



AGENDA

ECONOMIC DEVELOPMENT
ADVISORY COMMITTEE
NOVEMBER 10, 2021 AT 11:00
AM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING

Attendance: In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings in excess of those permitted in the current Public Health Order, and the need to incorporate technology and practices to re-institute in-person meetings consistent with the limitations established by the Order, the Economic Development Advisory Committee meeting will be conducted virtually.

Viewing: Members of the public may join the Zoom meeting by internet or phone, as follows:

Internet: To join the Zoom meeting on the internet using a computer, laptop, smartphone, or tablet, use the following link: <https://santafenm-gov.zoom.us/j/87410415076?pwd=eHBBVWRWRWFwMUg0eU9ITldwRTdoUT09>.

Passcode: 808782

Attendees should use the "Raise Hand" function to be recognized by the Chair to speak at the appropriate time.

Phone: To join the Zoom meeting using a phone, use the following phone numbers and Webinar ID: **US: 1 (346) 248-7799 - Webinar ID: 874 1041 5076 - Passcode: 808782**

Phone attendees should press *9 to use the "Raise Hand" function to be recognized by the Chair to speak at the appropriate time.

The agenda and packet for the meeting will be posted at <https://santafe.primegov.com/public/portal>.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF CONSENT AGENDA**



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ECONOMIC DEVELOPMENT
ADVISORY COMMITTEE
NOVEMBER 10, 2021 AT 11:00
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5. **APPROVAL OF MINUTES**

- a. October 20, 2021

6. **ACTION ITEMS: CONSENT**

7. **ACTION ITEMS: DISCUSSION**

- a. A Resolution for the Public Notice of Sale of the Las Estrellas Master Plan Parcel (Terry Lease, Asset Development Manager, tjlease@santafenm.gov, 661-619-2076; Andrea Salazar, Assistant City Attorney, asalazar@santafenm.gov, 505-955-6303)

8. **PRESENTATION**

- a. Midtown Progress Report – Land Planning (Daniel Hernandez, Project Director at Proyecto LLC, daniel@proyecto.is, 917-930-0106)
- b. Southside Innovation Village Overview (John Rizzo, President, NM Innovation Village; john.rizzo@nmit.net; 650- 704-9855)
- c. Local Economic Development Act (LEDA) Business Growth Candidates Overviews (Rich Brown, Director - Community & Economic Development, rbrown@santafenm.gov, 505. 955-6625; Peter Mitchell, Regional Representative - New Mexico Economic Development Department, peter.mitchell@state.nm.us, 505-827-2199)
 - a. Earth Travelers Teardrop Trailers, LLC (Laura Esteves de Irlanda, Founder and Co-Owner, earthtravelerteardroptrailers@gmail.com, 505-954-1225)
 - b. Beck and Bulow (John Paul Bulow, Co-Founder. jp@beckandbulow.com, 505-467-9927)

9. **PUBLIC COMMENT**

10. **MATTERS FROM STAFF**

11. **MATTERS FROM THE COMMITTEE**

12. **MATTERS FROM THE CHAIR**



AGENDA

ECONOMIC DEVELOPMENT
ADVISORY COMMITTEE
NOVEMBER 10, 2021 AT 11:00
AM
ATTEND VIRTUALLY

13. **NEXT MEETING: Wednesday, December 8, 2021**
14. **ADJOURN**

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
WEDNESDAY, OCTOBER 20, 2021, 11:00 AM
ATTENDED VIRTUALLY**

1. CALL TO ORDER

The meeting of the Economic Development Advisory Committee was called to order by Councilor Vigil Coppler, Chair, at 11:00 am on Wednesday, September 8, 2021, and was attended virtually.

2. ROLL CALL

MEMBERS PRESENT

Councilor JoAnn Vigil Coppler, Chair
Ryan Cordova
Meghan McGarrity
Robert Lurcott
John Fiens
Ryan Gallagher
Kate Kennedy
(Vacancy)

MEMBERS ABSENT

Melissia Coleman, Excused
Johanna Nelson, Excused

OTHERS PRESENT

Rich Brown, Director, Department of Community Development
Janice Krish, Economic Development
Liz Camacho, Economic Development
Terry Lease, Asset Development Manager
Loretta Olguin, Economic Development
Miguel Acosta, Director, Earth Care
Daniel Hernandez, Midtown Project Manager
Zane Fischer, President, Make Santa Fe
Elizabeth Martin, Stenographer

3. APPROVAL OF AGENDA

Ms. Krish notified the Committee that items 6 A and B have been moved to the November meeting.

MOTION A motion was made by Mr. Fiens, seconded by Mr. Gallagher, to approve the agenda as amended.

VOTE The motion passed on a roll call vote as follows:

Chair Vigil Coppler, yes; Mr. Cordova, yes; Ms. McGarrity, yes; Mr. Lurcott, yes; Mr. Fiens, yes; Mr. Gallagher, yes; Ms. Kennedy, yes.

4. APPROVAL OF CONSENT AGENDA

None.

**5. APPROVAL OF MINUTES
SEPTEMBER 8, 2021**

MOTION A motion was made by Mr. Lurcott, seconded by Ms. McGarrity, to approve the minutes as presented.

VOTE The motion passed on a roll call vote as follows:

Chair Vigil Coppler, yes; Mr. Cordova, yes; Ms. McGarrity, yes; Mr. Lurcott, yes; Mr. Fiens, yes; Mr. Gallagher, yes; Ms. Kennedy, yes.

6. ACTION ITEMS: CONSENT

**A. REQUEST APPROVAL FOR LEASE AGREEMENT FOR
TELECOMMUNICATIONS FACILITIES AT BUCKMAN BOOSTER
STATION NO. 4 FOR VERIZON COMMUNICATIONS.**

Postponed to the November meeting.

**B. REQUEST APPROVAL FOR LEASE AMENDMENT NO. 1 TO
SANDOVAL PARKING GARAGE ANTENNA SITE LEASE FOR
VERIZON COMMUNICATIONS.**

Postponed to the November meeting.

7. ACTION ITEMS: DISCUSSION

None.

8. PRESENTATION

A. NEW MEXICO MAIN STREET ACCEPTS TWO (2) SANTA FE PROJECTS FOR NEW URBAN NEIGHBORHOOD COMMERCIAL CORRIDOR (UNCC) INITIATIVE:

Ms. Camacho stated that both of these organizations worked really hard to put these applications together. This is a new opportunity through Main Street for urban corridors. We were able to get the City into this initiative.

1. AIRPORT ROAD DISTRICT

Mr. Acosta said it was a pleasure to be part of the project selection. We worked for several years on this idea. When the opportunity was announced we jumped on it. Our work will be primarily on the southside. This is the first step of the project. The southside is the most diverse, economically challenged and COVID challenged in Santa Fe. It has the largest population of immigrants and Native American families in Santa Fe. Our goal over the next eighteen months is to convene the populations north and south of Airport Road to create a healthy community. We want to create four or five conversations to talk about our vision and define spaces that welcome people to Airport Road. We want people to feel welcome and know they are entering our community.

Mr. Acosta reviewed a Power Point presentation.

Ms. McGarrity thanked Mr. Acosta for all his work in our community and his interest in bringing our community together.

Mr. Fiens said he echoed what Ms. McGarrity said. What Mr. Acosta said about welcoming everyone to his community is very interesting. The signage coming from the Airport directs people to turn left to get to Santa Fe which bypasses the Airport Road community. That is an astute observation. Mr. Fiens said he would like to underscore that names really matter. There is an opportunity through signs to create an arts district or what can be had on that road.

Mr. Acosta said that is on our list of things to consider. He said Los Arcos was used several years ago as the name of the Airport Road communities and is still used at times.

Mr. Lurcott stated that this is a subset of Main Street. Urban Corridors. He asked what kinds of programs this can support.

Mr. Acosta said this is a dreaming project. He hopes the ideas will get picked up by the residents. We are looking at how to make Airport Road more friendly and not so much of a highway. How do we slow down traffic and our lives. We need to address

traffic needs and pedestrian needs, education, history, employment and other needs. One idea that has come up is to look at Airport Road as the Acequia Association looks at their acequias-as providers of life, food and connections. As something we are responsible for.

Ms. Camacho said this is the first year that Main Street has done this. We are doing this for the first time in the State of New Mexico. We have not developed the scope of work yet. She said they do not offer us funding, but they increase our capacity. The scope of work has to be completed within eighteen months. We are working on getting a Vista volunteer to help with this. Mr. Fischer and Mr. Acosta are championing their own projects.

Chair Vigil Coppler said she grew up here and remembers when Airport Road was a two lane highway where kids drag raced. The vision she has is that it gets as much attention and beautification as those on the eastside. She is glad to see this. She said thank you for your work Mr. Acosta. If you don't have dreams you don't have anything to put in place. Thank you for not giving up.

2. SILER/RUFINA ROAD DISTRICT

Mr. Fischer said our focus is on the Silar Road/Rufina Nexus. This is a stepping stone. We are very happy to see the Airport Road project. The Rufina Nexus is unseen.

Mr. Fischer reviewed a Power Point presentation.

Mr. Fischer said we are building on the work done a couple of years ago. At that time stakeholders were assembled and a marketing plan was created. We are building on that in working with our partners. The goal is to create a sustainable structure, streetscape improvements, recognizable landmarks and an awareness of the businesses and organizations.

Mr. Fiens said this is exciting. It looks like you are working a lot on social media. Flood the zone is the way to go. There is tremendous potential in social media. He said they should see what you can do to raise the trade there with images. Crafting powerful images in the district could go a long way. Think about a newsletter push as well. An email newsletter. Start monthly cultural events, discounts and specials. There are a lot of good eats there. Food is a great attracter. He loves what Zane is doing. Go for it.

Chair Vigil Coppler asked what is the next step.

Mr. Fischer said they are going to meet with the technical assistant team from Main Street and walk around the area. They will then put the stakeholders together and

decide together what we want to emphasize and try to come out of this with a sustainable structure to keep going. There are poles available with the City of Santa Fe for handing banners. He thinks we should put that to use.

Mr. Brown said last year Mr. Acosta talked about putting banners up on Airport Road. Mr. Fischer is right. That is a way to build place making. He said he would like Mr. Acosta to work with Ms. Camacho on that.

Mr. Fiens said Tourism has the capacity to draw people in. The Santa Fe Organization Calendar is a powerful tool. Always get your free listing on that calendar. Make a relationship with Tourism. Meet with the calendar folks. Provide Tourism with high resolution images and get on the media tours. There are lots of opportunities there.

Ms. Camacho said one of the key things Mr. Fischer mentioned is sustainability in keeping these kind of things going and way finding. Our Chair championed banners for Veterans and she knows how challenging that can be. It requires legislation and maintenance.

Chair Vigil Coppler said it was quite a feat to get the banners and get that through Council. There are issues such as who owns the light poles, but it is not insurmountable. She likes the idea overall.

Chair Vigil Coppler thanked Mr. Acosta and Mr. Fischer.

B. MIDTOWN DEVELOPMENT PROGRESS REPORT AND OVERVIEW OF SEPTEMBER AND OCTOBER 2021 ACTIVITIES

Mr. Hernandez reviewed the Power Point presentation.

Ms. McGarrity said she was curious about how the search for Midtown Project Manager is going.

Mr. Brown said they received six applicants deemed qualified from our search. They interviewed all of them, with a evaluation committee of three, and found that actually none of them were qualified for the role they would play. We will continue looking.

Mr. Lurcott stated that he had been critical of the process. He thinks we are back on track and on the right track with the engagement process and plan. He went to the walk in events and it looked heavily developed. There is not much space left for jobs and revenue producing opportunities. What about the other set of buildings on the left side of the entry site. He is curious about that.

Mr. Hernandez said he knows on that side of the land there is an opportunity to do water retention. He will question the team about that.

Mr. Brown said he knows that Mr. Lurcott worked in land use development previously. He asked Mr. Lurcott if he had experience in planning or developing metropolitan development areas. They would like to include him in this effort.

Mr. Lurcott answered that yes, he does have that experience and would be happy to participate.

Chair Vigil Coppler said she is not against relocating City Hall, but people were against that in previous public engagement sessions. She wants to know how we reconcile that.

Mr. Hernandez said the idea is to study it to see if it is feasible. In original conversations people felt if City Hall moved it would be recreating a State complex. We are looking at reusing existing buildings or relocating on an adjacent property. The discussions will be framed in that way.

Chair Vigil Coppler said another idea would be that you don't envision the whole relocation of City offices and instead leave space for Council and other meetings to make it easier for the community to attend. That would be if you have to scale back.

Mr. Brown said a couple of Councilors asked us to look at relocating City Hall. That is why it is being studied. Community space is an option.

Chair Vigil Coppler said we have to think about revenue producing there. She does not want to lose affordable housing. That has been heard loud and clear in all the public engagement processes. We have to think outside of Midtown as well.

Ms. McGarrity suggested that a good pilot project would be to focus on libraries. Libraries are the centers of equity. That is a place to start for communities.

Mr. Brown said he recently met with the Head Librarian. We are in the planning phase of libraries going forward. There are other entities interested in partnering with the City on that planning.

9. PUBLIC COMMENT

None.

10. MATTERS FROM STAFF

Mr. Brown introduced Loretta Olguin, who is the newly hired Business

Administrator.

Ms. Olguin said she started in her new position on October 4th, but has been with the City for four years. She transferred over from Public Works. This is a very busy department. She is pleased with the transition.

Mr. Brown informed the Committee that on the November agenda we will have a couple of LEDA applicants and he is inviting John Rizzo who is creating the development south of town, next to Presbyterian Hospital. There will be Midtown progress report as well. Our Chair is working with the legal team on the Las Estrellas Resolution. There will be an update on that if available.

Chair Vigil Coppler stated that it may not be ready by November.

Mr. Brown said that the Verizon leases will be on the agenda in December. The American Rescue Act is in process. We will be doing community engagement meetings as to how to best use the funds. It is a \$15 million grant over three years and is designated for recovery. The Jobs and Infrastructure Act is another grant opportunity coming. It will be about resiliency and growth and outdoor recreation.

Ms. Krish said she recently attended the Economic Conference in Farmington. It was well attended by outdoor recreation folks. We have engaged Once A Day Marketing to help us define a plan as to what does outdoor recreation mean to the City of Santa Fe.

11. MATTERS FROM THE COMMITTEE

Mr. Lurcott gave a shout out to Economic Development on their newsletter. It has become a real community bulletin board for economic issues and is essential in sharing information.

Mr. Lurcott asked about the status of the Warehouse 21 building.

Mr. Brown gave a shout out to Liz Camacho on the newsletter. Thank you.

Mr. Brown stated that the Warehouse 21 building is currently not going to be sold. The land is leased to the Railyard Corporation. We are working with them on owning the land. We would like to turn the building into space to be leased with a nonprofit managing the leases. The focus will be on arts and culture and the creative economy. There is also an interest in using the space as a production space. It is City land that the Railyard Corporation manages and leases out.

12. MATTERS FROM THE CHAIR

None.

**13. NEXT MEETING
WEDNESDAY, NOVEMBER 10, 2021**

14. ADJOURN

There being no further business before the Committee the meeting adjourned at 12:50 pm.

Councilor JoAnn Vigil Coppler, Chair

Elizabeth Martin, Stenographer

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2021-__**

3 **INTRODUCED BY:**

4
5 Councilor JoAnne Vigil Coppler

6
7
8
9
10 **A RESOLUTION**

11 **ESTABLISHING CRITERIA FOR SELECTION OF A PURCHASER OF THE LAS**
12 **ESTRELLAS PROPERTY, INCLUDING A LOCAL PREFERENCE AND OTHER**
13 **MINIMUM CRITERIA.**

14
15 **WHEREAS**, on December 17, 2019, the City of Santa Fe (“City”) and Santa Fe Estates
16 Incorporated, a New Mexico corporation (“Santa Fe Estates”) terminated a 90-year-old
17 development and profit-sharing agreement between the parties, which resulted in the City
18 reacquiring fee simple title to 248.03 acres in the Northwest Quadrant of the City (Las Estrellas);
19 and

20 **WHEREAS**, during the due diligence process the City found that Santa Fe Estates owed
21 the City \$3,016,171;

22 **WHEREAS**, the 2020 appraised value of Las Estrellas is \$4,532,340.00;

23 **WHEREAS**, Las Estrellas consists of nine tracts of land: Tract NPR1, Tract NPR3, Tract
24 NPR4, Tract NPR5, Tract NPR6, Tract NPR7, Tract 2, Tract 6A, and Tract 8B-1A; and

25 **WHEREAS**, the nine tracts of land are all subject to certain covenants, conditions,

1 restrictions and the Las Estrellas Master Plan, which governs the area’s zoning, density, minimum
2 requirements for affordable housing, and the location of open spaces (“Master Plan”); and

3 **WHEREAS**, the Governing Body wishes to sell Las Estrellas to a purchaser who will
4 develop it according to the applicable covenants, conditions, restrictions, and Master Plan; and

5 **WHEREAS**, the Governing Body wishes to offer a preference for bids from local
6 purchasers, purchasers who will use local lenders, purchases who use local title companies, and
7 purchasers who will use local builders; and

8 **WHEREAS**, in addition to the local preference and minimum criteria, the Governing Body
9 wishes to obtain at least the appraised value of the property.

10 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
11 **CITY OF SANTA FE** that the City will use the following criteria for selecting a purchaser for Las
12 Estrellas:

- 13 1. Minimum criteria, listed below;
- 14 2. A local preference for local purchasers, purchasers using local lenders, purchasers
15 using local title insurance companies, and purchasers using local builders of up to six
16 percent (6%), which is consistent with the weight of the local preference offered in
17 City procurement; and
- 18 3. Highest offered purchase price, as adjusted by local preference..

19 **BE IT FURTHER RESOLVED** that, to receive the local preference an offeror, lender,
20 and purchaser, as applicable, must hold City of Santa Fe or Santa Fe County business license and
21 submit proof of paying taxes as a Santa Fe City or County business for at least five (5) years.

22 **BE IT FURTHER RESOLVED** that the minimum criteria shall include the following:

- 23 1. a minimum bid of the appraised price or higher;
- 24 2. proof of financial ability to pay for the land;
- 25 3. proof of financial viability to develop the land in accordance with the Master Plan;

- 1 4. an agreement to follow the Master Plan, covenants, conditions, and restrictions,
- 2 including those of the homeowners association, and development guidelines; and
- 3 5. an agreement to dedicate all open spaces and rights of way in accordance with the
- 4 Master Plan.

5 PASSED, APPROVED, and ADOPTED this _____ day of _____, 2021.

6
7
8 _____
9 ALAN WEBBER, MAYOR

10 ATTEST:

11
12 _____
13 KRISTIN MIHELICIC, CITY CLERK

14 APPROVED AS TO FORM:

15
16 _____
17 ERIN K. McSHERRY, CITY ATTORNEY

- 1
- 2
- 3
- 4

Legislation/2021/Resolutions/Las Estrellas Local Preference

DRAFT

MIDTOWN

SANTA FE



NINE-STEP ACTION PLANS

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

Predevelopment Planning Phases

...standard practices in large scale public private development

CONCEPT PHASE: *CREATE A VISION (get to know the site)*

- Agree on shared vision and set of goals
- Develop conceptual ideas for the site

PLANNING PHASE: *CREATE A PLAN (based on the Concept Phase)*

- Regulate land uses and a development framework
- Establish a community development plan to ensure community and public policy objectives

IMPLEMENTATION PHASE *(regulated development based on approved plans)*

- Develop projects with mission-oriented developers that can achieve public goals.
- Create a structure that provides for ongoing public planning and programming

Where are we in the Planning Phase?



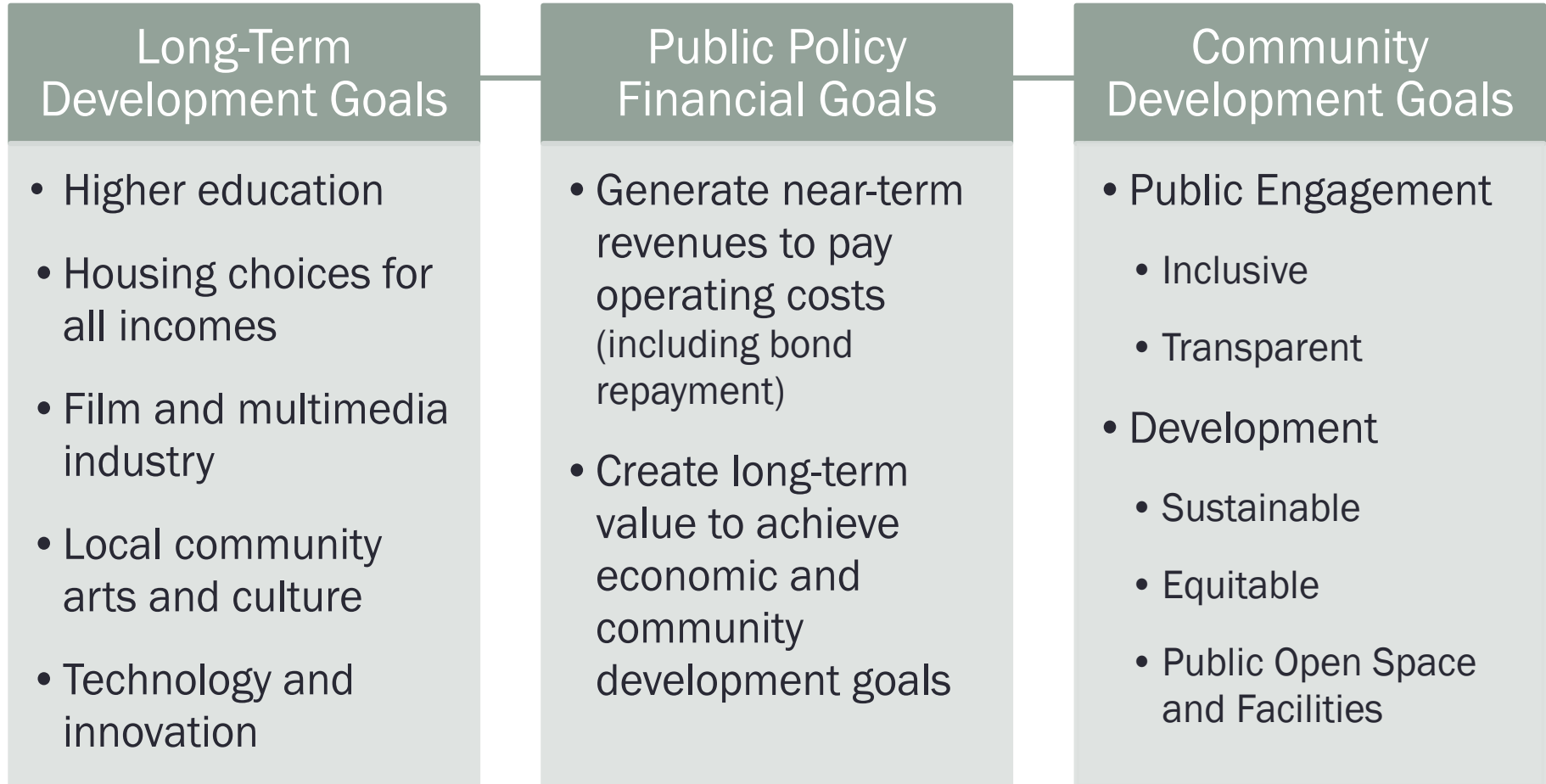
As we head toward the end of 2021...

...the City is leading a team of planning and public engagement consultants to create **two inter-connected plans** that will be combined to create the Midtown Redevelopment Plan.

- 1. DEVELOPMENT FRAMEWORK PLAN:**
lays out land uses and infrastructure framework to enable future development and investment.
- 2. COMMUNITY DEVELOPMENT PLAN:**
identifies community goals and benefits that will be delivered as development occurs.

These inter-connected plans will guide the City and allow for- and non-profit developers to implement development incrementally over time

Midtown Santa Fe: Goal Areas



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

Development that captures the spirit of Santa Fe

Development that looks, feels, and is created organically is so important for the future of the Midtown District.

Will the Midtown Property be developed by one master developer or several developers; and, will redevelopment be phased over several years?

Midtown will be developed over many phases and years. Development plans will provide the framework and flexibility so that the City can respond to opportunities that achieve public goals into the future. That is why it is critical for the City to establish the land use approvals NOW.

Incremental development can occur in small and medium scales so that small and medium sized development companies, for- and non- profit, can also participate in building the Midtown District.

City solicitations will encourage creative ways of building the capacity of local and community developers to participate in public/private development ventures.

Housing Choices for all Incomes

Housing that is affordable to Santa Fe working and low-income households is a priority.

When will the City begin the process for developing affordable housing at the Midtown Site?

Midtown Development plans will identify parcels for affordable and mixed-income housing development to occur in initial phases, and will continue into future phases.

The City plans to issue Request for Proposal solicitations in the first Quarter of 2022 so that qualified selected developers work with the planning team to ensure that the parcels and infrastructure are well-planned for new development once land use approvals are secured later in the third Quarter of 2022.

Solicitations will facilitate creative and viable development proposals to achieve various forms of tenure (ownership, rental, land trust) and encourage mixed-used buildings with neighborhood scale retail and community services.

Solicitations will also encourage healthy, active, and green design, as well housing for various types and sizes of households.

Reuse existing buildings

Reusing some of the existing buildings is a great way to begin activating and reoccupying the site with people.

What are proposals for the existing buildings and which ones are being considered for renovations, particularly in early phases?

Based on much public input, reusing some of the existing buildings for community development purposes is a huge priority. As such, the City is issuing a solicitation for the renovation of the Visual Arts Center into an arts, education, and culture hub.

In addition, the reuse of the Fogelson Library Complex as a public library could be a main attraction for all Santa Feans. A new public library that is programmed with community partners to create a place for learning, gathering, and innovating will activate Midtown in early phases to set the stage for future development.

Similarly, civic uses, like a Government & Community Services Facility is a great way to reuse existing buildings, along with building new facilities, while bringing people to Midtown. A government services building that is also programmed with community uses will activate Midtown in ways that old city halls do not.

Education and career development

Continuing the legacy of the Midtown Site as a place of learning continues to be a priority.

Will there be educational uses at Midtown?

The City will promote and encourage educational uses throughout the Midtown District. The redevelopment does not propose a school campus. The vision is for educational programs prominently incorporated in various areas of the campus, such as at the Visual Arts Center, the new Midtown Santa Fe Public Library, and the Garson Studios Lot.

Career development and training programs in the film, multimedia, and technology industries will be encouraged in development proposals for commercial development.

In addition, solicitations will encourage early and youth educational programs in development proposals.

Connect Midtown to the neighborhoods and city

Various ways to connect people to places is important to the success of the Midtown District.

Will there be new streets, sidewalks, bike paths connecting to and from the Midtown Site?

Yes, the development plan will identify various ways of creating connections to and from Midtown. Connections will happen in phases over time.

The City will identify connections in early phases, “soft connections”, to begin creating pedestrian and bike connections.

A priority is to ensure that Midtown connects to existing trail systems that surround or connect to the site.

A planning principle is to ensure that Midtown circulation and connections are accessible, safe, and welcoming for pedestrians, bikers, seniors, and children.

Open Space for recreation, festivals, and gatherings

Different types and sizes of parks and open spaces will make the Midtown Site fun and inviting.

What types of open spaces are being planned for the Midtown District?

The plan includes park spaces large enough for festivals and indigenous ceremonies, and other public gatherings.

These large spaces can also serve as good resources for water management to deal with flooding and to detain and retain water on the site.

The plan includes small and medium sized parks, as well as sidewalks as greenways.

Also, the plan includes large sidewalks for outdoor eating and gathering – lessons learned from great urban districts, particularly during the COVID pandemic.

MIDTOWN MOVING FORWARD

REDEVELOPMENT PLANS

1. LAND DEVELOPMENT PLAN – proceed to developing land use plans and applications to land use
2. COMMUNITY DEVELOPMENT PLAN – proceed with developing policy plan to address community objectives, including a City commitment to funding and working with community organizations to create a Neighborhood Stabilization Plan

MIDTOWN MOVING FORWARD

EARLY PUBLIC-PURPOSE REDEVELOPMENT PROJECTS

3. Requests for Proposals (RFPs) for the Reuse of Existing Buildings

Visual Arts Center – community arts and design hub

Garson Studios Lot – film and multimedia studio expansion and job creation

MIDTOWN MOVING FORWARD

PUBLIC USE FACILITIES

4. City Studies for the Reuse of Existing Buildings

Fogelson Library Complex – building systems and code assessment; and a public planning and programming for the 21st century library, education and innovation hub

Government & Community Services Center – locate city government services with community services into one new building, several existing buildings, or a combination of both so that the integrated into the fabric of the Midtown District

MIDTOWN MOVING FORWARD

REDEVELOPMENT AND LAND ECONOMICS

5. Land Valuation Model – analyze city’s return on investment and land pricing in a phased development economic model
6. Metropolitan Redevelopment Area Study - study establishing a Metropolitan Planning Area (MRA) as part of financing and development mechanism for the Midtown District.
7. Land Swap between City and State - proceed with land swap process with the State of New Mexico for sites to be included in the Midtown District.

MIDTOWN



MOVING FORWARD

Midtown Continues to Move Forward for All of Us

The City, in collaboration with local community organizations, continues to collect public input through authentic, fun, creative and interactive events in various ways and places. Our shared goal is for Santa Fe communities, including historically under represented communities, to participate in planning the most consequential development of a generation in the future life of Santa Fe.

The following calendar identifies on-going public engagement activities organized by local community partners. Check back often at these websites for public engagement updates and other information about Midtown Moving Forward:

- www.midtowndistrictsantafe.com
- www.cultureconnects.site/

WHAT	WHEN	WHERE	WHO	PUBLIC EVENT?
Asset Mapping Community & patient asset/need mapping at LFMC and in community settings.	10/25-11/26	La Familia Medical Center & nearby communities	La Familia Medical Center	No Information will be made public

MIDTOWN MOVING FORWARD

<p>Indigenous / Land Acknowledgement Engaging with Native American people from Santa Fe County to seek their opinions and ideas about usage of the Midtown area, and in particular how they would use a powwow grounds, through regular organizational activities</p>	<p>10/11-11/30</p>	<p>Indigenous Peoples Day at Reunity Resources; Virtual via newsletter</p>	<p>Santa Fe Indigenous Center</p>	<p>No Information will be made public</p>
<p>Families Contacting parents engaged in Fathers NM programming to understand how the development of the Midtown area impacts their families.</p>	<p>10/18-11/30</p>	<p>Virtual via one-on-one communications with parents</p>	<p>Fathers New Mexico</p>	<p>No Information will be made public</p>
<p>Schools Working with schools through the Community Educators Network</p>	<p>Nov 10 and 17</p>	<p>Milagro Middle School</p>	<p>Friends of the Santa Fe Public Library</p>	<p>No Information will be made public.</p>

MIDTOWN MOVING FORWARD

<p>Teacher Training & Student Engagement Teacher training for elementary and middle school students to join the Midtown Visioning Project, and Elementary and Middle School student visioning projects. Focus groups & surveys with youth, community leadership council and in high schools</p>	10/26-11/10	Monte de Sol Charter School, Santa Fe High School, Capital High School, ECO High School, St. Michael's High School	Earth Care	No information will be made public.
<p>Cultural Assets Hosting listening sessions with cultural leaders regarding cultural assets at Midtown.</p>	Mid-November; Date(s) and time(s) TBD	Virtual	Friends of the Santa Fe Public Library	No information will be made public.
<p>Community Conversation Hosting a larger community conversation about cultural assets</p>	1 st week of December, time and date TBD	TBD (probably virtual)	Friends of the Santa Fe Public Library	Probably Check back for more information

MIDTOWN MOVING FORWARD

Bicycle Repair Program Bicycle Resource Center University: a 13/14-week bicycle repair program which teaches members of the community how to repair and build bikes.	Every Sunday	Chainbreaker office;	Chainbreaker Collective	No (enrolled residents only) Information will be made public.
Additional repair clinics will be held at Midtown events.	TBD	Midtown site	Chainbreaker Collective	Maybe Check back for more information
On Site Bike Rides Midtown bike rides and on site future workshops are currently being planned.	TBD	Midtown Site	Chainbreaker Collective	Maybe Check back for more information.
Door to Door Canvassing	TBD	Neighborhoods surrounding Midtown	Chainbreaker Collective	No Information will be made public.
Video Interviews (captured at Block Party) will be transcribed and analyzed, with a report of findings.	10/23-11/30	Virtual – Littlelobe social media & cultureconnects.site	Littlelobe	Videos will be made public, via social media and Midtown Santa Fe and Culture Connect sites.

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MIDTOWN MOVING FORWARD

<p>Daily Midtown Visioning In-person surveying with clients, families, job applicants, walk-ins, alumni, working nonprofit partners, credit union partners and customers, via YouthWorks community gatherings and outreach events.</p> <p>Eblasts and FB survey collection to gather Midtown development input from YouthWorks supporters.</p>	10/24-11/24	Youthworks office; Virtual via Youthworks social media	YouthWorks	No Informaton will be made public via reports.
<p>Community-wide Event TBD</p>	Mid-December	TBD	TBD	Yes

- Engagements sponsored by the City of Santa Fe
- Public engagement process managed by UNM Design & Planning Assistance Center
- Public engagement activities are being organized and facilitated by local community organizations:
 - Midtown Engagement Partners: Chainbreaker Collective, Earth Care, Littlelobe, Santa Fe Art Institute, YouthWorks
 - Midtown Activation Partners: Fathers New Mexico, Friends of the Public Library, La Familia Medical Center, Santa Fe Indigenous Center

MIDTOWN SANTA FE

For Midtown Information

www.MidtownDistrictSantaFe.com

For more information about Midtown community events:

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

[**SFAI.ORG/MIDTOWN-BLOCK-PARTY**](http://SFAI.ORG/MIDTOWN-BLOCK-PARTY)

Southside Innovation Village Overview- Presentation

<https://app.box.com/s/2qvr7qcik93xxz244bi56htbs7xrfn3c>