1. CALL TO ORDER
2. MEMBERS IN ATTENDANCE
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES: June 15, 2017
5. DISCUSSION ITEMS:
   A. Re-Mall Study – Infill housing concepts for Santa Fe Place, Premium Outlet Mall and De Vargas Mall (Draft).
6. MATTERS FROM THE STAFF
7. MATTERS FROM THE COMMITTEE
8. MATTERS FROM THE PUBLIC
9. NEXT MEETING DATE: Thursday, August 17, 2017
10. ADJOURN

An interpreter for the hearing impaired is available through the City Clerk’s Office (955-6521) upon 5 days notice. For questions regarding this agenda, please contact the Long Range Planning Division at 955-6609.
Long Range Planning Sub-committee Meeting

June 15, 2017 – Meeting Notes

Committee Members Present:
Kim Shanahan
Justin Greene
Steven Hochberg
Michael Maremont

Staff Members Present:
Richard Macpherson

- The agenda was approved.
- Justin made a motion to approve the April 20, 2017 meeting notes and Michael seconded the motion. The motion was approved.
- Richard mentioned that the only item remaining to cover in the Land Use & Urban Design Study was the Urban Design goals and policies.
- Kim asked if the Land Use Code “encourages” innovation.
- Michael said he likes the “innovation” wording.
- Michael and Steven both agreed that the Land Use Code does encourage innovation.
- The committee accepted the Guiding Principles as drafted.
- Kim felt that higher density needed to be mentioned in the Urban Design section and that it was actually zoning that makes higher density happen; that all the buzz is about the need for more multi-family housing.
- Justin stated that it was about access to community services, walkable neighborhood services, apartments as well as single-family homes.
- Justin liked the term “incremental density.”
- Michael questioned whether we needed to mention “smaller lots.”
- Kim would like to see language in Policy #1 “Encourage transition in appropriate neighborhoods that can support increase in “incremental density” with multi-family projects in the urban core.
- There was a discussion about apartments.
- Kim mentioned that some years ago a number of apartment complexes transitioned to condominiums.
- Kim stated that Policy #1 will stay the same.
- Policies #2 and #3 were good with minor changes. (see edited goals & policies).
- Policy #4 had wording added to it… delete “former public schools” and add “public and private facilities” (see edited goals and policies).
• Policy 5 was accepted as drafted.
• Policy 6 had wording added and deleted… delete “Provide government” & add “Encourage public and private” and re-arrange sentence structure. (see edited goals and policies).
• Policy #7 delete “Create” and add “Encourage innovative”.
• Michael mentioned that he talked to Reed about the problems commercial real estate is having nationally and especially indoor malls…discussed the “Re-Mall” study.
• Kim stated that there are a number of south side issues: the housing trust owns much of Tierra Contenta; mentioned floating a bond to have infrastructure and lots ready to build; if the city provides the infrastructure it gives the city more leverage.
• Justin mentioned that the annexed areas and housing issues should come in front of us.

The Next LRPC Meeting is scheduled for Thursday, July 20th at 9:30 am in the Councilors Conference Room.

Notes: _____________________________ Date:__________

Chairman: __________________________ Date:__________
Re-Mall
MIXED USE VILLAGE

City of Santa Fe
Long Range Planning Division
Re-Mall
MIXED USE VILLAGE
Transforming Santa Fe's Shopping Malls

City of Santa Fe
Land Use Department
Long Range Planning Division

Lisa Martinez, Department Director
Reed Liming, Long Range Planning Division Director
Richard Macpherson, Long Range Planning Division Senior Planner
Gil Martinez, Graphic Designer, Graphics Division

2017
Malls around the country continue to be impacted by new competitive retail environments and increased on-line shopping. A number of well-known department store chains are closing their mall locations all over the country. However, opportunities exist to transform these primarily auto-oriented environments into walkable mixed use communities.

Many of these malls are centrally located at major intersections close to transit and have an over-abundance of parking. Potential changes include the addition of housing, offices and outdoor areas into a mixed use environment.

Santa Fe has three locations that could transition into mixed use environments:

- Santa Fe Place
- Premium Outlets
- De Vargas

Ideas presented here are not meant to limit retail establishments but to enhance and improve the malls by adding some great new features including much needed housing opportunities. Concepts shown will require flexibility from the city and its development regulations as well as the owner/developer with the re-thinking of their property.

This study looks at how these malls can be converted into a variety of uses and become a type of “infill development” that would include housing as a major element. This type of mall conversion and activity is happening throughout the United States and has proven to be a successful re-development opportunity... We have that opportunity here in Santa Fe.
Concept: Housing is added to the northeast portion of the site, as well as uncovered walkways through the village area.

Apartments (35% of development)
- One story: 140 units (650 sq. ft. each)
- Two story: 280 units

Office (25% of development)
- Approximately 50,000 sq. ft.

Retail (40% of development)
- Approximately 80,000 sq. ft.
- Large public plazas with seating, a play area and large shade trees
- Residential uses are separated from commercial by wide open air walkways
- Ample parking and bus systems are in close proximity

Lodging (existing)
Auto Repair (existing)
Bank (existing)
Park (existing)
Restaurant (existing)
Las Ramblas
(Santa Fe Place)

Concept: Housing is added to the northeast and southeast portion of the village. Uncovered walkways act as main streets through the village.

Apartments (50% of development)
- One story: 140 units (650 sq. ft. each)
- Two story: 280 units

Office (15% of development)
- Approximately 30,000 sq. ft.

Retail (35% of development)
- Approximately 65,000 sq. ft.
  - Large public plaza with seating and a play area and large shade trees.
  - Residential uses are separated from commercial by wide open air walkways.
  - Ample parking and bus systems are in close proximity.

Lodging (existing)
Auto Repair (existing)
Bank (existing)
Park (existing)
**Los Calles Bonitas**
(Santa Fe Place)

Concept  Housing is added to the northeast portion of the site, as roadways are brought through the village, with on-street parking and roundabouts.

Apartments (50% of development)
- One story: 220 units (650 sq. ft. each)
- Two story: 440 units

Office (25% of development)
- Approximately 50,000 square feet.

Retail (25% of development)
- Approximately 50,000 square feet.
- Ample parking and bus / transportation systems are in close proximity.
- Street system thru development with on-street parking.

- Lodging (existing)
- Auto Repair (existing)
- Bank (existing)
- Park (existing)
- Restaurant (existing)

Re-Mall
MIXED USE VILLAGE
Transforming
Premium Outlet Mall
**CALLE DE LOS FLORES**

(Re-Mall Premium Outlet)

**Concept** Housing is added near the entrance to the village off Beckner, with additional housing enclosing the eastern boundary of the property. Housing is also added at the southeast corner.

**Apartments**
- One story: 169 units (750 sq. ft. each)
- Two story: 338 units (750 sq. ft. each)
- Parking adjacent to each building

**Condominiums**
- One story at: 78 condominiums (825 sq. ft. each)
- Two stories: 156 condominiums (825 sq. ft. each)
- Parking adjacent to each building

**Office**
- Approximately 22,000 sq. ft. total

**Retail**
- Approximately 133,000 sq. ft. total

**Lodging** (existing)
Concept: Housing is added to the east side of the village, while most of the housing is added to the southwest corner. The south end of the village is devoted to offices, while a central parklet with a gazebo is added to the center of the village.

Apartments
- One story: 102 units (650 sq. ft. each)
- Two story: 204 units
- Parking adjacent to the building

Condominiums
- One story: 27 (750 sq. ft. each)
- Two story: 54

Retail
- Approximately 60,000 sq. ft. total

Office
- Approximately 130,000 sq. ft. total

Lodging (existing)
Concept: Housing is added in smaller blocks of units in the village with a park & gazebo added to the central and northeast corner of the village. Restaurants are also added to the village.

Apartments
- One story: 268 units (650 to 750 sq. ft. each)
- Two stories: 536 units
- Parking adjacent to the building and parking garage.

Retail
- Approximately 95,000 sq. ft. total

Lodging (existing)
Transforming
De Vargas Mall
**Calle de Luz**  
(De Vargas Mall)

**Concept**  Housing is added to the west side of the village next to Sabino Street and the Fiesta Street neighborhood. A park is located next to the new housing.

**Apartments**
- One story: 94 units (650 sq. ft. each)
- Two story: 188 units
- Parking adjacent to the building

**Condominiums**
- One story: 28 units (750 sq. ft. each)
- Two stories: 56 units

**Retail**
- Approximately 247,000 sq. ft. total

- **Bank** (existing)
- **Restaurant** (existing)
- **Office** (existing)
**Rio de Sueños**  
*(De Vargas Mall)*

**Concept**  
More housing is added to the west side of the village as some of the existing retail space is re-purposed for housing. A courtyard-style park is added next to the housing.

**Apartments**
- One story: 154 units (650 sq. ft. each)
- Two story: 308 units
- Parking adjacent to the building

**Condominiums**
- One story: 17 units (750 sq. ft. each)
- Two story: 34 units

**Retail**
- Approximately 187,000 sq. ft. total

- Bank (existing)
- Restaurant (existing)
- Office (existing)
**Tierra de Paz**  
(De Vargas Mall)

**Concept**  
Housing is added by purposing much of the existing western mid-section retail area.

**Apartments**
- One story: 174 units (650 sq. ft. each)
- Two story: 358 units
- Parking adjacent to the building

**Condominiums**
- One story: 27 units (750 sq. ft. each)
- Two story: 54 units

**Retail**
- Approximately 227,000 sq. ft. total

- **Bank** (existing)
- **Restaurant** (existing)
- **Office** (existing)