1. CALL TO ORDER
2. MEMBERS IN ATTENDANCE
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES: July 20, 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: Wednesday, Sept. 20, 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.
Committee Members Present:
Kim Shanahan
Justin Greene
Steven Hochberg
Michael Maremont

Staff Members Present:
Richard Macpherson
Reed Liming

• The agenda was approved.
• Justin made a motion to approve the June 15, 2017 meeting notes and Michael seconded the motion. The motion was approved.
• Reed and Richard handed out and described the Re-Mall booklet.
• Kim mentioned the Design Center downtown is mostly vacant and could use some mixed-use activity perhaps.
• Justin said Jennifer Jenkins is working with the owners of Santa Fe Place.
• Justin spoke about Santa Fe Place and what kind of incentives might work to get folks to locate there.
• Kim spoke about De Vargas Mall and why it appears to be doing well.
• Kim mentioned that De Vargas has a great location for attracting customers.
• Michael said Simon properties is who manages ABQ Uptown.
• Reed emphasized the importance of housing in these concepts.
• Richard said designing these concepts was meant to show how housing can fit in with retail and office uses & also, these were designed to emphasize walking and usable open green spaces.
• Kim talked about mixed-use concepts.
• Stephen likes the concept of having housing in these mall locations.
• All the LRPC members at this meeting like the concept of housing in these malls.
• Michael said the movie theatre at De Vargas mall is now closed.
• Kim asked about what kind of incentives might work for these projects.
• Steven likes the Premium Outlet malls & feels it the best for the mixed-use village concept.
• Justin spoke about having a tax increment district perhaps and also, waiving fees.
• Reed mentioned industrial revenue bonds.
• Richard described the Premium Outlet Mall concepts one by one.
• Stephen asked who the residents of these concepts might be.
• Justin said at this point De Vargas has the least potential for this concept.
• Justin spoke about tax increment districts and waiving fees.
• Reed mentioned industrial revenue bonds and a financing method.
• Kim said most development in Santa Fe is single family residential and that Santa Fe needs apartments.
• Michael knows folks that may manage Santa Fe Place.
• Michael suggested getting the owners involved.

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
Re-Mall...
Transforming Santa Fe’s Shopping Malls

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)
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)
Transforming
Premium Outlet Mall
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: 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)
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 park-let 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
**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 Suenos
(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)