

MIDTOWN

SANTA FE



NINE-STEP ACTION PLANS

1. City As Master Developer (Cancel RFEI Solicitation)
2. Rezone Site (Development Framework Plan)
3. Plan for Infrastructure
4. Reuse Existing Buildings for Community Purposes
5. Prepare Site and Buildings for Reuse and Redevelopment
6. Promote Garson Studies Complex
7. Identify Parcels for Mixed-Income and Affordable Housing Development
8. Access and Establish a Public Funding Mechanism
9. Engage the Public for Development Planning

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

ACTION PLAN – Current Status

#9 Public Engagement for Development Planning

MIDTOWN PLANNING SESSIONS

LISTENING SESSIONS

July 20, 21, 22: Tuesday-Thursday
Daytime Sessions: 9:00am - 4:00pm (Convention Center)
Evening Sessions: 6:00pm - 8:00pm (Midtown)
Site Walk & Presentation: Wednesday, 5:00pm – 8:00pm

WORKSHOP SESSIONS

September 23, 24, 25 Thursday-Saturday
Daytime Sessions: 9:00am - 4:00pm (Convention Center)
Evening Sessions: 6:00pm - 8:00pm (Midtown)
Presentation: Saturday, 10:00 - Noon

ACTION PLAN – Current Status

#9 Public Engagement for Development Planning

MIDTOWN PLANNING SESSIONS

LISTENING SESSIONS – IDEATION, EXPLORATION

Primary Objective – listen to ideas, generate interests, small group discussions, open public conversations, interact with planners and a site model, share aspirations **JULY**

WORKSHOP SESSIONS – SYNTHESIZE, DESIGN, CREATE

Primary Objective – synthesize and apply information from Listening Sessions, problem solve and identify real solutions in real time, create strategies that address community concerns and goals, design plans and land uses to achieve a shared public vision **SEPTEMBER**

ACTION PLAN – Current Status

#9 Public Engagement for Development Planning

EARLY PUBLIC REVIEWS - 2021

Sep 29 - **Governing Body** – recap sessions - information presentation ONLY

Oct 13 – **Governing Body** – introduce resolution to develop land planning application

Oct 18 – **Finance Committee** - presentation, vote on resolution

Oct 20 - **Economic Development Advisory Committee** - presentation, vote on resolution (*rescheduled from Oct-13*)

Oct 20 - **Quality of Life Committee**, presentation, vote on resolution

Oct 25 - **Public Works Committee** - presentation, vote on resolution

Oct 27 - **Governing Body** – final vote on resolution

ACTION PLAN – Current Status

#9 Public Engagement for Development Planning

MORE PUBLIC FORUMS – FALL 2021

District Forums – August (proposed – to be scheduled)

City Forum – September (proposed – to be scheduled)

ACTION PLAN – Current Status

#9 Public Engagement for Development Planning

CORE OUTCOMES LEADING TO MIDTOWN DEVELOPMENT

Land Use Plan

- basis for a zoning application and amendments
- draft in 2021 for approvals in 2022
- approvals by Planning Commissions and Governing Body

Development Framework

- basis for a master plan application
- draft in 2021 for approvals in 2022
- approvals by Planning Commissions and Governing

Community Development Plan

- implementation plan for ensuring public policy requirements and priorities for the development of a Midtown District
- draft and complete in Q3-Q4 2021
- approval by Governing Body

ACTION PLAN – Current Status

#9 Public Engagement for Development Planning

OTHER CRITICAL OUTCOMES FOR REDEVELOPMENT

Metropolitan Redevelopment Area

- Analyze application for Midtown District
- Analyze scope of area to include LINC and Midtown Site

Utility and Core Infrastructure Finance

- Phased infrastructure plan
- Phased financing strategy

Return on Investment

- General economic analysis of city investment return- economic and other policy goals

Midtown Santa Fe: 3 Goal Areas

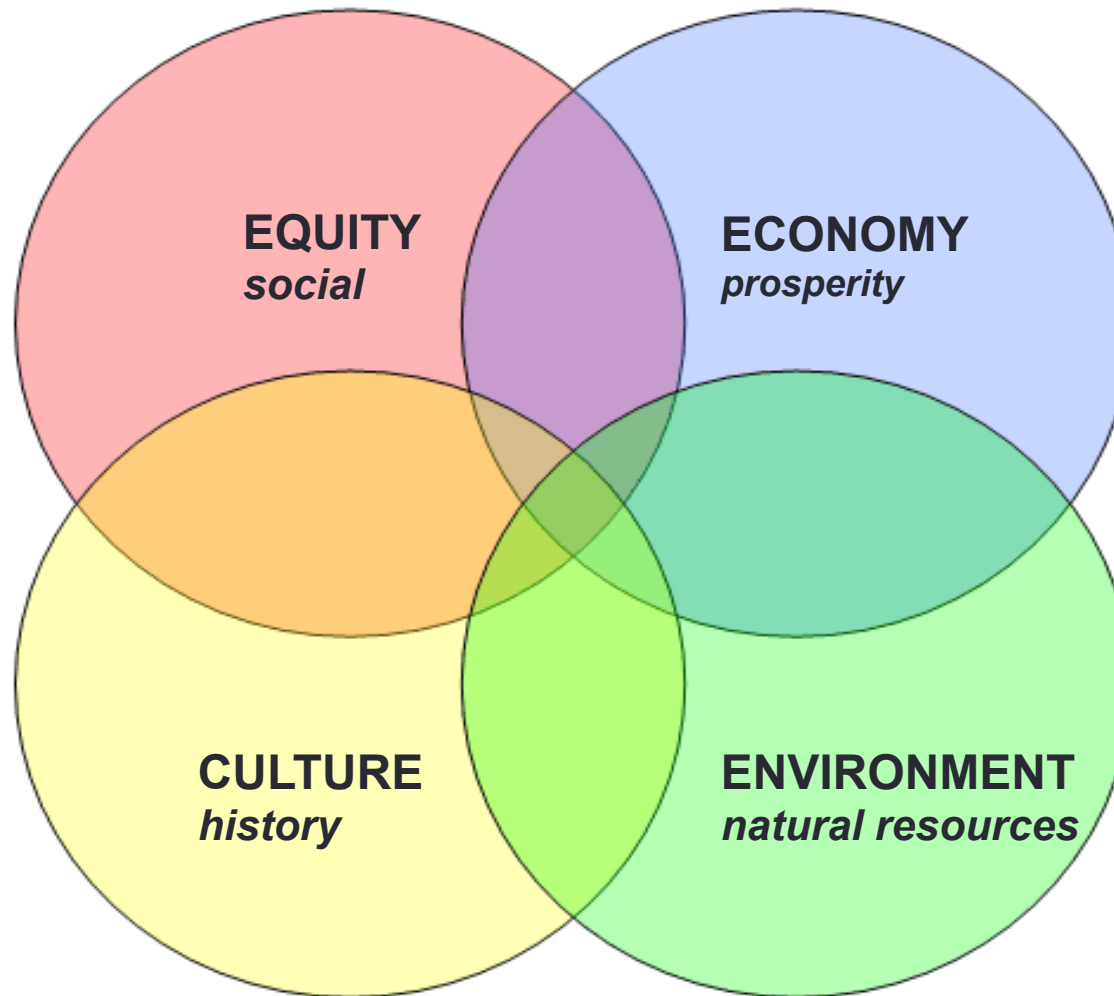
Long-Term Development Goals	Public Policy Financial Goals	Community Development Goals
<ul style="list-style-type: none">• Higher education• Housing choices for all incomes• Film and multimedia industry• Local community arts and culture• Technology and innovation	<ul style="list-style-type: none">• Generate near-term revenues to pay operating costs (including bond repayment)• Create long-term value to achieve economic and community development goals	<ul style="list-style-type: none">• Public Engagement<ul style="list-style-type: none">• Inclusive• Transparent• Development<ul style="list-style-type: none">• Sustainable• Equitable• Public Open Space and Facilities

Based on the Midtown Planning Guidelines approved by the Governing Body in 2018

Sustainable Development: 4 Elements

Intersections

- Desirability
- Feasibility
- Viability
- Ethically

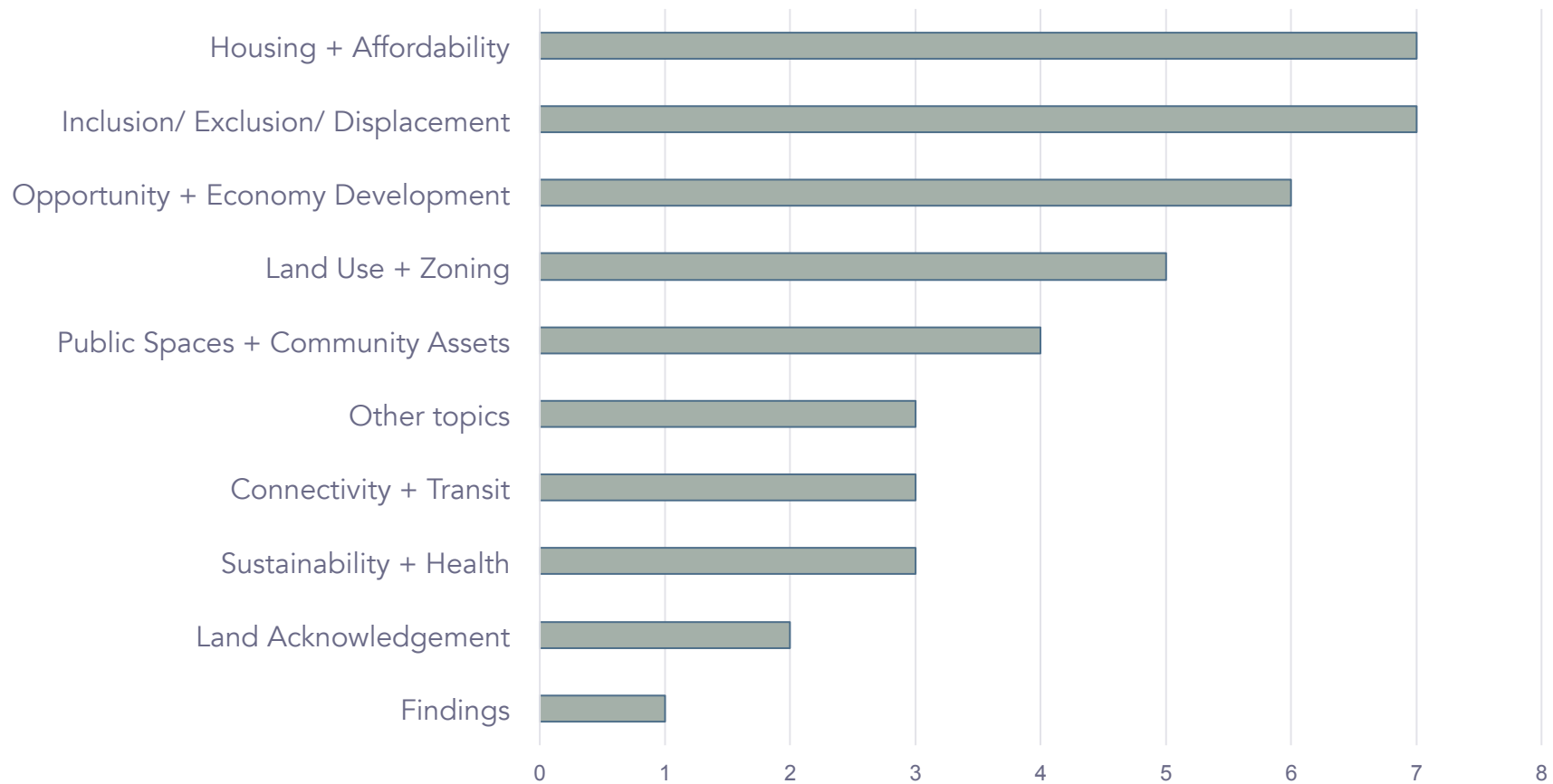


Intersections

- Goals
- Priorities
- Decisions
- Tensions
- Compromises
- Learning
- Evaluating
- Evolving

Brief Survey Summary

What topics would resonate best with your audience?



Environment – Land Development

Infrastructure

- Site resiliency and regeneration
- Water management

Open Space

- Public Gathering
- Parks and parklets

Street and Block Networks

- Circulation and Connectivity

Site Plan

- Density
- Land uses and areas/ zones
- Memory of Place / Land Acknowledgement

District Area

- LINC
- Access and Connectivity
- Adjacent neighborhoods
- Adjacent commercial zone

Land Uses

- Housing Types and Choices
- Affordable housing parcels (early start)
- Inclusionary zoning

Commercial Development

- Film and multi-media
- Technology
- Arts & Culture
- Entrepreneurialism

Existing Buildings

- Reused Buildings: community uses (arts, culture, performance and entertainment, library/ learning, film)
- Substandard Buildings: to be demolished
- Other Buildings: temporary and potential long term uses identified through RFPs or Civic uses

Environmental Design

- Healthy District / Inclusive Design
- Green Building and Site Design

Equity – Community Development

Neighborhood Stabilization

- Anti-Displacement

Housing Affordability

- Housing Choices
- Housing needs and priorities

Building Capacity

- Develop local capacity for non-profit and community based approaches to housing and neighborhood development

Economy – Economic Development

Job Creation

Job Access

Job Careers

- Trades and Vocational Training
- Career Education

Economic Development

- Development and Zoning linkages to achieve community development objectives that require subsidy and/or developer incentives

Entrepreneurialism

- Local small businesses
- Commercial space affordability

Culture – Memory of Place

Land Acknowledgement

Arts & Cultural

District Planning and Programming

Community Arts Stabilization

Listening & Facilitating Conversations

How will Midtown be connected to adjacent neighborhoods and commercial areas to create a new city center?

What kinds of public open spaces can and should be in Midtown?

How will existing buildings be incorporated and reused?

Where and what kinds of new housing can be accommodated?

What type of commercial development is possible to generate new jobs and career paths?

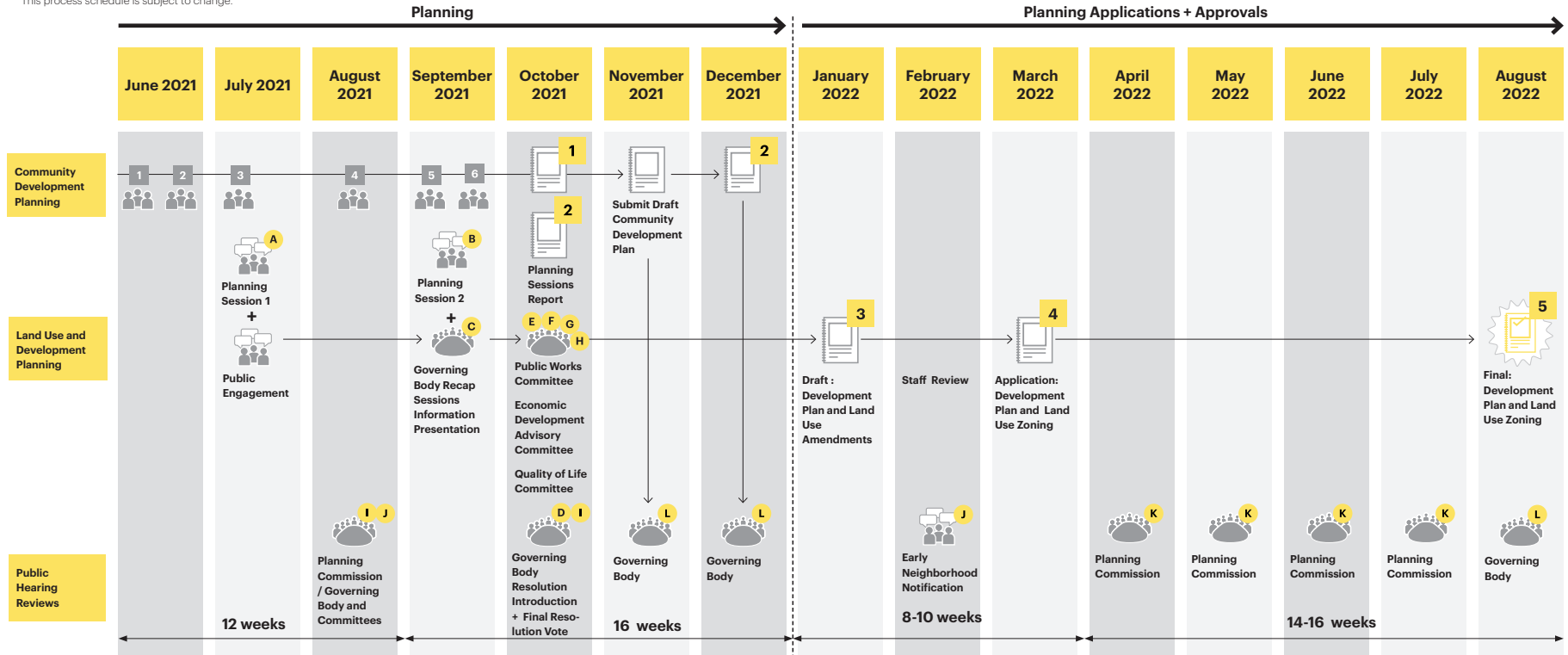
What are green building and environmentally responsible site planning strategies that can be implemented at the Midtown Site?

How can the land be reused and acknowledged to create a place that is truly Santa Fe recognizing its culture, people and history?

Midtown District - Development Planning Timeline*

Revised July 8, 2021

* This process schedule is subject to change.



Community Conversations

- 1 Housing Production (June)
- 2 Housing Security (June)
- 3 Opportunity (July)
- 4 Culture (August)
- 5 Sustainability (September)
- 6 Land Acknowledgment (September)

Key Deliverables

- 1 Draft Community Development Plan
- 2 Final Community Development Plan
- 3 Draft: Development Plan and Land Use Amendments
- 4 Application: Development Plan and Land Use Zoning
- 5 Final: Development Plan and Land Use Zoning

Meetings

- A Planning Session 1 (3 days) July 20-22
- B Planning Session 2 (3 days) September 23-25
- C Governing Body Recap Sessions Information Presentation Only September 29th
- D Governing Body Presentation: Introduce Resolution to Develop Land Planning Application - October 13th

- E Finance Committee: Presentation, Resolution Vote - October 18th
- F Quality of Life Committee: Presentation, Resolution Vote - October 20th
- G Economic Development Advisory Committee: Presentation, Resolution Vote - October 20th
- H Public Works Committee: Presentation, Resolution Vote - October 25th

- I Governing Body Final Resolution Vote October 27th
- J Early Neighborhood Notification Meeting
- K Planning Commission
- L Governing Body

MIDTOWN SANTA FE

For Midtown Information

www.MidtownDistrictSantaFe.com

For community stories and aspirations for Midtown:

<https://www.cultureconnects.site/>