

MIDTOWN MOVING FORWARD

 Santa Fe, NM

Midtown
Redevelopment Plans

Midtown Moving Forward
Progress Report
October 2022





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*



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



LAND CHARACTERISTICS

Green Streets

Parks & Open Spaces

Design for Health





MOBILITY: Design for Walking, Biking and Health

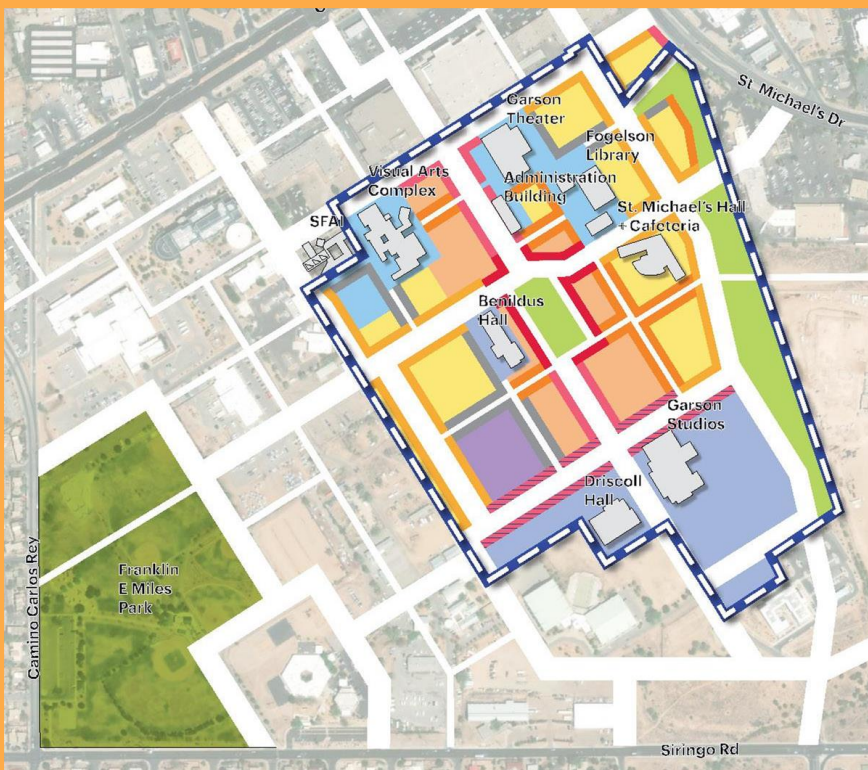
Bicycle and Pedestrian Friendly

Small Block Dimensions

Access to Transit Facilities

Access to Diverse Uses

Universal Design





HOUSING AFFORDABILITY / Housing Choices

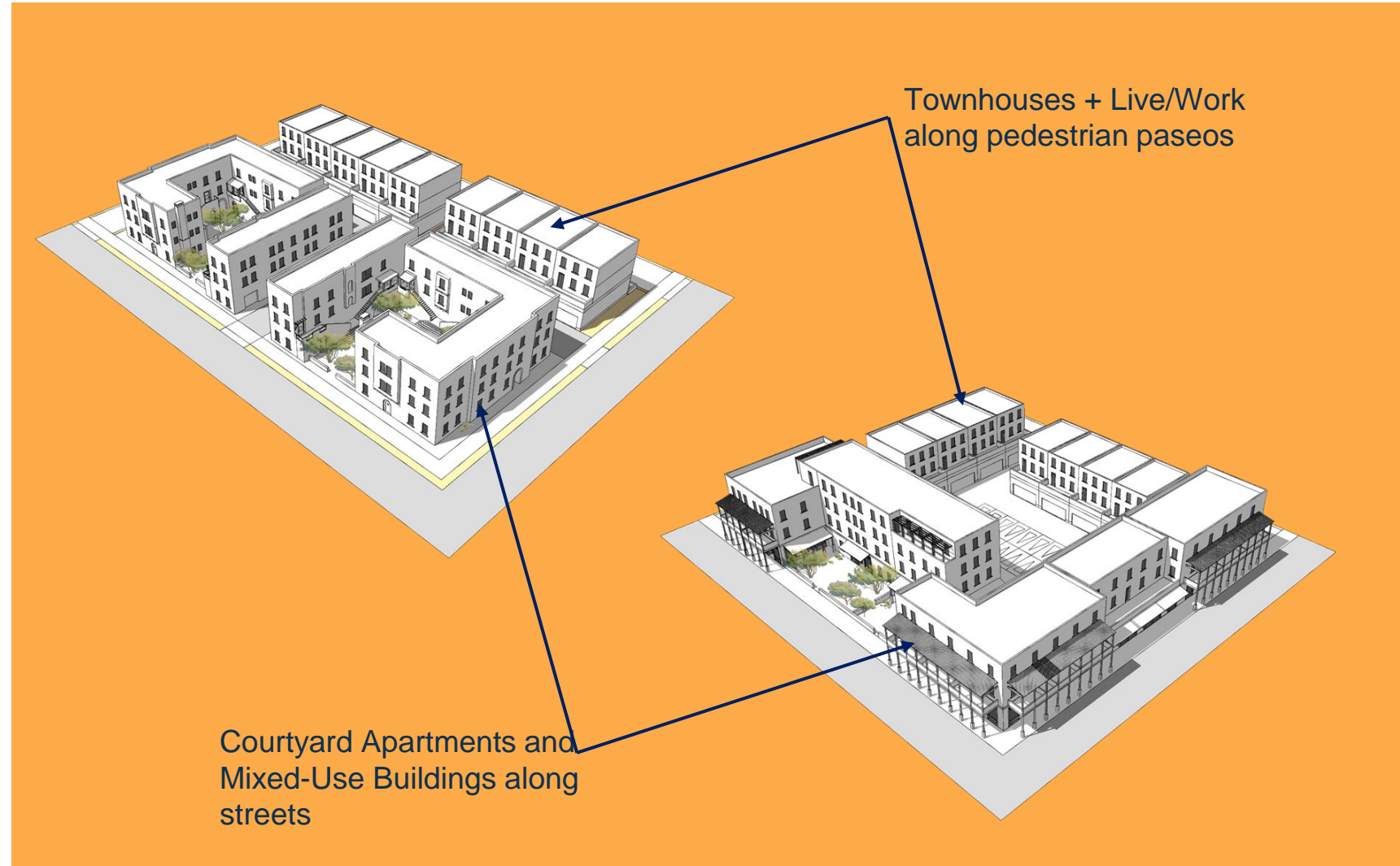
Inclusionary Zoning for Housing Affordability

Parcels for 100% Affordable Housing Development

Diverse Tenures

Live/Work Units

Expand Housing Choices





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

- 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



Midtown Public Engagement

ONGOING EXCHANGE AND ENGAGEMENT

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 20

Community Development Plan

- Planning Commission Presentation: September 1
- Governing Body Presentation: October 12

Midtown Redevelopment Plans

- Governing Body Presentation: October 12
- Governing Body Hearing for Approval: November 9

Where can we go to find more information?

Get updated information

GO TO: www.MidtownDistrictSantaFe.org

