

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.*

The Midtown Site is geographically located within the urbanized area of the City of Santa Fe on a previously developed site. Site land uses were institutional with limited street networks connected to surrounding areas and infrastructure networks that do not support a mixed-use urban district as directed by the approved Midtown Planning Guidelines (Resolution 2018-54). The Midtown Master Plan promotes sustainable development by facilitating compact mixed-use development, with multimodal mobility and green infrastructure networks.

The Midtown Master Plan, General Plan Amendment, and C-2 PUD Zoning (the Land Development Plan) have a complimentary effect on the character and appearance of the existing adjacent commercial corridors, and creates multimodal connectivity designed for safer bicycle and pedestrian, as well as automobile connections to surrounding neighborhoods and the city.

Midtown LINC Overlay. The Midtown Master Plan and Zoning are consistent with the existing Midtown LINC overlay, which promotes the development of a mixed-use, pedestrian oriented corridor. The Midtown Zoning will allow for the same 62' height limit consistent with the LINC (plus up to 10' for elevator and other roof equipment).

Surrounding Residential Neighborhoods. The Midtown Master Plan addresses surrounding neighborhoods using the same height and mass parameters set-forth in the LINC Overlay that ensure consistency with the existing character, appearance, and scale of parcels adjacent to the Midtown LINC area. However, note that existing neighborhoods do not abut the Midtown Site and are buffered from the Site with street networks, commercial corridors, and parks and open space.

Adjacent Property Owners. The Midtown Master Plan provides the flexibility to work with adjacent property owners to create stronger land use connections between adjacent commercial areas to establish a more cohesive urban district than currently exists, as well as a phased strategy for increasing connectivity between the Site and adjacent street and infrastructure networks.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyo, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

The Midtown Master Plan facilitates development in the center of the City where compact, mixed-use, higher density development reduces development pressures on regional open space important to the natural habitat and hydrological systems. The Midtown Master Plan promotes internal green infrastructure systems that preserve existing trees, use natural slopes, and enhance existing open spaces to effectively manage water and stormwater pressures on adjacent areas and public infrastructure. The Midtown green infrastructure system will work together to filter and infiltrate water to improve the quality of water as it enters the aquifer.

The Master Plan includes:

Green Streets. Green Streets are an integral element of the water management system. For example, streets and sidewalks, depending on their traffic capacity, have design and construction requirements with permeable paving materials, rain gardens, open-channel conveyance inspired by acequias.

Parks and Open Spaces. Parks and opens spaces, and the site's natural slopes, are the backbone of the green infrastructure water management system. Public open space landscapes will use only local,

drought-tolerant plant species. Community gardens are an allowable use, and will be encouraged, into the open space network.

Biophilia and Design for Health. The Midtown green infrastructure system creates a network of spaces for healthy passive and active recreation, as well as public programming that will focus on local arts and culture. For example, the existing arroyo on the east edge of the Site will be retained and enhanced as a public amenity with walking/bicycling trails, community gardens, and other recreational activities. Existing trees on the Site will be preserved to the extent possible, and a generous planting of street trees is planned to replace any trees removed. Streets trees are planned to create shaded pathways during warm weather months and to enhance a healthy pedestrian-scaled experience. All residential development will have required open space, as well as access to community open spaces.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

Prehistoric, Historic, Archeological Sites. The Midtown Site is within the Suburban Archeological Review District, which requires archeological clearance for rezonings for over 10 acres or city projects over 2 acres. As such, an archeological clearance permit shall be required as a condition for approval of the final Midtown Master Plan.

Cultural and Architectural Sites. The site has certain buildings that were designed by acknowledged architects. Ricardo Legorretta, a Mexico City-based architect, designed the Visual Arts Complex in 1999; and, Phillippe Register, a Santa Fe-based architect, designed the Greer Garson Theatre, Fogelson Library Center, Administration Building, Benildus Hall from 1950 to 1970. These buildings will be rehabilitated and adaptively reused. All building rehabilitation will be required to adhere to applicable documentation, design guidelines, and approvals required by the City of Santa Fe.

Acequias. There are no acequias located in or running through the Midtown Site.

Historic District. The Midtown Site is not located within any historic district.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

General Plan. The Midtown Master Plan is consistent with the City's General Plan for growth and development and land use laws (Section 3-G-1) and directly addresses the General Plan's ten theme: Affordable Housing, Quality of Life, Transportation Alternatives, Economic Diversity, Sustainable Growth, Character, Urban Form, Community-Oriented Downtown, Community-Oriented Development, and Mixed-Use. Midtown complies with the following General Plan Guiding Policies:

- There shall be a mix of uses and housing types in all parts of the city (Section 3-G-2)
- There shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area (Section 3-G-3)

Zoning and Planned Unit Development (PUD). The Midtown Master Plan requires a rezoning of the Midtown Site to a C-2 PUD, as currently the zoning is restricted to Public/Institutional and single-family

residential (R-5) land uses. This zoning application allows for the mixed-use development articulated in the approved Midtown Planning Guidelines.

Form-Based Zoning. The Midtown Master Plan and Zoning application includes performance- and form-based design standards that create efficiencies in the planning review and development process. Consistent with the approved LINC Overlay Ordinance, the form-based zoning establishes a cohesive set of design standards, while being a less prescriptive, flexible “development framework” for incremental development to effectively respond to changes in current and future financial and development markets, public policy and community development objectives, as well as advances in environmental and energy planning and design.

Midtown Local Innovation Corridor (LINC) Overlay District. The Midtown Master Plan is within, and consistent with, the approved LINC Overlay (SFCC 1987 Subsection 14-5.5(D)), which extends along St. Michael’s Drive between Cerrillos Road and St. Francis Drive. The Midtown LINC is “designed to provide opportunities for redevelopment by providing incentives for use intensification” for “targeted for mixed-use development.” Through Resolution 2011-18, the Governing Body recognized St. Michael’s Drive as “a major commercial corridor that extends through the geographic center of the City,” and the “need for form-based overlay standards and other implementation plan steps for the St. Michael’s Drive corridor.” The Resolution also recognized “the potential for greater economic benefit and community living that can be achieved through a mix of uses, enhanced multi-modal options, pedestrian/bicycle friendly corridors, establishing neighborhood gathering spaces and by beautification of the roadways themselves.”

LEED-Gold City Santa Fe. In 2020, the U.S. Green Building Council (USGBC) awarded the City of Santa Fe with LEED Gold Certification for its exceptional performance in fostering a sustainable, resilient city. LEED (Leadership in Energy and Environmental Design) is the most widely used rating system in the world for sustainability achievement and leadership. The Midtown Master Plan establishes the basis the City to qualify for the Compact and Complete Centers (CCC) credit in the LEED for Cities and Communities rating system that promotes compact, mixed-use, transit-oriented development.

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

The Midtown Master Plan qualifies as a LEED Compact and Complete Center (CCC) in the geographic center of the city. A CCC is identified as a center within a ½ mile walking distance of an area containing mixed uses, public transit availability, density, and walkability. The Plan also includes a variety of integrated standards to reduce energy consumption, pollution, and harm to human health from motor vehicles by encouraging multimodal travel. To qualify as a CCC, the Midtown Master Plan meets the following requirements:

Access to Transit Facilities. At least 90% of residential and non-residential buildings within the CCC are within ½ mile walking distance of existing or planned mass transit stations. The Midtown Site is located within ¼ mile of existing bus stops on Cerillos Road and St. Michael’s Drive, and a regional train station at the Railyard Station.

Access to Diverse Uses. At least 90% of all residential and non-residential buildings within the CCC have access to at least 10 diverse uses. The Midtown Site has access to at least 10 diverse uses, as follows: pharmacy; family entertainment venue; gym, health club, exercise studio; hair care; adult, senior, or

childcare; cultural arts facility; government office that serves public on-site; medical clinic that serves public on-site; public library; public park; social services center; commercial office; and housing (100 or more units).

Visitability and Universal Design. The Midtown Master Plan provides safe and comfortable sidewalks, bikeways and crosswalks that are unobstructed and barrier-free usable by a wide spectrum of people, regardless of age or ability. All sidewalks, bikeways and crosswalks will comply with the Americans with Disabilities Act (ADA) and relevant national or local guidelines. Development requirements will meet the LEED – Neighborhood Development credit for Neighborhood Pattern & Design: Visitability and Universal Design.

Bike Facilities. The Midtown Site is within ¼ mile of existing bike and pedestrian networks connecting Midtown and adjacent neighborhoods. The Midtown Master Plan includes new bike and pedestrian networks and bicycle storage requirements, such as temporary bike storage requirements in public open spaces to be located within 100 feet of main entrances to main buildings.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

The Midtown Master Plan, as a qualifying LEED Compact and Complete Center (CCC), includes extensive growth in economic development and job creation with proximity between jobs, housing, and multimodal transportation. Midtown is located within an area of the city in need of redevelopment and qualifies for programs that assist cities in incentivizing and leveraging investment redevelopment areas with outdated infrastructure, underutilized land, and where cities seek to promote affordable housing, job growth, and compact, mixed-use development.

Opportunity Zone. The Midtown Site is within Opportunity Zone 11.03, and the northern portion of the Midtown LINC is within Opportunity Zone 10.02. The Opportunity Zone program provides a tax incentive for investors to re-invest their unrealized capital gains into Opportunity Funds that are dedicated to investing into the Opportunity Zones.

Midtown LINC Overlay. The existing Midtown LINC overlay zoning incentivizes mixed-use, pedestrian oriented development on under-utilized land.

Metropolitan Redevelopment Area (MRA). Within the areas of the Opportunity Zone and LINC Overlay, the Midtown Site is currently being evaluated to qualify as an MRA to create a local governance structure, provide business access to the State’s Local Economic Development Act, negotiate land values, and access grant programs such as anti-displacement and brownfield funding.

The Midtown Master Plan facilitates local economic development with land uses focused on arts and culture, multimedia, entertainment, and technology specific to Santa Fe, which includes the following development strategies:

Film Production Expansion. Expansion of the Greer Garson Studios to create a state-of-the-art production studio that will competitively attract film and multi-media production, including pre- and post-production; as well as to establish a film school to ensure a skilled local workforce that supports the expanding production industry.

Community Arts Stabilization. Rehabilitation and reuse of the Greer Garson Theater, Visual Arts Center, and preserve the longstanding presence of the Santa Fe Arts Institute, to create an arts hub that will activate the Midtown Site and stabilize Santa Fe's community arts.

Innovation and Technology. Develop key physical components of a local entrepreneurial and business growth ecosystem including broadband access, high quality telecommunications, co-working space, multi-use buildings, technology center, arts and makerspace, which can be combined with educational opportunities, private business development and film and emerging media industry uses.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS *For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.*

The Midtown Master Plan promotes socially equitable neighborhoods by enabling residents from a wide range of economic levels, household sizes, household types, and age groups to live in the district and city using the following strategies.

Inclusionary Zoning for Housing Affordability. All residential development will meet the existing City Inclusionary Zoning for Housing Affordability Requirements. Based on whether developed as for-sale or rental products, 15-20% of offered properties will meet all requirements for Inclusionary Zoning for Housing Affordability. Within the Midtown Site, no alternative to the fifteen percent requirement will be available (no fee in-lieu).

100% Affordable Housing Development. In addition to the Inclusionary Zoning, the Midtown Master Plan identifies certain parcels for the development of 100% affordable housing development. These parcels will be set-aside for direct sale to qualified developers.

Diverse Tenures. Residential development will encourage a mix of affordable and market-rate tenures, including ownership, rental, and land trust. The range of allowable housing types will contribute to diverse tenure opportunities.

Diverse Housing Typologies. Residential development will focus on housing diversity within various types of multi-unit residential structures, including duplex or townhouse, large townhouse with accessory unit, dwelling units within small multi-unit buildings with no elevator, dwelling units within medium and large multi-unit buildings with elevators, live-work units. Single family homes are not an allowable land use within the Midtown Master Plan.

Live/Work. Live work units will contribute to a dynamic pedestrian-oriented mixed-use district. Live work units allow people to work from home or create new businesses in small commercial spaces. Live/work units often benefit low and moderate-income households by offsetting rental expenses with business income or reducing childcare costs while working from home.

Expand City-wide Affordable Housing Options. Affordable housing at Midtown will diversify housing options in the north-central area of the city and create more affordable housing in the south and southwestern areas of the city. The Midtown location better connects housing and jobs with access to multimodal networks that will attract diverse households.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example:*

whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.

The Midtown Master Plan includes reuse and upgrades to existing utilities complemented by new utilities that create an integrated system of sustainable infrastructure and green buildings. The intent is to promote human health, reduce energy and water consumption, reuse materials, and connect to and reduce the impact of new development on existing public infrastructure systems. In addition, the Master Plan creates a connected, multi-modal, pedestrian and bike friendly system that incorporates green streets designs to encourage healthy activities in the public realm.

Development at the Midtown Site will be required to meet LEED – Neighborhood Development prerequisites, at a minimum. Additional LEED Green Infrastructure and Building (GIB) credits will also be pursued. All future development will be required to have all electric appliances including for heating and cooling thus eliminating the future need for natural gas.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

The Midtown Master Plan includes a variety of integrated standards to reduce indoor and outdoor water consumption, as follows:

Indoor Water Use Reduction. Indoor water usage will be reduced by an average of 20% from a baseline for new buildings and buildings undergoing major renovations as part of the project. All newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling will be WaterSense labeled or a local equivalent specification. Indoor water reductions will be designed to comply with LEED v4 ND requirements GIB prerequisite: Indoor water use reduction at a minimum.

Outdoor Water Use Reduction. Outdoor water usage reduction will be achieved by reducing the project's landscape water requirement (LWR) by at least 30% from the calculated baseline for the site's peak watering month. Reductions will first be achieved through plant species selection and irrigation system efficiency.

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

Mixed-Use, Compact Development, Walkable Streets. The Midtown Master Plan meets the requirements for the Compact and Complete Centers (CCC) credit in the LEED for Cities and Communities rating system, which implements the vision and goals articulated in the Midtown Planning Guidelines for a walkable, mixed-use district. The Midtown Master Plan includes over 8.27 acres of film production, 720,000 square feet of commercial space for job creation, 750-1,500 homes, including affordable housing, and 7.5 acres of open space. New mixed-use development, multimodal streets, including bike/pedestrian networks, and access to nearby transit systems connect the Midtown Site and surrounding commercial areas and nearby residential neighborhoods. The Midtown Master Plan ensures

proximity between housing and jobs and access to neighborhood services and amenities at the center of the city.

Access to Civic and Open Spaces, Recreational Facilities, and Nearby Schools. The Midtown Master Plan proposes a connected series of public open space, including a proposed direct link to Franklin Miles Park; bikes and pedestrian paths that connect to existing networks; central plaza for public events; and safe connections to nearby schools (Nava Elementary School, Milagro Middle School, and Santa Fe High School).

Community Outreach and Involvement. The Midtown planning process is supported by the City of Santa Fe. Pursuant to the Midtown Planning Guidelines, the process for planning and redeveloping the site shall occur in three phases:

1. Concept Phase: To establish the basic concepts and principles to guide future planning and development, which includes a vision and set of goals for the development site.
Completed August 2018 with the approval of the Midtown Planning Guidelines approved by the Governing Body – Resolution 2018-54.
2. Planning Phase: To create redevelopment plans and financial models for approval and implementation.
Underway, to be completed September 2022 with the approval of the Midtown Redevelopment Plans: Midtown Land Development Plan and Midtown Community Development Plan.
3. Implementation Phase: To inform development projects as the approved Midtown Redevelopment Plans are implemented.
Developers and operators selected through the RFP process will be required to facilitate community engagement forums as part of the project planning process.

(k) EFFECT ON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.*

Walkability and Connectivity. The Midtown Master Plan includes blocks scaled to promote walkability by limiting block face and perimeter dimensions. This provides a high degree of connectivity and intersection density which diffuses traffic throughout the site and provides multiple route options for pedestrians and bicyclists within a mixed-use district to connect people to jobs and housing, as well as transit systems.

Design and Development Standards. The Midtown Master Plan includes development standards that provide regulatory guidance for the design of building frontages and massing to create a distinctive urban neighborhood with a variety of high-quality, pedestrian-oriented public realm environments. The design standards promote a cohesive district development pattern that has a diversity of building typologies and streetscapes to create a pleasing and unique public realm specific to Santa Fe.

Block and Density Patterns. The Midtown Master Plan establishes a development framework of blocks for a diversity of housing options and non-residential uses and scales to create an aesthetically dynamic and engaging urbanism as envisioned in the Midtown Planning Guidelines. Taller, more intense buildings are located along larger pedestrian mixed-use streets toward the center of the site that link surrounding commercial corridors to the interior of the site, while shorter, smaller-scale buildings are

located along paseos and more intimately scaled streets. Even in instances where a single building type is used across the block, development standards will require frontage conditions and building heights to respond to the adjacent street and paseo contexts.

Parking. The Midtown Master Plan locates parking and service areas in the center of blocks where they do not negatively impact street and paseo frontages.

Open Space and Public Plaza. The Midtown Master Plan includes a variety of open space types. For example, opens spaces located in courtyards are connected to sidewalks, and frontage conditions such as shopfronts with awnings and trees that provide shade, protect pedestrians from weather conditions, and create a high-quality public realm that encourages walking and biking. A central public plaza will be surrounded by large sidewalks and mixed-use buildings with street-level spaces designed to encourage active uses such as small businesses, retail, eating, and gathering in “safe spaces” – an urban design standard that promotes healthy walkable neighborhoods and outdoor gathering spaces, which were made even more desirable during the recent and current pandemic.

General Plan Policies. The Midtown Master Plan directly addresses all ten theme areas articulated in the City’s General Plan: *Affordable Housing, Quality of Life, Transportation Alternatives, Economic Diversity, Sustainable Growth, Character, Urban Form, Community-Oriented Downtown, Community-Oriented Development, and Mixed-Use*. The Midtown Master Plan is fundamentally based on sustainable development principles to establish an urban form and character that promote walkability, compact density, healthy urbanism, access to transit, and a mixed-use district. These land use elements of sustainable development work together to create a welcoming place unique to Santa Fe.

USGBC LEED: Neighborhood Development. The Midtown Site will be required to meet LEED – Neighborhood Development prerequisites, at a minimum. Other LEED credits will also be pursued to maximize the opportunity for a sustainable, green development plan consistent with the city’s LEED Gold City award for a Compact and Complete Center (CCC).