

MIDTOWN SITE REDEVELOPMENT PLANNING BACKGROUND

The Midtown Site (Site) has been used since the mid-1800's for educational purposes, and briefly served as a military hospital during World War II. After the war, the Christian Brothers acquired the previous hospital campus facilities to establish a college campus, which operated until 2009. The City, with a commitment to preserve the civic purpose educational use, purchased the Site and leased it to a private, for-profit university. The university ceased operations and full control of the Site reverted to the City on July 1, 2018.

The City continues the civic purpose commitment by creating a new city center in what has become the geographic center of Santa Fe.

Concept Phase

The City began the Concept Phase known more commonly as the Midtown Campus Project in August, 2018, to provide opportunities for the public to create a vision and concept for the future of the Site. The Site redevelopment is also informed by previous research, including the Re:MIKE study for the re-design the St. Michaels corridor; Culture Connects; and the 2017 National Citizens Survey and Pollinating Prosperity Report.

The Concept Phase culminated in 2018 with the publication of the Midtown Planning Guidelines, which the Governing Body approved by Resolution 2018-54. These continue to guide the vision, goals, and ongoing public engagement efforts to inform and regulate the development of the Site.

Planning Phase

The City's Planning Phase began in 2021-2022 and included City-hosted public planning sessions supported by community organizations to develop an actionable public engagement plan to help inform the Midtown Redevelopment Plans, which include both the interrelated Land Development Plan and the Community Development Plan. The Governing Body will review and vote on the Community Development Plan and Land Development Plan as a joint package called the Midtown Redevelopment Plans.

- **The Land Development Plan** will regulate land uses, zoning, and development plans (master plan), including urban design guidelines and requirements, density patterns, infrastructure and circulation, open space, as well as green building and site resiliency, and zoning for housing affordability and other public policy benefits. Both the Planning Commission and the Governing Body will review, and the Governing Body will vote to adopt the Land Development Plan.

The Land Development Plan establishes design and development standards as noted below to implement the vision for the Midtown Site:

- To establish land uses and development regulations specific to the built character of the Midtown Site in furtherance of a C-2 base zoning and consistent with the Midtown LINC.
- To create the standards and requirements for civic and open spaces that also promote soils resiliency and water retention and detention.
- To establish the primary public streets and other forms of mobility, with a priority to pedestrian and bicycle friendly circulation patterns.

- To be flexible to respond to evolving market conditions by establishing a parcelization plan and phased incremental development that will allow the site to be developed by various qualified private for- and non-profit developers.
 - To establish the fundamental development and infrastructure framework for a mixed-use district that also preserves certain existing “legacy” buildings for adaptive reuse.
 - To create the basic form-based requirements to guide the built character of the Midtown District, including the design and location of the public realm, the sidewalk and street frontage conditions, density patterns, and the contextual massing and set-backs of buildings.
 - To build on the City’s current USGBC LEED-Gold City rating by designing the Midtown Redevelopment Plans based on the LEED-Neighborhood Development program. (United States Green Building Council – Leadership in Energy and Environmental Design), with a focus on the four pillars of sustainable development – *Equity, Environment, Economic, Culture*.
- **The Community Development Plan** will implement and achieve public policy objectives surrounding sustainable development with community development goals related to equity, environment, economic, and culture. The plan provides requirements, guidance, and preferences as development is implemented, which will be included in City Development Solicitations. The Governing Body will adopt the Community Development Plan by Resolution.

The Midtown Redevelopment Plans are scheduled for review and approval in September 2022.

SITE REZONING

The City proposes to rezone the Site to a C-2 PUD (Planned Unit Development) District, which allows for the development of the mixed-use district outlined in the Midtown Planning Guidelines and the Midtown Local Innovation Corridor Overlay (Midtown LINC).

The C-2 PUD Ordinance will reference the Land Development Plan design and development standards as noted above. The first step in the process for the Land Development Plan adoption is the required Early Neighborhood Notification (ENN) where the City Midtown Redevelopment team will present the general master plan and rezoning recommendation to nearby residents and property owners.

ENN meetings are required to occur before an applicant submits an application to the City for a proposed development. The ENN will be followed by other public engagement events in collaboration with various community and civic organizations in July and August 2022. Formal Land Development Plan public hearings before the Planning Commission and Governing Body will happen in September 2022. The ENN presentation is the first step in the process for the Land Development Plan approvals, which include:

1. Master Plan Adoption: The Midtown Land Development Plan
2. General Plan Amendment: Public/Institutional to Transitional Mixed-Use
3. Rezoning: R-5 to C-2 PUD

The Land Development Plan approval is essential for creating a legal and regulatory framework to allow future development proposals to be evaluated by the City and to be implemented by developers to create the district as envisioned in the Midtown Planning Guidelines.