# SANTA FE

# A New District in the Center of Our City



PROGRESS REPORTS EDAC City Council Committees Governing Body November 2023

# **TODAY'S AGENDA**

- 1. Midtown Site Redevelopment Phase from Concept to Planning to <u>Implementation</u>
- 2. Exclusive Negotiation Agreement (ENA)
  - Production Studios Expansion (Garson Studios)
  - Visual Arts Center
  - Performance Arts Center (Garson Theater)
- 3. Public Infrastructure / Predevelopment Coordination Activities
- 4. Metropolitan Redevelopment Agency (MRA)
  - Updates
  - Director, Office of MRA

# **CITY OF SANTA FE**

# MIDTOWN REDEVELOPMENT THROUGH COMMUNITY DEVELOPMENT DEPARTMENT

# Midtown Redevelopment Team: From Concept to Planning to Implementation



# **Midtown Moving Forward – Development Disposition**

### **REQUEST FOR PROPOSALS (RFP)**

- Provides opportunity for the City to engage developers to understand viable redevelopment proposals.
- Developers submit competitive proposals and concepts that are evaluated by a committee.

### EXCLUSIVE NEGOTIATION AGREEMENTS (ENA)

- Provides opportunity for the Developer and City to negotiate terms for the disposition of property through a sale or lease.
- Developer refines RFP concepts based on performing a variety of due diligence activities

### DISPOSITION AND DEVELOPMENT AGREEMENTS (DDA)

- Establishes the roles and responsibilities of the Developer to implement the development plans.
- Establishes schedules, land use and design requirements, and reporting/ monitoring obligations.

## PHASE 1.A REDEVELOPMENT PROJECTS







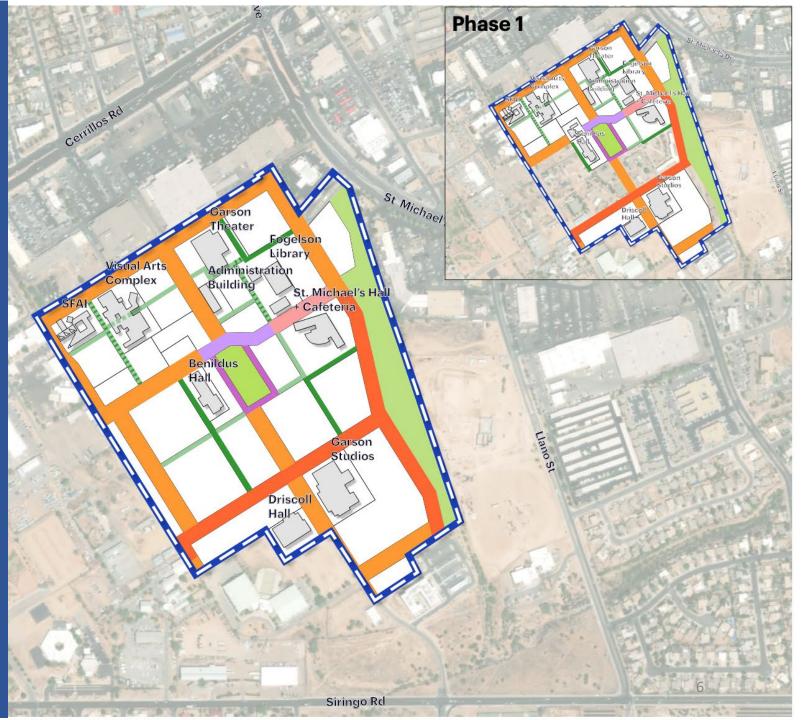


# PHASE 1.B

- MIXED-USE AFFORDABLE HOUSING RFP
- PUBLIC INFRASTRUCTURE Phased Ongoing
  - Streets and Utilities
  - Parks and Open Spaces

### **NEXT PHASES – REDEVELOPMENT OBJECTIVES**

- MIXED-USE AFFORDABLE HOUSING RFP
- COORDINATION WITH ADJACENT PROPERTY
  OWNERS
- INCREMENTAL DEVELOPMENT
- ENTERTAIN ENTREPRENURIAL LARGE-SCALE PROPOSALS TO ACHIEVE MIDTOWN REDEVELOPMENT OBJECTIVES



# **MIDTOWN ENA TRACKER**

### TASK

- 4.1 Roles and Responsibilities
- **4.2** Horizontal Development (Infrastructure Development) / Coordination Predevelopment Activities
- **4.3 Development Plan Amendments**
- 4.4 Development Program
- 4.5 Development Schedule and Phasing Plan

Development Budget and Financing Plan / Capital Campaign / Predevelopment Budget /

- 4.6 **Operating Budget**
- 4.7 Property Management
- 4.8 Disposition Pricing / Lease and Purchase Terms
- 4.9 Existing Furniture, Fixtures, & Equipment (FF&E)
- 4.10 Community Improvements (Community Development Plan)
- 4.11 Due Diligence Reports
- 4.12 **Project Parcel Survey**
- 4.13 Legal Entitlements and Amendments (Master Plan)
- 4.14 Additional Scope of Work
- 5.1 Disposition & Development Agreement







### ENA UPDATE - STUDIOS (ENA entered 04-Aug-2023; extended 13-Sep-2023 for 4-months)

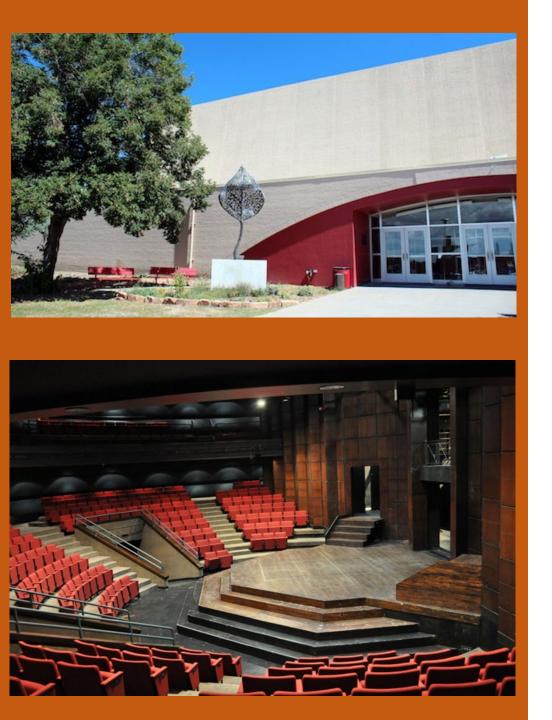
- Aspect Studios (Offeror) coordinating with the Office of Public Works team to establish location of utility lines and other public spine infrastructure and identify roles and responsibilities for public infrastructure.
- Offeror coordinating with Office of Public Works to develop strategy for electrical supply to adjacent site and Midtown Site.
- Offeror continues to develop architectural renovation of Driscoll Hall reuse for retail and stage conversion.
- Offeror has clarified residential development including 15% inclusionary and set-aside for crew workforce.
- Offeror submitted fee proposal for initial demolition, which includes Onate Hall, which is included in the Midtown Redevelopment Plans.
- Offeror submitted Master Plan points of clarification regarding uses within the production studios lot parcel area for Land Use review





### ENA UPDATE – VISUAL ARTS CENTER (ENA entered 05-Sep-2023; 12-months)

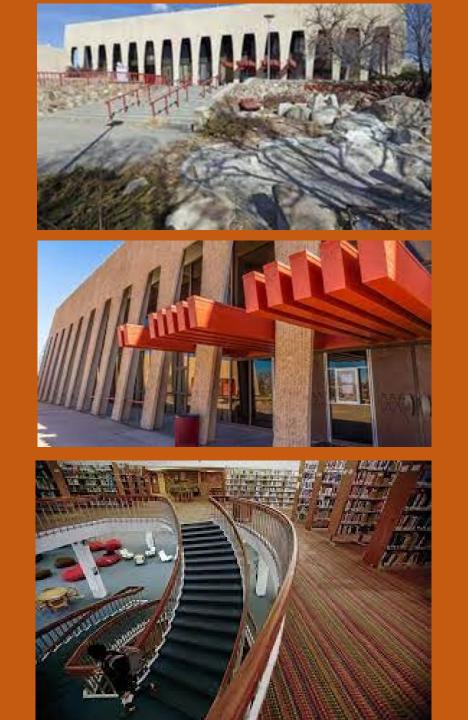
- Midtown Arts and Design Alliance, led by Santa Fe Art Institute, entered contracts with project team, including architects, engineers, and development consultants to undertake site and building investigations and analysis.
- December benchmark for updates on renovation costing.
- January benchmark for construction costs by phase.
- January benchmark for capital campaign plan
- Preliminary contribution pledges
- February benchmark Letters of Interest to enter into leases with program partners and tenants
- February benchmark draft Governance model for property management



GREER GARSON PERFORMING ARTS CENTER

RFP Process in Progress

Pending ENA



# PUBLIC LIBRARY

Building and Site Assessments

Planning and Next Phases – *Updates in December* 

# **PUBLIC INFRASTRUCTURE TEAM**

# **City Agencies**



# **Owners' Representatives**

**Development** 





Infrastructure

Owners' Representatives augment staff capacity and expertise to manage this complex urban redevelopment project for which the City is the master developer.

### Public Infrastructure / Predevelopment Coordination Activities

### A. Critical Path / Key Infrastructure

- 1. Stormwater Sitewide Stormwater Design
- 2. Survey, Block Plan & Replatting
- 3. Phase 1 Infrastructure Scoping
- 4. Roadway & Spine Infrastructure Design
- 5. Tenant Relocations (Recovery Center, Consuelo's Shelter, ITT)
- 6. Environmental Assessment & Remediation
- 7. Demolition of Buildings

### **B.** Potential Risks / Challenges

- 1. Funding
- 2. Tract O Land Swap
- 3. Tenant Relocation
- 4. Infrastructure Development Schedule
- 5. Environmental
- 6. Water Rights

|                    | onceptual Development Schedule  |                      | -                     | WSP - Classic S              |              |                  | 23-Oct-23  |
|--------------------|---|----------------------|-----------------------|------------------------------|--------------|------------------|--|
| ity ID A           | ctivity Name  | Original<br>Duration | Remaining<br>Duration | Duration % Start<br>Complete | Finish       | Total C<br>Float | 23 2024 2025 2026 2027<br>JASONDJFMAMJJASONDJFMAMJJASONDJFMAMJJAS      |
| Conto Co. Midt     | oum Concentual Development Schedule   | 982                  | 982                   | 0% 26-Sep-                   | 3 30-Jun-27  | 0                |  |
|                    | own - Conceptual Development Schedule   | 1206                 |                       | 0% 01-Nov-                   |              | 100              |  |
| Milestones         |   |                      | 1206                  |                              |              | 132              | ▼ 18-Feb-27, Mile  |
|                    | Project Start   | 0                    | 0                     | 0% 01-Nov-2                  |              | 1338             | ProjectStait   |
| A1370 F            | ProjectFinish   | 0                    | 0                     | 0%                           | 18-Feb-27    | 132              | 🔶 Project Finish   |
| City Administra    | tion  |                      |                       |                              |              | 605              | D2-Nev-25, CityAdministration  |
| A1180 T            | ract O (State Land Swap)  | 90                   | 90                    | 0% 02-Oct-2                  | 3* 30-Dec-23 | 121              | Tract () (State: Land Swap);   |
| A1390 F            | Prepare PMP   | 30                   | 30                    | 0% 02-Oct-2                  | 3* 31-Oct-23 | 181              | 🗖 Prépárel PMP   |
| A1400 F            | Prepare Governance  | 90                   | 90                    | 0% 02-Oct-2                  | 3* 30-Dec-23 | 121              | Prepare; Governanice;  |
| A1410 F            | Prepare Project SharePoint Site and Project Controls                          | 30                   | 30                    | 0% 02-Oct-2                  | 3* 31-Oct-23 | 181              | Prépare Project(SharePointSite)and Project Controls                    |
| A1420 F            | Prepare Risk Management Plan  | 60                   | 60                    | 0% 02-Oct-2                  | 3* 30-Nov-23 | 151              | Prépare:Risk Managément Plan   |
| A1350 N            | faster Plan Amendments and Errata   | 180                  | 180                   | 0% 30-Dec-2                  | 3 26-Jun-24  | 1099             | Master Plan Amendments and Errata                                      |
| A1340 N            | /RAGovernance Process   | 365                  | 365                   | 0% 14-Jan-2                  | 4 12-Jan-25  | 107              | MRA Governance Process   |
| A1020 A            | ward  | 7                    | 7                     | 0% 23-Feb-                   | 4 29-Feb-24  | 0                | t Award  |
| A1030 C            | Contract/Fee Negotiations   | 60                   | 60                    | 0% 01-Mar-                   | 4 29-Apr-24  | 0                | ContractFée Negotiations   |
| A1290 A            | ward for Construction   | 7                    | 7                     | 0% 28-Aug-                   | 25 03-Sep-25 | 0                | Award for Construction   |
| A1330 C            | ContractFee Negotiations (Construction)                                       | 60                   | 60                    | 0% 04-Sep-                   | 25 02-Nov-25 | 0                | ContractFee Negotiations (Construction)                                |
| ublic Infrstruc    | ture  | 1374                 | 1374                  | 0% 26-Sep-                   | 3 30-Jun-27  | 0                | 30   |
|                    | RFP for Design  | 150                  | 150                   | 0% 26-Sep-                   | 22-Feb-24    | 0                | RFP för Design   |
|                    | Survey - Phase 1  | 90                   | 90                    | 0% 20-3ep-                   |              | 92               | Sulvely -Phase 1   |
|                    | survey - mase i<br>site Evaluation (Geotech Sampling & Environmental Reports) | 90                   |                       | 0% 01-Oct-2                  |              | 92               | Site Evaluation (Geolech Sampling & Environmental Reports)             |
|                    | Remediation (Geolech Sampling & Environmental Reports)                        | 365                  | 365                   | 0% 01-0c-2<br>0% 30-Dec-2    |              | 374              | Sile cyapation (Septech Sanophing & Cowoninemal Reports)               |
|                    |   | 305                  |                       |                              |              | 122              | PLATPian (Subtivision Plating to Establish Blocks)                     |
|                    | PLAT Plan (Subdivision Platting to Establish Blocks)                          | 365                  | 365                   | 0% 30-Dec-2                  |              | 122              | EAT Flat (Subulysion Flatting a) Establish blocks)                     |
|                    | Design for Open Spaces and Parks  |                      |                       | 0% 30-Apr-2                  |              | -                | Design for Open Spaces and Parks                                       |
|                    | Design for Roadway & Utilities  | 365                  | 365                   | 0% 30-Apr-2                  |              | 367              | Design for Roadway & Utilities   |
|                    | Design FOGELSON Library Design  |                      | 545                   | 0% 30-Apr-2                  |              | 132              | Design FOGELSON Library Design   |
|                    | Demoliton of Existing Buildings   | 540                  | 540                   | 0% 29-Dec-2                  |              | 374              | Cerholition of Existing Buildings                                      |
|                    | TB for Construction   | 120                  | 120                   | 0% 30-Apr-2                  |              | 0                |  |
|                    | Itility & Stormwater Construction   | 365                  | 365                   | 0% 03-Nov-2                  |              | 0                | Utifity & Stojmýváteř Cons   |
|                    | Construction (Roadway & Utilities)  | 365                  | 365                   | 0% 03-Mar-3                  |              | 0                | Construction (   |
|                    | Construction (Open Space & Parks)   | 365                  | 365                   | 0% 02-May-                   |              | 0                | Construct  |
| A1150 C            | Construction (Library)  | 365                  | 365                   | 0% 01-Jul-2                  |              | 0                | Co   |
| Development P      | rocess  |                      |                       |                              |              | 94               | ▼. 18-Feb-27, De   |
| Initial Developmen | t Process   | 135                  | 135                   | 0% 16-Oct-2                  | 3 27-Feb-24  | 122              | ▼ 27-Feb-24 Initia Development Process                                 |
| A1050 A            | ppraisal (Key Development Sites)  | 90                   | 90                    | 0% 16-Oct-2                  | 3 13-Jan-24  | 92               | Apptaisat(KeyDevelopmentSiles)   |
| A1060 S            | ite Evaluation (Geotech Sampling & Environmental Report)                      | 90                   | 90                    | 0% 31-Oct-2                  | 3 28-Jan-24  | 92               | \$ite Evaluation (Geotech Sampting & Environmental Report)             |
| A1160 L            | egal Metes and Bounds (Key Development Sites)                                 | 60                   | 60                    | 0% 30-Dec-2                  | 3 27-Feb-24  | 122              | Legal Metes and Bounds (Key DevelopmentSites)                          |
| Affordable Housing | g Sites   | 330                  | 330                   | 0% 30-Apr-2                  | 5 25-Mar-26  | 462              | 25-Mar-26 Affordable Housing Siles                                     |
| A1440 L            | egal Metes and Bounds (Key Development Sites)                                 | 60                   | 60                    | 0% 30-Apr-2                  | 5 28-Jun-25  | 462              | 🚎 Legal/Métés ánd Bounds (Kely DevelőpinentSités)                      |
| A1450 E            | NA& DDA Process   | 270                  | 270                   | 0% 29-Jun-2                  | 5 25-Mar-26  | 462              | ENA& DDA Process   |
| Midtown Performin  | ng Arts   | 330                  | 330                   | 0% 30-Apr-2                  | 5 25-Mar-26  | 462              | ₹25-Mar-26;Midtiwn PertormingArts                                      |
| A1200 L            | egal Metes and Bounds (Key Development Sites)                                 | 60                   | 60                    | 0% 30-Apr-2                  | 5 28-Jun-25  | 462              | Eegal/Métels and Bounds (Kely Development Sites)                       |
| A1210 E            | NA& DDA Process   | 270                  | 270                   | 0% 29-Jun-2                  | 5 25-Mar-26  | 462              | LeģalMetrās and Bounds (Key Devletipment Strites)<br>Eva 8 DDA Process |
| Midtown Arts & De  | sign Alliance   | 330                  | 330                   | 0% 27-Oct-2                  | 5 21-Sep-26  | 282              | 21-Sep-26,/Midtbwh Arts/8.E  |
|                    | egal Meles and Bounds (Key Development Siles)                                 | 60                   | 60                    | 0% 27-Oct-2                  | 5 25-Dec-25  | 282              | Egal/Metes and Bpunds (Key Development Siles)                          |
| A1240 E            | ENA& DDA Process  | 270                  | 270                   | 0% 26-Dec-2                  | 5 21-Sep-26  | 282              | ENA&DDAProcess   |
| Midtown Santa Fe   | Productions Inc.  | 189                  | 189                   | 0% 26-Dec-2                  |              | 363              | 02.Juji-26, Midtowni Santa Fe Produ                                    |
|                    | ENA& DDA Process  | 189                  | 189                   | 0% 26-Dec-2                  |              | 363              | ENA& DDA Process   |
|                    | s (Balance of Parcels)  | 480                  | 480                   | 0% 27-Oct-2                  |              | 132              |  |
|                    | REQ Process   | 150                  | 150                   | 0% 27-Oct-2                  |              | 132              | REQ.Process  |
|                    | egal Metes and Bounds (Key Development Sites)                                 | 60                   | 60                    | 0% 26-Mar-2                  |              | 132              | Legal Metes and Bounds (Key Develop                                    |
|                    | ENA& DDA Process  | 270                  | 270                   | 0% 25-Mav-                   |              | 132              | ENA & DDA/Pro  |
| Funding & Financi  |   | 180                  | 180                   | 0% 01-Jan-2                  |              | 733              | 06-Sepi24, Funding/& Financial Plan                                    |
|                    |   |                      |                       |                              |              |                  |  |

# The Investment in Our Future Continues

- City leading design and development of public infrastructure on which developers rely
- Required ASAP to inform terms of DDA and meet developers' needs
  - Allows City to understand costs to City and assigning responsibilities to most cost-effective party
- 'Phase I' infrastructure scope and design critical to establish the plan for funding and development schedule
  - Scopes for first critical path activities prepared, need funding per FIR with Midtown Community Development Plan
- Infrastructure planning, design and implementation is behind two signed ENAs

# **Next Steps for Midtown Infrastructure**

### • BACKBONE INFRASTRUCTURE

- Stormwater design, and utility planning and design
- Spine infrastructure layout and design (e.g., layout of backbone roads/paths, key community facilities, etc.)
- Parcelization establishing the major development blocks, guided by the Midtown plan vision and infrastructure plan

# • DEVELOPER PARTNERS

DDA terms and negotiations related to infrastructure

### • READINESS STEPS

- Plan, scope and develop cost estimates for tenant relocations
- Coordinate Midtown redevelopment schedule with public infrastructure
- Immediate \$800K funding need for project management tools/resources, infrastructure planning, design, and preparing an expenditure and funding plan

# Introducing – Karen Iverson

**Director, Metropolitan Redevelopment Agency** 

- Born and raised in New Mexico, Karen graduated from the University of New Mexico
- **20 years experience** in urban development and planning
- Most recently, led the Metropolitan Redevelopment Agency in Albuquerque. Under Karen's leadership, the agency's development pipeline increased to \$160 million.
- Led policy to create a recurring State funding source for redevelopment investments.
- Master's Degree in **Urban Planning in Real Estate Development** from Portland State University.



Midtown Parcel: Metropolitan Redevelopment Area (Midtown Site / LINC / Opportunity Zone)

Next Steps and Priorities through FY-2024

# Next Steps

- Recruit and establish MRA Commission
- Resolution: MRA Designation boundaries of redevelopment area (Governing Body vote)
- Resolution: MRA Plan strategies for economic and community development (Governing Body vote)

# **Priorities**

- Outreach to adjacent property owners and developers about development opportunities
- Coordinate redevelopment plans with public infrastructure development plans

# SANTA FE

# www.MidtownDistrictSantaFe.org

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