



Midtown Update

March 2024



CITY OF SANTA FE

Agenda

- Community Engagement and Activation
- Development Partner Updates
- Subdivision
- Phase 1 Redevelopment Program
- Infrastructure Progress: Utilities and Critical Path
- Upcoming Benchmarks





2009- City acquires site from Christian Brothers

2018- SFUA&D closes & City assumes management

2018- Commence licensing site for Film

2018- Planning Guidelines Adopted

2021- Midtown Block Party Hosted

2020- Vital Space Moves to Site

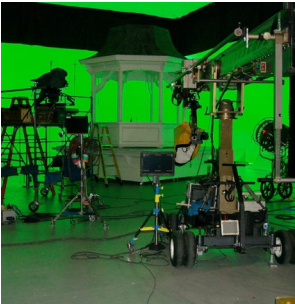
2021- 3,000+ individuals engaged to co-create midtown vision

2022- Campus rezoned

2022- Master Plan and Community Development Plan Adopted

2023- Aspect Studios selected for mixed-use film campus

2023- Midtown Art and Design Alliance selected for visual arts



Look how far we've come....



Community Engagement & Activation

- Immediate activation
- Continue formal relationship with Midtown Engagement Partners
- Neighborhood Stabilization Plan
- Redevelopment ENNs
- Infrastructure design including bike and pedestrian connectivity

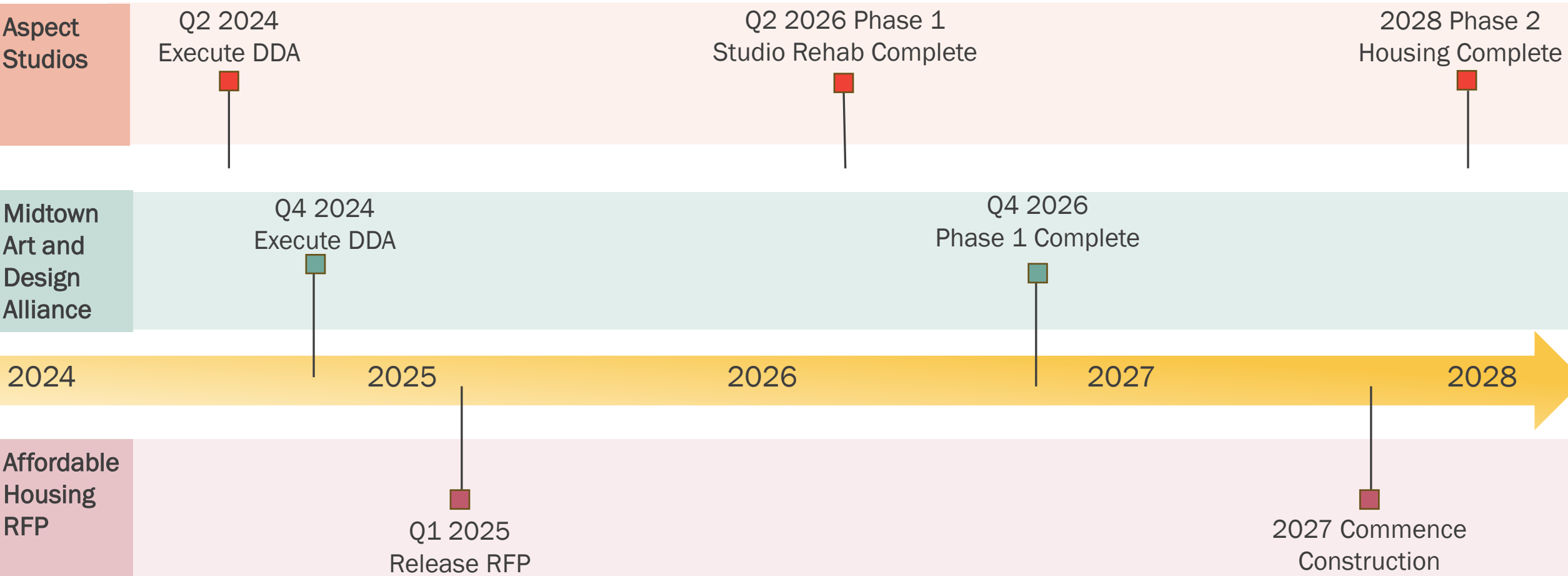


Development Partner Updates

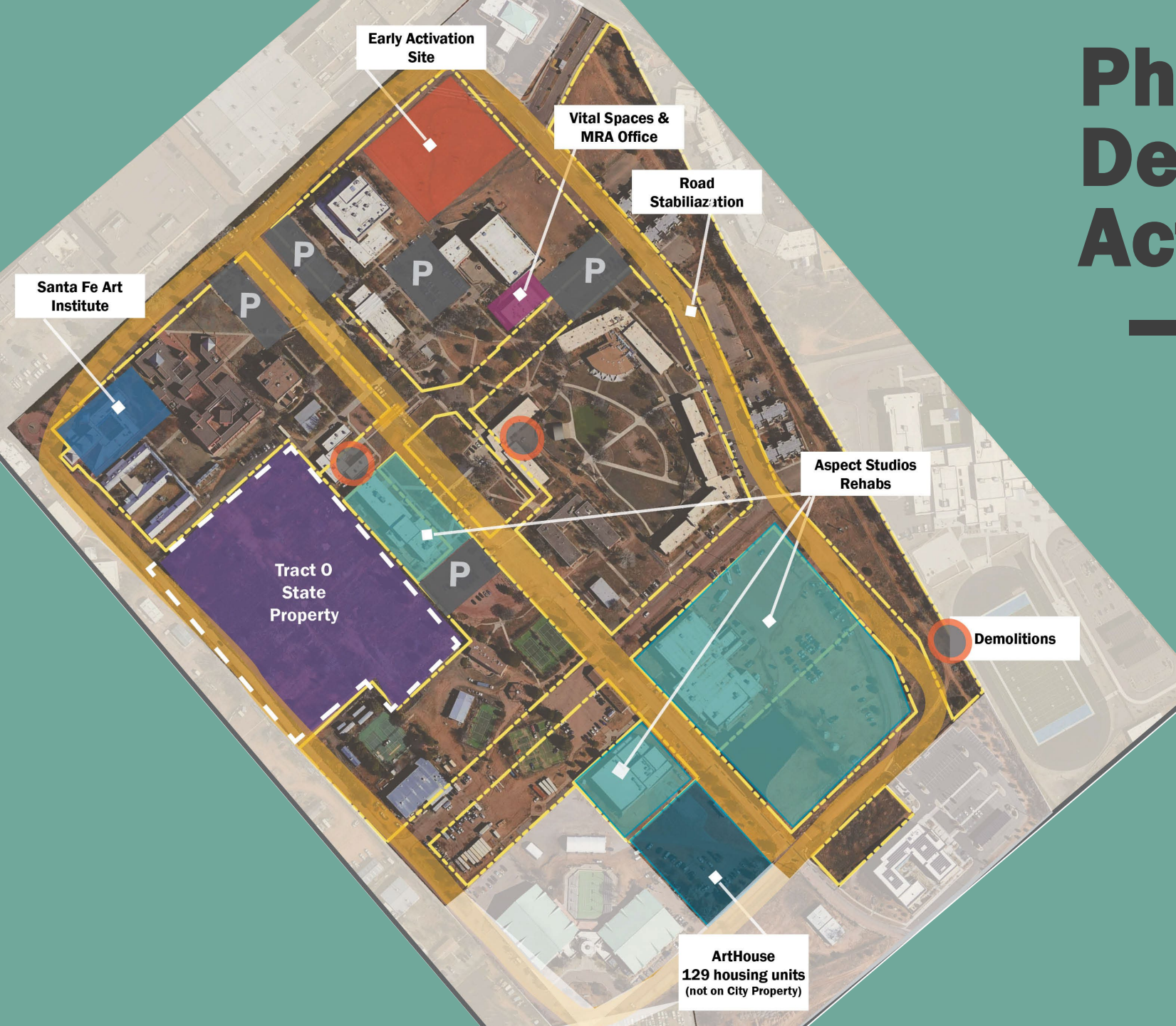


- **Aspect Studios**
 - Clarify infrastructure roles and scope
 - Developing community benefit package
 - DDA negotiations ongoing
- **Midtown Art and Design Alliance**
 - Grass root creative incubation hub
 - Complete site and building due diligence
 - Reported \$1.4M raised
- **Greer Garson Theater**
 - City committed to building rehab
 - City conducting market and operational study

Midtown Partner Development Timeline

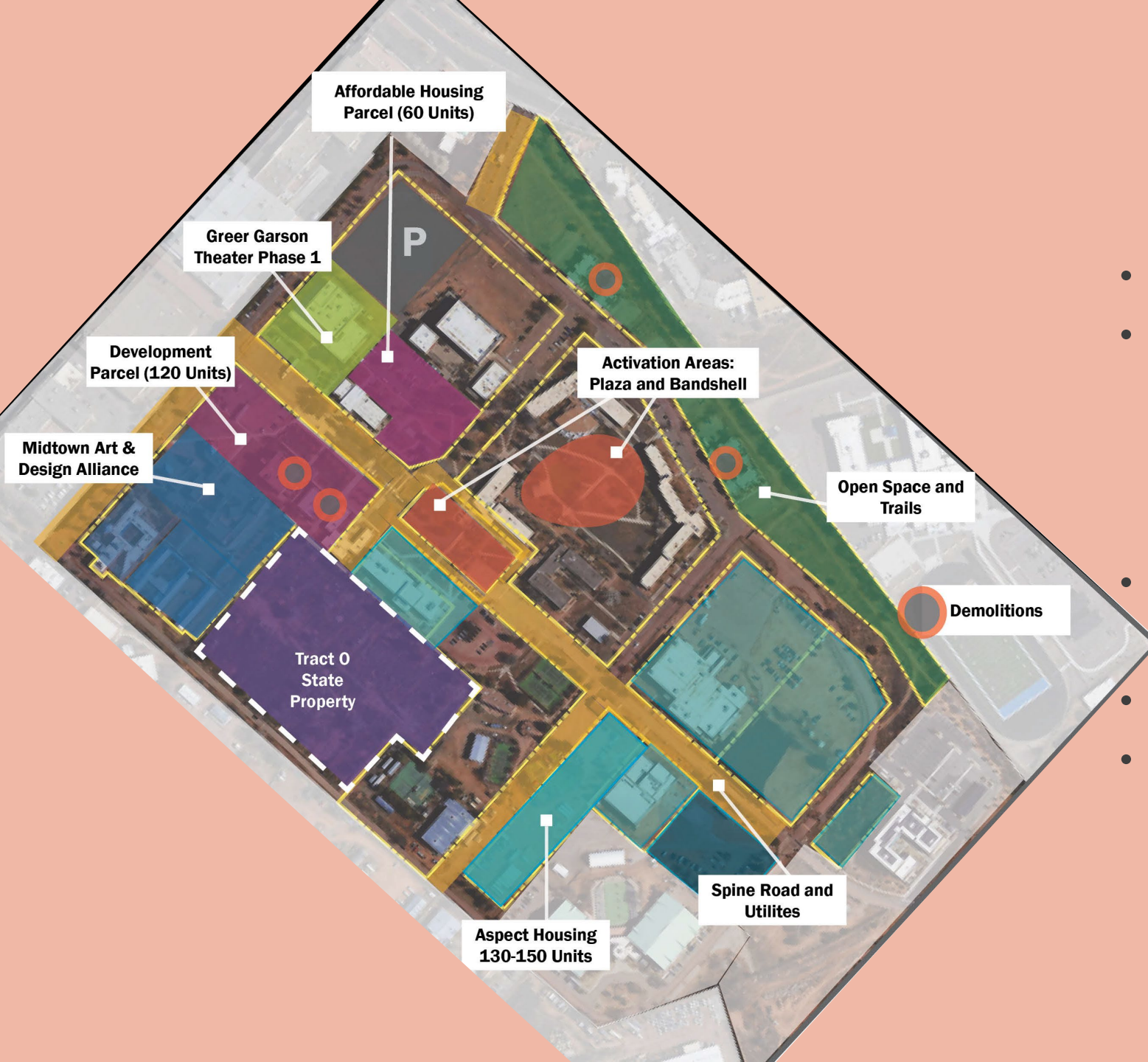


Phase 1A Design and Activation



- \$8M committed
- Aspect Rehabilitation
- Demo Mouton/Lasalle
- Pavement Rehabilitation
- Early Site Activation
- Design of Infrastructure
- MRA/Tax Increment Plan
- Neighborhood Stabilization Plan

Phase 1B Construction

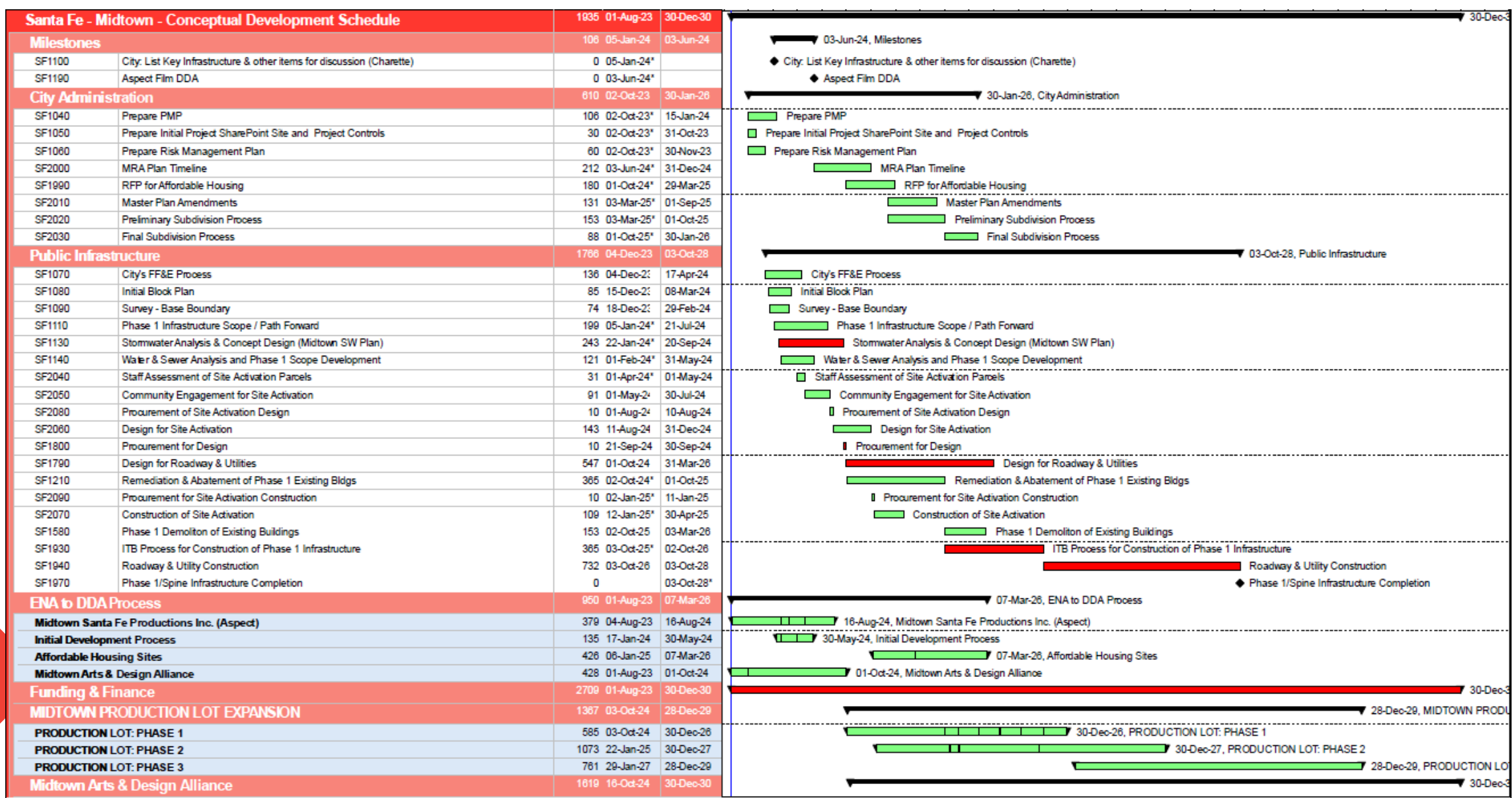


- 310 housing units (>30% affordable)
- Phase 1 infrastructure package includes:
 - Spine road + utilities
 - Open space + trails
 - Entrance improvements
 - Demolitions
- Midtown Arts and Design Alliance Rehab
- Greer Garson Black Box Rehab
- Rough Estimate: \$30M
- Potential Sources
 - Developer Contributions
 - Federal (EDA)
 - Legislative Capital Appropriations
 - Philanthropic and Grants
 - City of Santa Fe

Land Use Entitlements



- **Subdivision Plat**
 - Block plan, title work and survey completed
 - Lot line adjustment on Aspect Studios moving forward
 - Access and drainage analysis underway
 - Submit for preliminary and final plat - concurrent with design
- **Master Plan Amendments**
 - None to date
- **Developer Plans and Entitlements**



Critical Path Schedule

2024

2025

2026

2027

2028

Planning and Entitlements

**Metropolitan
Redevelopment Tax
Increment Plan**

Q3 2024- Q1 2025

Subdivision

Q3 2025- Q2 2026

**Hopewell Mann Neighborhood
Stabilization Plan**

Q2 2025- Q1 2026

Activation

**Activation Site
Plan and Design**

Q2 2024- Q4 2024

**Activation Site
Improvements**

Q1 2025- Q2 2025

**Activation
Programing**

Q2 2025- Ongoing



Infrastructure

Planning and Design

Q2 2024- Q1 2026

- Stormwater
- Streets/Utilities
- Greer Garson Phase 1 (Fogelson)

**Stabilization,
Relocation and Demolition**

Q2 2024- Q1 2026

- Pavement
- Demolish 3 Buildings
- Relocate ITT and Public Safety
- Relocate Consuelos

Spine Infrastructure Construction

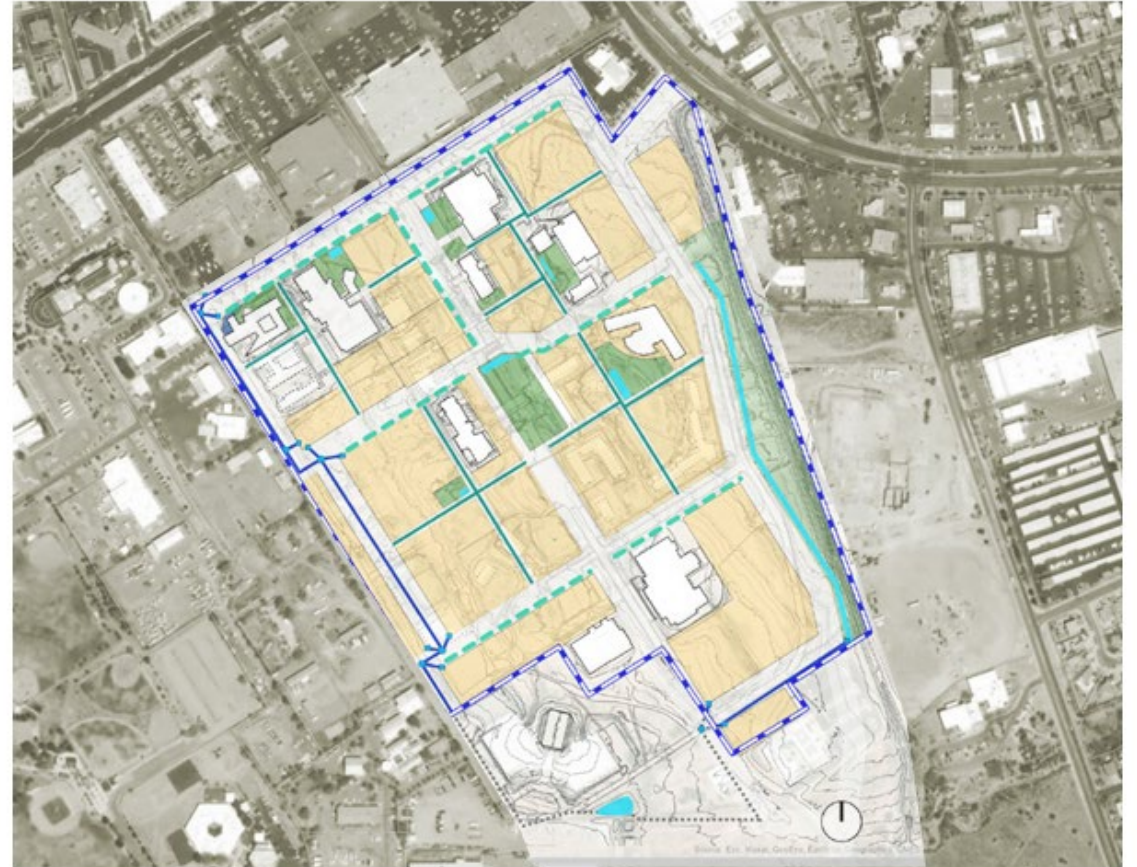
Q2 2026- Q3 2028



Flow through planters create opportunities for habitat and ecology to be created and provide the public with shade

Stormwater Concept Plan

- Creates a decentralized stormwater system
- Requires onsite management to comply with EPA MS4 Permit
- Utilizes open channels and bioswales to promote infiltration
- Improves water quality, builds resiliency, and cuts maintenance costs
- Establishes a sitewide funding strategy for maintenance



Next Quarter Benchmarks



- Complete stormwater concept plan
- Execute DDA with Aspect Studios
- Develop activation plan with engagement partners
- Appoint MRA Commission
- Commence MRA Designation Report/Plan
- Create communications toolkit