

MIDTOWN

Progress Report

Date: 26MAY2021
To: Rich Brown, Director of Community & Economic Development
Governing Body
Cc: Midtown Steering Committee
From: Daniel Hernandez, Proyecto, Redevelopment Project Manager
Subject: **MIDTOWN MOVING FORWARD**

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

1. Cancel the RFEI Solicitation/ City as Master Developer

APRIL RECAP: Current and future Progress Reports will provide updates on the Action Plan identified in the Memo. In addition, the City sponsored website: www.MidtownDistrictSantaFe.com will be updated to serve as a complementary resource for the public to understand the 9 Action Items that the City is undertaking over the next 16-18 months as part of Midtown Moving Forward.

NOTE: The term “City as Master Developer” is being used to define early planning and development work that the City will undertake. However, to be clear, the City is **ONLY** undertaking tasks that are called “horizontal development” (land and infrastructure) for the purpose of preparing the site for “vertical development” (the buildings). Vertical developers – parcel developers and potentially future master developers will be procured with a focus on sound capacity and local experience. Horizontal development activities are focused on increasing the value of the land for future development. Preparing the land for development typically includes the following activities: land use zoning; infrastructure planning, financing, and implementation; development planning and phasing; existing building assessments and investment evaluation; and, site preparation.

As such, the Action Plan outlined in the Memo aligns with these standard horizontal development tasks. The City’s approach for the redevelopment of the Midtown Site is to ensure that development occurs incrementally in phases.

Progress Report

2. Site Rezoning (Development Framework Plan)

APRIL RECAP: Office of Economic Development is proceeding in the hiring process for a Midtown Site Administrator to manage and implement the zoning and master planning process.

Below is a summary of consultant fees for undertaking the land use, development, and infrastructure planning for horizontal development identified in the Action Plan through FY23.

FIRM NAME	CONSULTANT CATEGORY	FEE ESTIMATE
Strategic Economics	Public and Infrastructure Finance/ Land Economics	\$435,000
Includes Opticos	Urban Planning/ Land Use and Infrastructure Planning	\$Included above
	Funds for Workshop logistics, printing, communications, multi- lingual	\$included above
UNM Design & Planning Assistance Center (DPAC)	Public engagement management; and, stipends program management granted to community organizations	\$55,000 (Public Engagement) \$50,000 (Community Organizations Stipends)
TBD (discussions underway with an existing full service firm contractor)	Building Assessments – Mechanical, Electrical, Plumbing, Structural, Code Infrastructure Assessment and Local Advisor to Planning Team Environmental Assessment and Remediation	\$250,000
SUBTOTAL	ZONING AND MASTER PLAN	\$790,000
TBD in collaboration with Office of Arts and Culture	Arts and Fixtures, Furniture, Equipment Assets (FF&E) – categorizing, storing/packing, disposition management	\$100,000 (start-up prior to disposition)
SUBTOTAL	ARTS AND FF&E ASSETS	\$100,000
Proyecto	Redevelopment Manager	\$108,000 18 month period
Public Works Property Mgmt Staff	Initial Building System and Code Improvements	Internal Staff
City Office of Economic Development - Staff	Zoning and Master Planning Application administration	Internal Staff
SUBTOTAL	PROJECT ADMINISTRATION	\$108,000
	TOTAL	\$998,000

3. Plan for Infrastructure

PREVIOUS MONTHS RECAP: This work will include items such as: clearing grounds, mitigating site conditions, planning phased development of main utility lines (electric, water, sewer, gas, data fiber) and primary road(s). These are the issues that we identified over the last year as needing to be addressed to add value to the site and make ready for overall development.

The infrastructure tasks outlined in the Memo will occur during the early phases of the land use and development planning process, and will continue to align with the process to ensure that the infrastructure capacity is in alignment with the site development plans. The planning consultant team is outlining the intersection of infrastructure analysis with the planning process.

Pursuant to Memo: Infrastructure team and costs due by June 30. *Note: may be delayed depending on pending contract discussions regarding scope, schedule, budget.*

4. Reuse Existing Buildings for Community Purposes

APRIL RECAP: The City is receiving inquiries from various local organizations expressing interest in submitting proposals for reusing buildings. Initial buildings with potential reuse in an early development phase (occupancy dependent on zoning and master plan approvals) include:

- Fogelson Library Complex – community learning and innovation center with public library
- Visual Arts Center – community arts organization hub
- Garson Performance Theater – theater with public programming

Staff from the Office of Public Works presented at the City Council public meeting on May 10 a summary of an initial assessment and approach to the existing buildings portfolio. Buildings were listed in the following categories. The presentation made to the City Council was updated on May 14 and posted on the City sponsor website: www.MidtownDistrictSantaFe.com.

- Demolition/ No Reuse Potential (5 buildings = 13% of the buildings)
- Short Term Use/ Demolition – 1-2 years (3 buildings = 8% of the buildings)
- Temporary Use/ Further Assessment – 1-5 years (14 buildings = 37% of the buildings)
- Permanent Rehab & Reuse (16 buildings = 42% of the buildings)
- TOTAL 38 buildings

Progress Report

Pursuant to Memo: Strategies for obtaining and evaluating qualified proposals for the reuse of existing buildings is due June 30. *Note: may be delayed depending on pending contract discussions regarding scope, schedule, budget*

5. Prepare Site and Buildings for Reuse and Redevelopment

APRIL RECAP: City staff to develop an initial assessment of buildings to determine substandard buildings to be demolished, as well as buildings with interim leases and potential for permanent adaptive reuse

Pursuant to Memo: Contracts and scopes of work for assessment, demolition, and remediation are due July 30. Staff is working to align this scope with the contract work in #4 above.

6. Garson Studies Complex

RECAP: City to proceed with a full corps effort to promote and identify highly qualified entity for developing and operating a premiere film and multi-media production complex with a state of the art film school.

Office of Economic Development will provide updates commencing in June to meet August 30 regarding studio development and leasing, and agreements with educational institution.

7. Identify Parcels for Mixed-Income and Affordable Housing Development

RECAP. As part of land use and development framework planning process, the City will identify parcels for affordable housing development.

Parcels for affordable housing will be prioritized for early disposition and development projects.

Pursuant to Memo: Proposed sites will be presented as part of the early synthesis of the development planning and public engagement process due by August 30.

8. Access and Establish a Public Financing Mechanism

APRIL RECAP. City staff, with the economics team, Strategic Economics, has commenced preliminary research for pursuing structures to support the type of mixed-use, phased development proposed for Midtown, and align that process with the land use planning process. Current research indicates that pursuing a Metropolitan Redevelopment Area that includes Midtown will help facilitate development the Midtown Site, the LINC area, and adjacent areas.

Pursuant to Memo: Finance team will present findings by July 30.

9. Public Engagement for Development Planning

RECAP: City to proceed with planning efforts pursuant to previous Governing Body Resolution (2018-54) to ensure public engagement in land use and development planning efforts for Midtown. In that Resolution, three planning stages were identified:

- *Concept Stage*: completed in August 2018 culminating in the “Planning Guidelines for the Midtown Property” approved by the Governing Body.
- *Planning Stage*: currently underway with the Action Plan items listed in the Memo, which will culminate in an appropriately scaled land development plan and financial model that can be successfully executed”.
- *Implementation Stage*: early development projects and development phases will be identified as part of the land use and development planning process.

The UNM Design & Planning Assistance Center and Opticos are presently developing a coordinated schedule with more clearly defined outcomes/deliverables. Public Engagement activities are planned for commencing in May and June 2021.

This work will continue through June as the planning teams prepare for July workshops. Pursuant to Memo: Because the City’s commitment to the public engagement process, the public engagement and planning team will provide regular updates each month during the planning process.