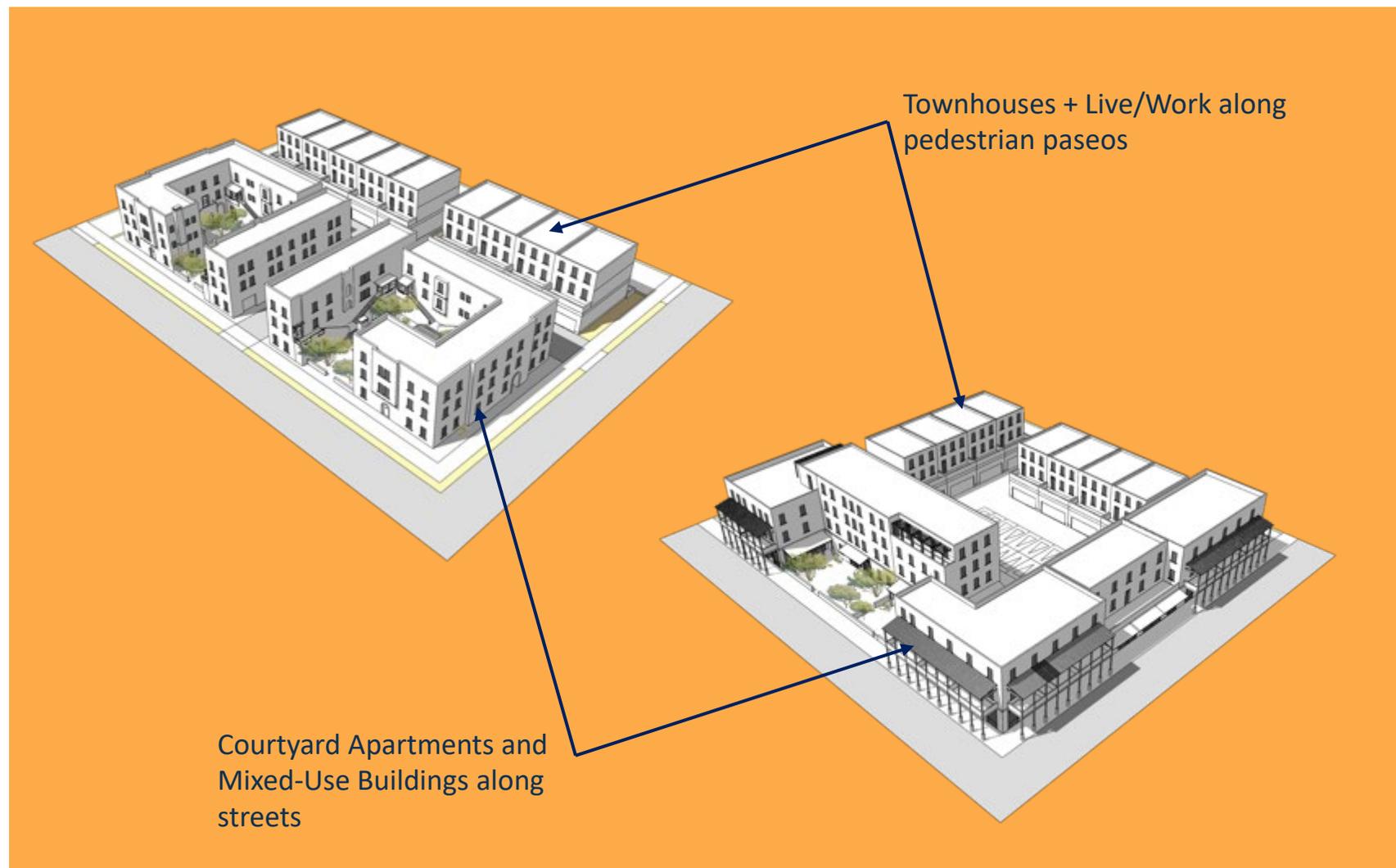




# Affordable Housing

## Expanding Housing Choices and Affordability in Santa Fe

- Inclusionary Zoning for Housing Affordability
- Parcels for 100% Affordable Housing Development
- Diverse Tenures
- Live/Work Units

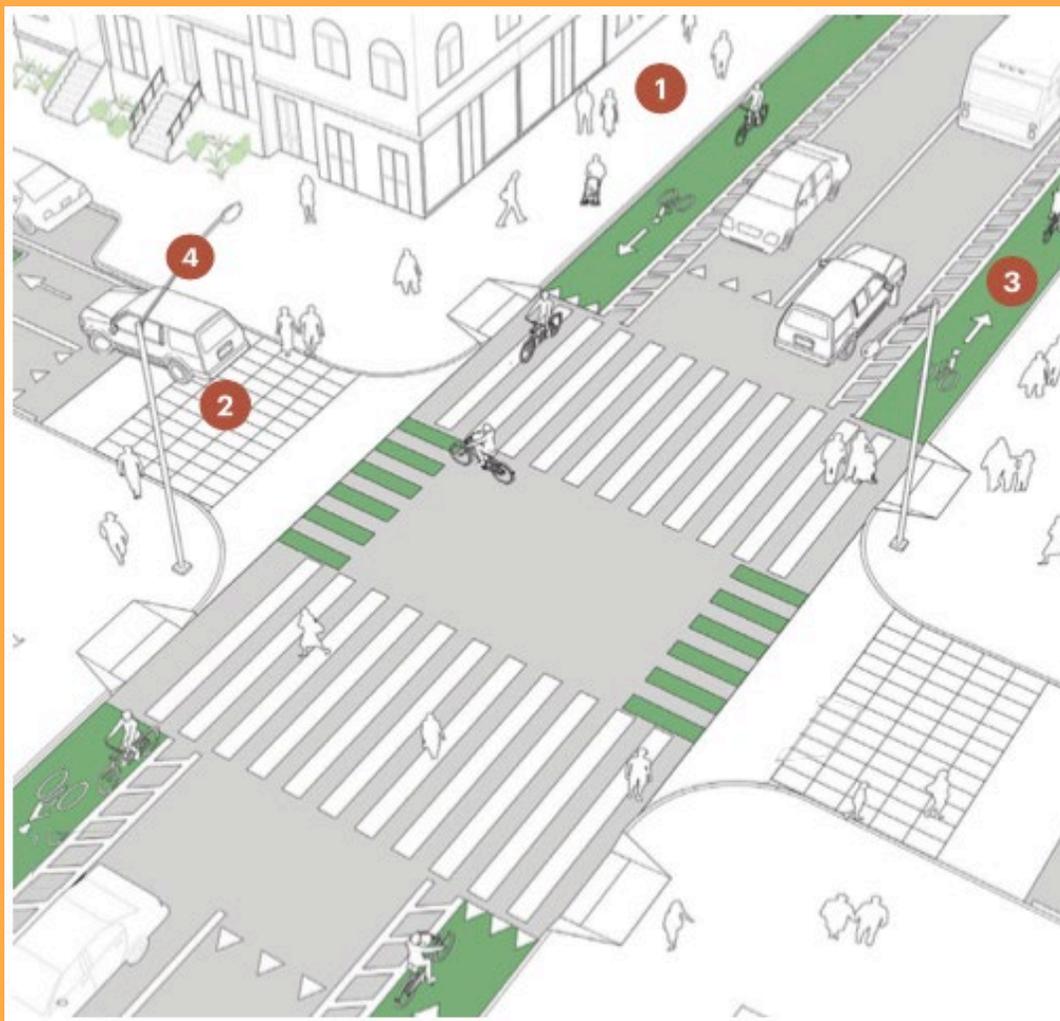




# Community Health + Urban Design

## Approach

- Universal Design + Visitability
- Active Design
- Design for Health
- Health Equity Framework



### Universal Design Tools

- 1 Wide Sidewalks
- 2 Tactile Cues
- 3 Color
- 4 Lighting
- 5 Audible Cues
- 6 Directional Cues
- 7 Tactile Display



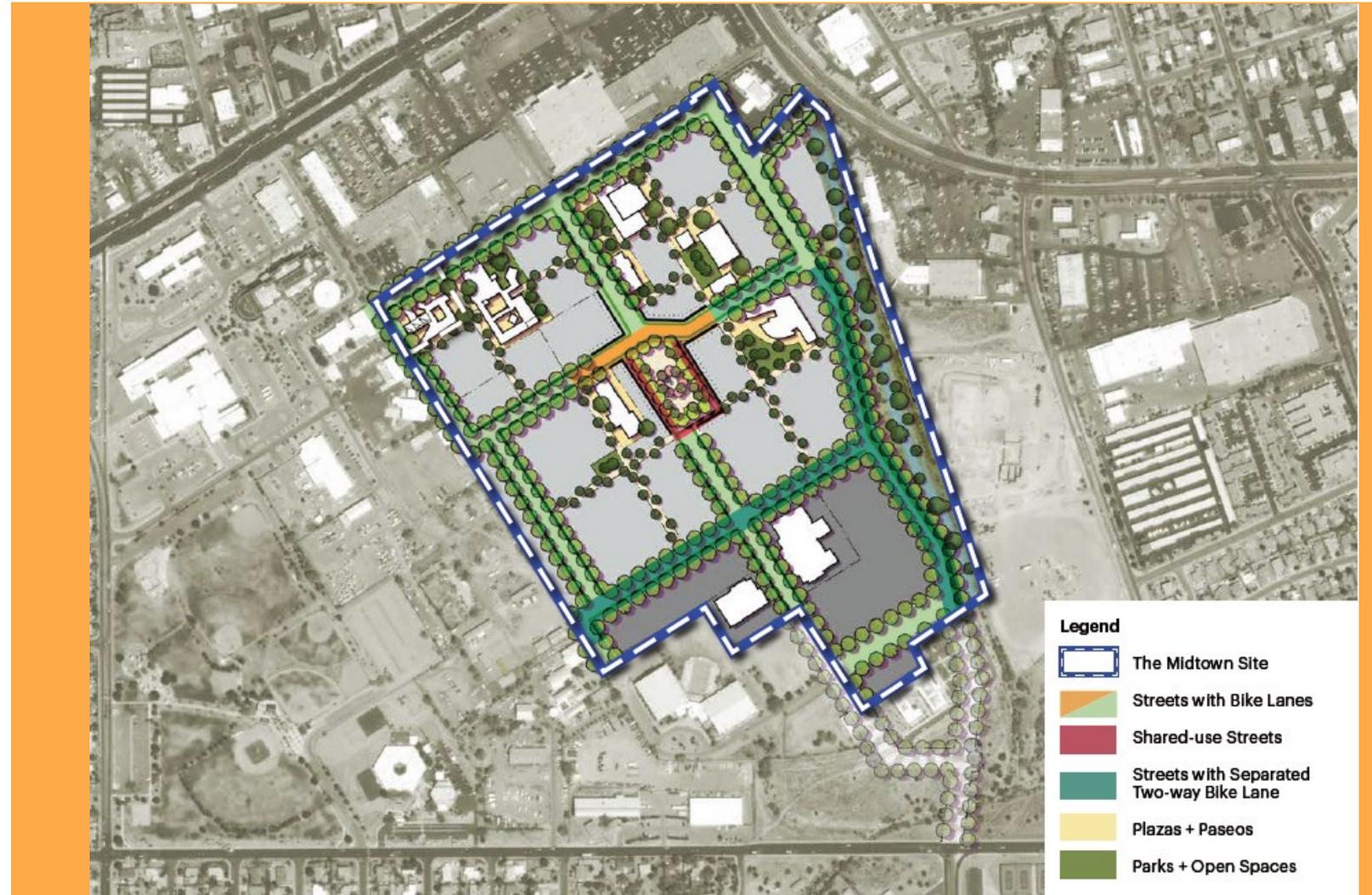
Image courtesy for image to the left and two from the top: Nacto.org  
Image at the bottom: Bonnie Mintun.



# Connectivity + Mobility **Vision**

## Phased Multi-Modal Strategies

- Shared-Use Pathways
- Separated Bike Lanes
- Curb Extensions
- Mixed Pedestrian + Bike Areas

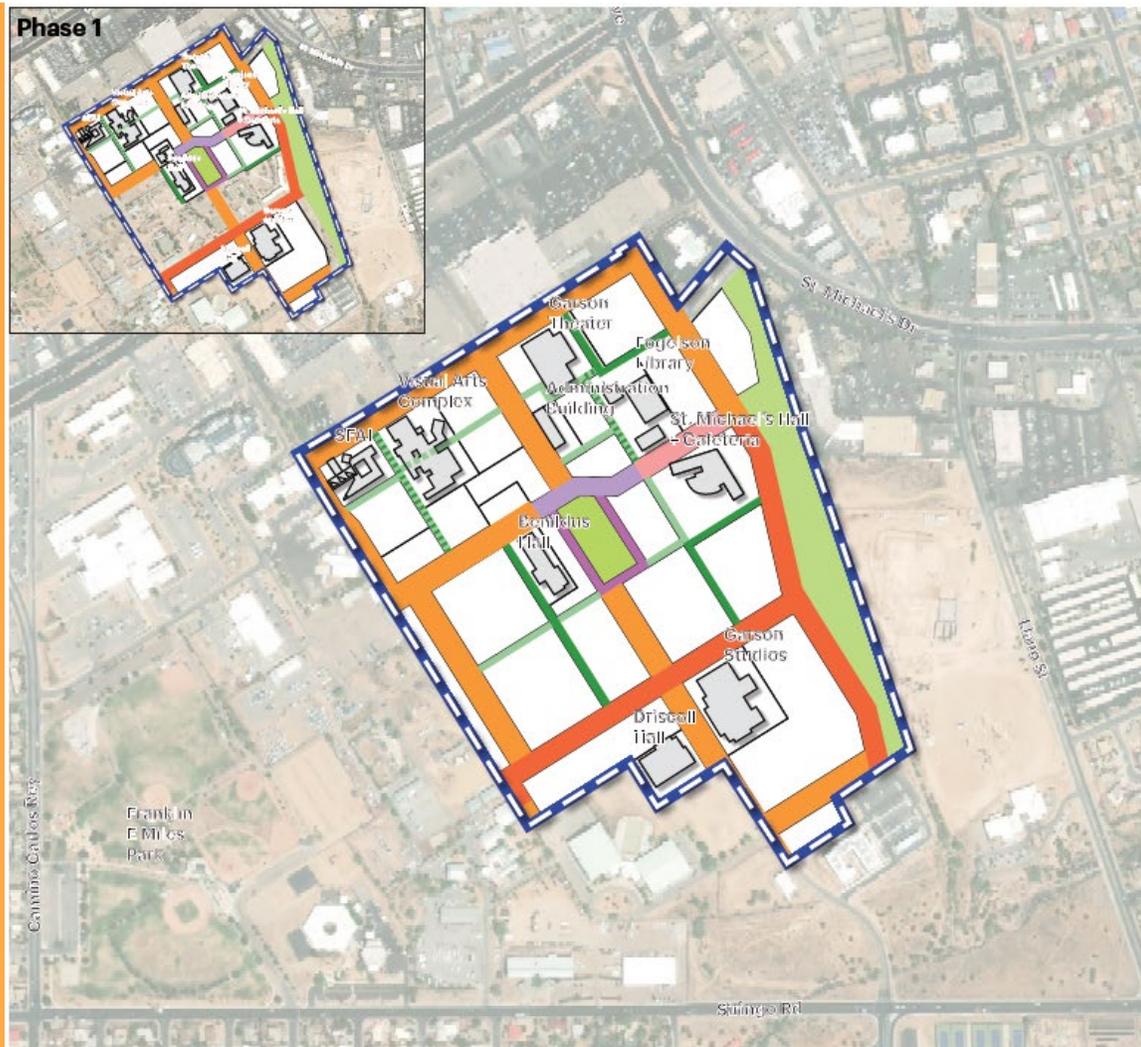




# Development Standards

## FORM-BASED CODE

## Thoroughfare Regulating Plan within the Midtown Site



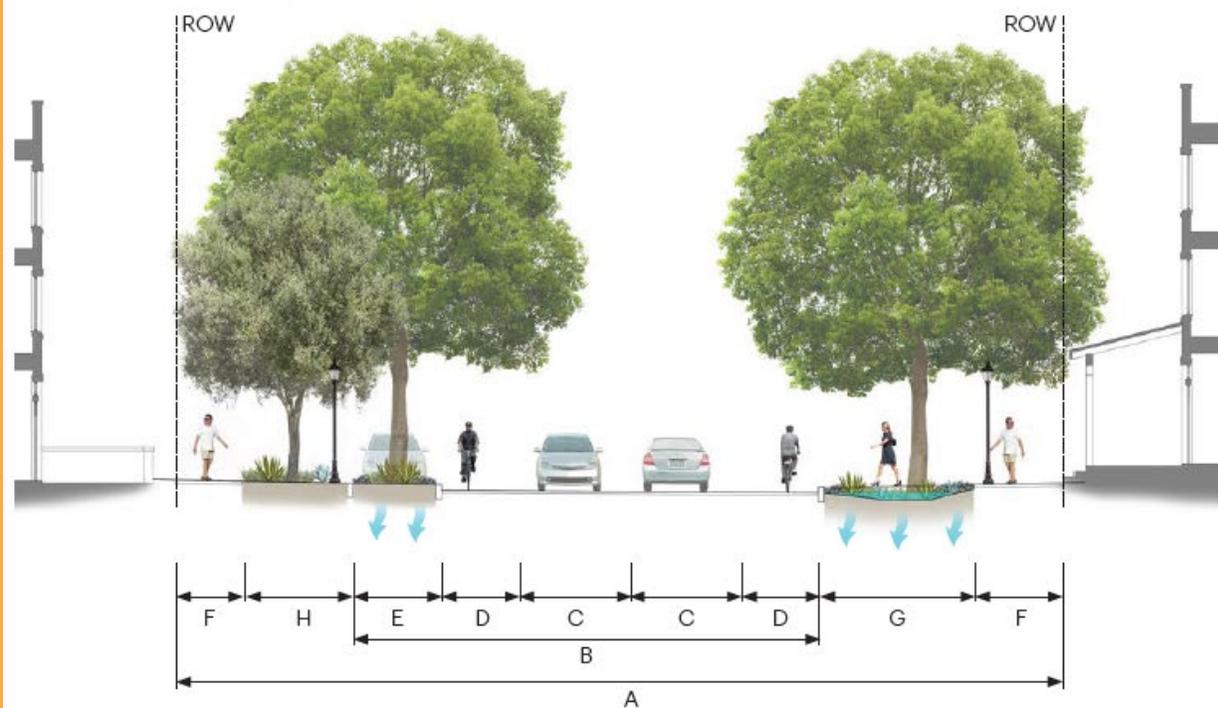


# Development Standards

## FORM-BASED CODE

### Thoroughfare Regulating Plan within the Midtown Site

## 5.2A Neighborhood Street



The Midtown Site  
 Neighborhood Street

### Description

This street provides generous sidewalks, travel lanes and buffered bike lanes in both directions, with on-street parking on one side of the street and a rain garden or surface stormwater conveyance facility on the other.



# Development Standards

## FORM-BASED CODE

## Civic Space Regulating Plan within the Midtown Site





# Development Standards

## FORM-BASED CODE

### Civic Space Regulating Plan within the Midtown Site

## 5.3B Civic Space Type: Plaza



Plaza Standards	
General Character	
Formal, urban	
Hardscaped and planted areas in formal patterns	
Spatially defined by buildings and tree-lined streets	
Adjacent buildings front onto plaza	

Plaza Standards (Continued)	
Size	
Area	1.2 acres min.
Width	165' min.*
Length	165' min.*
* shortest dimension of historic Santa Fe Plaza	



# Development Standards

## FORM-BASED CODE

### Civic Space Regulating Plan within the Midtown Site

## 5.3D Civic Space Type: Pocket Plaza/Park



### Pocket Park/Plaza Standards

#### General Character

Informal or formal, combination of planted areas and hardscape

Spatially defined by building frontages and trees

Adjacent buildings front onto plaza

Walkways along edges or across space

### Pocket Park/Plaza Standards (Continued)

#### Size

Area 3,750 sf min.

Width 50' min.; 80' max.

Length 75' min.



# Development Standards

## FORM-BASED CODE

## Development Plan Standards within the Midtown Site



- Legend**
- The Midtown Site
  - Sub-Zones:**
  - Civic Space (CS)
  - Mixed-Use Neighborhood (MU-N)
  - Mixed-Use Center (MU-C)
  - Mixed-Use Office (MU-O)
  - Mixed-Use Film (MU-F)
  - Community-Oriented Use (CO)
  - Existing Buildings to Reuse
  - Facade Zones:**
  - Plaza (PL)
  - Main Street (MS)
  - Main Street-Office (MS-O)
  - Live/Work (LW)
  - Neighborhood Residential (NR)
  - Neighborhood Paseo (NP)
  - 3 stories max. height within 30' of indicated parcel line



# Development Standards

## FORM-BASED CODE

### Development Plan Standards within the Midtown Site

## Plaza (PL)

### Overview

An active, arcaded streetscape characterized by high pedestrian density and commercial activity. This Facade Zone reinforces the Central Plaza as a gathering point for the neighborhood.

*Note: Images are illustrative*





# Development Standards

## FORM-BASED CODE

## Development Plan Standards within the Midtown Site

### Neighborhood Paseo (NP)

*Note: Images are illustrative*

#### Overview

A fine-grained, intimate environment with homes facing onto pathways for foot and bike traffic.

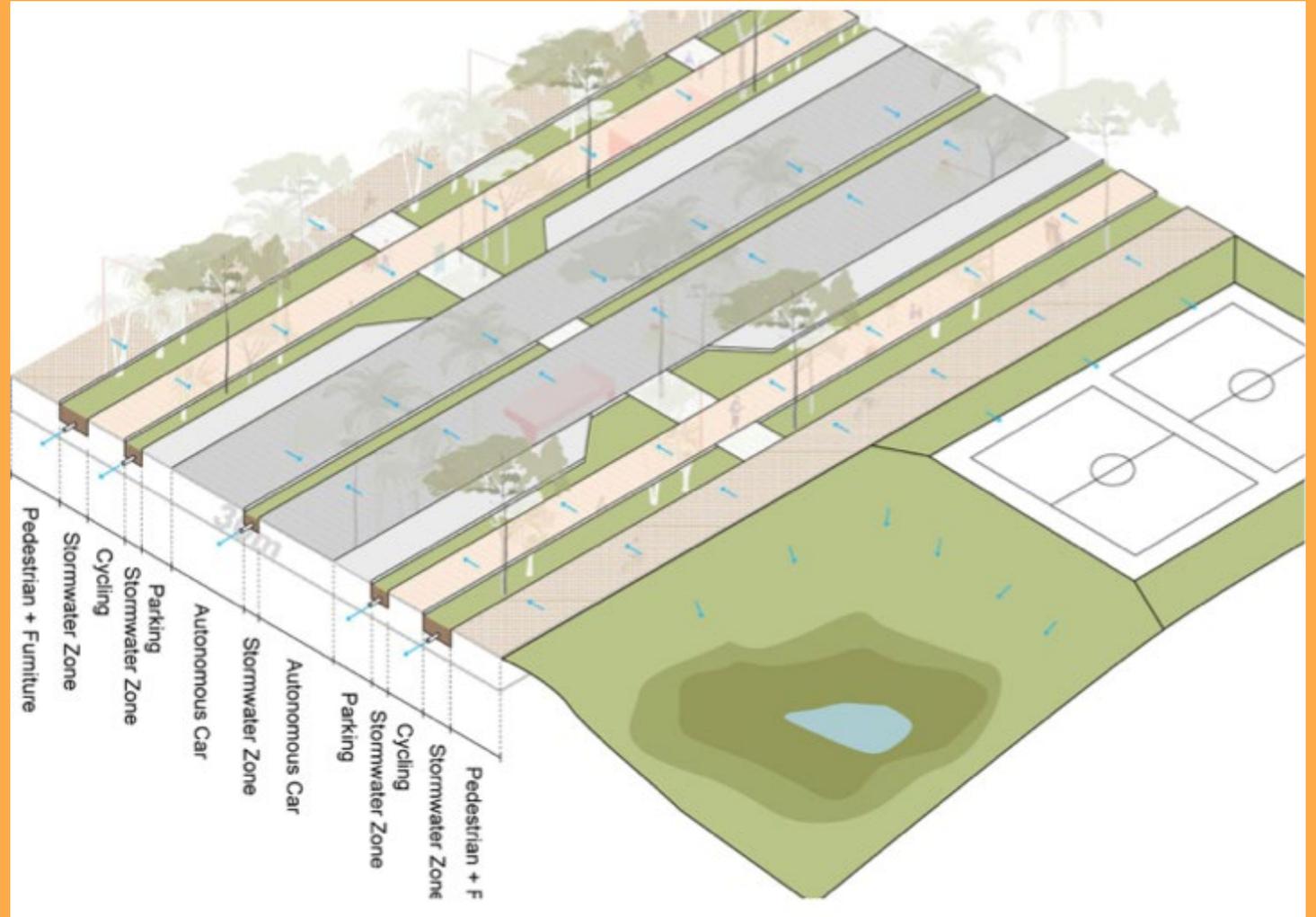




# Stormwater Infrastructure

## Approach

- Open spaces and streets are elements of a green infrastructure system
- Maximize pervious surfaces on parcel development
- Retain and detain water within the Site
- People interactive infrastructure





# Appendix

## Plans and diagrams



## 7. Appendices

In this chapter

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# Where can we go to find more information?

Get updated  
information

Stay connected

GO TO: [www.MidtownDistrictSantaFe.org](http://www.MidtownDistrictSantaFe.org)

