

## MIDTOWN MOVING FORWARD FREQUENTLY ASKED QUESTIONS (FAQs)

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The following Frequently Asked Questions (FAQs) were generated from the **Early Neighborhood Notification (ENN)** meeting held on July 14, 2022 and hosted by the City of Santa Fe's Office of Economic Development.

The ENN and other documents and information available on this website:

[www.midtowndistrictsantafe.com](http://www.midtowndistrictsantafe.com)

### DEVELOPMENT & AFFORDABLE HOUSING

1. Rhyllis Roybal 05:56 PM: How are you going to manage restricting the affordable housing development in not becoming a short-term bed and breakfast space that has already overtaken this city?

A resident of a price-restricted home is required (through contracts and/or deed restrictions) to occupy the home as a primary residence. When the home is sold to a new owner or rented to another tenant, the requirements are transferred through legal mechanisms to the new resident. This not only ensures that affordability is maintained but also that short-term leases or temporary stays continue to be prohibited. The City will prosecute any violation of these terms between the City and the property developer/owner.

2. Valerie 06:05 PM: My question is about affordable housing, also. What do you consider low income? You have forgotten about the people of Santa Fe who are the reason that this community is so wonderful.

Housing is considered affordable when the household is paying no more than 30% of the household income on housing costs. Likewise, housing burden is when a household is paying more than 30% of the household income on housing costs.

A federal statistic, known as the Area Median Income (AMI), is calculated annually for every geographic jurisdiction in the country. This income percentile is adjusted by family size and is used to determine eligibility for affordable housing. An income that calculated at 100% AMI means that half of all households in the geographic area earn less than that income and half earn more. These are the income levels for the Santa Fe area in 2022:

**MIDTOWN MOVING FORWARD**  
**FREQUENTLY ASKED QUESTIONS (FAQs)**

AMI-%	1-person	2-person	3-person	4-person	5-person
30%	-\$16,950	-\$19,400	-\$23,030	-\$27,750	-\$32,470
50%	-\$28,250	-\$32,250	-\$36,300	-\$40,300	-\$43,550
65%	-\$36,700	-\$41,950	-\$47,150	-\$52,400	-\$56,650
80%	-\$45,150	-\$51,600	-\$58,050	-\$64,500	-\$69,700
100%	-\$56,450	-\$64,500	-\$72,550	-\$80,600	-\$87,150
120%	-\$67,750	-\$77,400	-\$87,050	-\$96,700	\$104,600

Likewise, “affordable” rents or mortgage payments are calculated based on household size and household income so that the household is not paying more than 30% of their monthly income on housing costs, including utilities (2022):

HH size	30% AMI	50% AMI	65% AMI	80% AMI	100% AMI
1	\$424	\$706	\$918	\$1,129	\$1,411
2	\$485	\$806	\$1,049	\$1,290	\$1,613
3	\$576	\$908	\$1,179	\$1,451	\$1,814
4	\$694	\$1,008	\$1,310	\$1,613	\$2,015
5	\$812	\$1,089	\$1,416	\$1,743	\$2,179

- Valerie 06:05 PM: What income is considered very, very low? Making \$300,000 a month is not very, very low.

Most programs focusing on renters serve those earning no more than 80%AMI, while the income limit for homeownership assistance is commonly 100%AMI. The State of NM allows households earning up to 120% AMI to be eligible for assistance, with local jurisdictions determining their own individual program limits.

AMI-%	Income-limit-Indicator
30%	Extremely-low-income—ELI; “special-needs”-renter
50%	Very-low-income—VLI
65%	Subsidized-rental-project-income-limit-(LIHTC)
80%	CDBG-low-income-limit, public-housing-income-limit
100%	Santa-Fe-Homes-Program-income-limit
120%	NM-Affordable-Housing-Act-limit

**MIDTOWN MOVING FORWARD**  
**FREQUENTLY ASKED QUESTIONS (FAQs)**

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4. Rhyllis Roybal 06:07 PM: What percentage of housing will be for incomes lower than \$50,000 a year?

As indicated in the charts in #2, affordability is based on both household income and household size. The charts show a variety of household sizes with incomes around or below \$50,000.

The City is prioritizing four housing parcels for the development of 100% affordable homes. Homes developed on the 100% affordable housing parcels will focus on housing affordability for households earning below 65% of AMI for rental homes and 80% to 100% for homeownership. This translates to rents that range from \$900 - \$1400/month and sales prices that range from \$188,000 - \$330,000 (approx.) As such, the following calculations are estimates only for purposes of land planning studies:

- Estimated TOTAL Midtown Homes: 1,100 units
- 4 Dedicated Parcels for 100% Affordable Housing Development:
  - Townhouse - Rental: 45 units
  - Townhouse – Ownership: 45 units
  - Townhouse – Land Trust/ Ownership: 45 units
  - Multi-Family – Rental: 60 units
  - TOTAL 100% Development Projects (estimated): 195 units
- Market Rate Home Production: 905 units, of which:
  - 135 are priced affordably according to the City’s inclusionary housing regulation (approximately 15%-18% of total)
  - 770 are priced at market rates
- SUMMARY:
  - 770 Market Rate
  - 135 Inclusionary Housing
  - 195 Affordable Housing on Dedicated Parcels
  - 1,100 total units**

**Total Affordable Units: 135 + 195 = 330 units; or approximately 30% of total housing produced**

**MIDTOWN MOVING FORWARD**  
**FREQUENTLY ASKED QUESTIONS (FAQs)**

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5. Juana 06:08 PM: One slide mentioned 100% affordable and then a later slide 20-30... which is it?

See #4.

6. Juana 06:10 PM: Would the option of fee in lieu still be available?

The City's Housing Inclusionary Zoning requirement (SFCC 26-1, 26-2) shall be applied to Midtown. In addition, the City, at its sole discretion, may issue RFPs tailored for Midtown that require mixed-use and residential development to adhere to the following:

- Inclusionary (rental) housing units will be price-restricted in perpetuity (affordable homeownership homes are deed restricted so that the subsidy is recycled to another income eligible buyer and the home stays affordable).
- Developers may not opt out of the regulation by (i) developing in other areas outside of the LINC Overlay District; (ii) land donation or paying fees in lieu of outside of the LINC Overlay District.

7. Grace Mayer 06:11 PM: Why is the percentage (20-30 %) of affordable homes/rentals so low? It should 50% -75 %. There is no need for more "hospitality or lodging" in this city given the number of hotels and Air BnB already.

The City is committed to housing affordability at Midtown. With the application of the inclusionary zoning requirements (the Santa Fe Homes Program) and dedicating parcels for the development of 100% affordable housing, the City is actively promoting the creation of a healthy mixed-income neighborhood with a solid supply of long-term affordable housing.

Hospitality uses have been in the approved Midtown Planning Guidelines as a permitted use during the planning and public engagement process.

8. Rhyllis Roybal 06:12 PM: That is great news! That is encouraging. Thank you! Excellent!
9. rompecadenas 06:12 PM: - 20 to 30% of housing for mixed income seems low; where are workers in hospitality, lodging, and retail supposed to reside?

See #7.

10. rompecadenas 06:15 PM: What about affordable housing for the aging population in our area? What plans does the City have to keep existing homeowners in their homes; displacement prevention?

The Midtown Redevelopment Plans focus on housing production at the Midtown site. However, the City recognizes that various forces are threatening the stability of existing communities. As such, the City is committing to funding and supporting the development of a Neighborhood Stabilization Plan for adjacent neighborhoods experiencing displacement and housing insecurity. Through this process, strategies and policies may be developed in collaboration with community organizations and residents to create viable and implementable solutions to community threats and risks.

The City plans to issue an RFP for residential development aimed at creating homes for seniors.

11. Rachel Thompson 06:32 PM: So “100% affordable” does not mean FREE, but means that ALL of the houses (100 %) comply with affordability requirements or rules? Rachel Thompson 06:33 PM: (or units)

Yes.

12. Youths of Santa Fe - Earth Care 06:32 PM: SF has fee in lieu options which developers have taken advantage of very often, so how will we ensure that developers aren't going to take advantage of these rules?

See #6.

13. Anonymous Attendee 06:52 PM: 20% Affordable Housing is NOT aggressive Dena!

14. rompecadenas 06:13 PM: Me interesa lo del fideicomiso; explique por favor como trabajaria esto. I am interested in the trust; please explain how this would work.

A Community Land Trust (CLT) is a form of land ownership, or tenure, in which a community of people own and manage the land based on a shared mission. A CLT mission could be the preservation of natural lands or for the development of affordable homes. The CLT establishes in its mission the household income levels and household types that they will serve, such as: seniors, families, single parents with children, etc. Successful affordable housing CLT's have focused on developing and managing affordable homeownership within a building or neighborhood(s). Typically, home prices are maintained at affordable levels by the CLT by controlling resales so that subsidy is

recycled to another income-qualified resident when a homeowner decides to sell their unit.

15. Anonymous Attendee 06:28 PM: How much land is for the Community Land trust portion

The parcel dimensions have not been determined. However, it will be sized to develop approximately 45 homes.

16. rompecadenas 06:08 PM: Good evening from Chainbreaker Collective watch party. We have questions from our members, Cathy will be typing in the questions for our members:

17. La presentacion es muy general; cuando podemos esperar mas detalle sobre las viviendas asequibles? The presentation is very general; when can we expect more detail on affordable housing?

The Midtown Land Development Plan will be posted in August on the website: [www.midtowndistrictsantafe.org](http://www.midtowndistrictsantafe.org)

18. Ya se sabe cuanto del terreno sera para casas y cuantos para apartamentos, y para condominios? Is it already known how much of the land will be for houses and how much for apartments, and for condominiums?

Land area will be dedicated to the achieve the housing production totals, as calculated in #4.

19. rompecadenas 06:10 PM: No tengo credito; alguien como yo podria calificar para estas viviendas? I do not have credit; Could someone like me qualify for these homes?

See income chart in #2.

20. como y cuando sera el proceso de aplicarse para unas de esas viviendas? How and when will be the process of applying for one of those homes?

Midtown development may take 10-12 years to develop. Developers of residential units will have their own application processes. The City will coordinate with the private developers to announce units as they are developed.

## MIDTOWN MOVING FORWARD

### FREQUENTLY ASKED QUESTIONS (FAQs)

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21. rompecadenas 06:10 PM: Quienes manejaran los proyectos de viviendas? Who manages the housing projects?

Private entities (non- and for- profit) and public agencies and property management companies will develop and manage the properties.

22. rompecadenas 06:26 PM: Somos muchas familias en la ciudad en necesidad de vivienda asequible; como van a seleccionar las familias afortunadas en obtener una vivienda de bajo costo? we are many families in the city in need of affordable housing; How will the lucky families select to obtain low-cost housing?

See # 20 and #21.

23. Anonymous Attendee 06:11 PM: Can you clarify live/work units? Who would be able to get into Live/work housing units, are these ones on the affordable scale? Why Live/work units as a housing unit in our community.

Presently, there is not a specific proposal from private developers. However, Live/Work units have been successful places for people to work from home, start-up businesses to be nimble with low overhead costs, and provide local entrepreneurs the opportunity to thrive within their community and reduce the need for driving to/from work. Live-Work units also help to create vibrant, active, pedestrian-friendly neighborhoods.

24. Bianca 06:34 PM: How much of the housing stock will be entrusted in the land trust? Or how many acres?

Land area will be dedicated to achieve the housing production totals, as calculated in #4, which includes the homes developed by a Community Land Trust (CLT).

25. Julie L (received via email): Healthy prairie dog towns are located on this property. Will they be allowed to stay or will the city remove or otherwise dispose of them?

Prairie dogs will be relocated as per the requirements of City Ordinance 14-8.12.

### PUBLIC COMMENTS

26. We strongly feel the City needs to stick to the vision based on prior community input (that is: mixed use etc.) and do not overbuild with too many housing units. We are also very concerned about a homeless encampment.”

The Land Development Plan was informed by, and created to, implement the shared vision that was included in the Midtown Planning Guidelines adopted by resolution by the Governing Body and through public planning sessions and community engagement events in 2021 and 2022.

Residential development has been planned to ensure a lively mixed-use district where people will live, work, learn, and play.

27. “The types of housing you “plan” offer residents no incentive for making and keeping their residences (and their neighborhoods and Santa Fe) beautiful and more habitable.”

The Midtown Redevelopment Plans focus on housing affordability at Midtown. This includes affordability to a broad range of household incomes from low-income to median and higher income households. In addition, the City will issue RFPs to create a broad range of home types so that a diverse households types and composition have choices and the opportunity to live in Midtown.

With housing costs escalating, often quicker than household income, housing that is affordable to people ensures a sense of security and commitment for them to their home, neighborhood, and community, as well as allows them to save money and spend their household income in the city and neighborhoods, rather than only on housing costs. Housing that is affordable to low- and moderate- income households also ensures that Santa Fe has a work force living in our city. These are all City public policy goals to create a healthy, welcoming, equitable Santa Fe.



**DISPOSITION, EXISTING BUILDINGS, RFPs**

1. Elena Stauss 06:03 PM: Will the city retain ownership of all the land? Does it intend to seek a single developer for the entire site, or multiple developers?

The City prefers to dispose of land through sale/purchase agreements. The purchase and ownership of land by the developer is often preferred for two primary reasons:

- (i) Asset management of privately used publicly owned resources requires intensive and expensive oversight and management. The City typically prefers to sale the property with disposition terms and legal documents that have performance and use requirements, as well as financial terms that benefit the City;
- (ii) It is typically much more complicated and difficult to secure financing for development under a ground lease agreement, and often necessitates renegotiations on terms required by investors and lenders. These challenges make ground leases less desirable in the disposition process, particularly when public advantages and terms can be negotiated and agreed upon in purchase/sale agreements.

It is important to note that all RFPs will include the following statement:

“The City prefers to enter a purchase/sale contract. The City will consider a master lease contract, if the City, at its sole discretion, determines that a lease agreement is advantageous for the Project and the City.”

2. DNCA Architects 06:05 PM: Is it the intent of the master plan that it be executed and developed by a large single developer, or will smaller developers be allowed to participate in this project?

The master plan provides the City with the flexibility to engage developers for individual or multiple parcels or block. It also provides the opportunity to engage a large-scale master developer to redevelop larger acres of land or blocks. Through the public engagement process, people described a preference for phased, incremental development that creates opportunities for local, small, and mid-sized for- and non-profit developers to participate in the development at Midtown. Through the RFP process, the City has the decision-making power to decide to use a master developer approach, a parcel developer approach, or a combination of the two.

3. Gayla Bechtol 06:06 PM: Who will develop the site? I.e Tierra contenta corporation and Santa Fe Railyard Community corp?

See #2.

Also, The City of Santa Fe will be a steward of the people's vision for Midtown as a sustainable and equitable development. To that end, the City committed resources to undertake a public process for creating the master plan, which includes the land use zoning, and a complimentary Community Development Plan, to be heard by the Planning Commission and for final approval by the Governing Body for implementation.

The City will also participate in financing the construction of main utility lines for public infrastructure that will support the approved redevelopment plans and land uses. Currently, the infrastructure cannot support the proposed redevelopment plan. In partnership with private developers, and based on land value negotiations for the development of Midtown parcels, the City anticipates that secondary infrastructure lines will be financed through land disposition agreements.

These predevelopment activities are typically called "horizontal development", i.e. land plan and use approvals and main infrastructure development, as the fundamental steps to prepare the land for "vertical development", i.e. buildings and open spaces.

4. Dorian robes 06:12 PM: Will you be wanting targeted proposals for each space or overall proposals for the creative spaces? Is there currently still equipment in the production studio? are there resources still there or is it empty spaces now?

The fixtures, furniture, and equipment in the buildings are secured. The City's policy is to determine their future through the Request for Proposal process to determine if they have future use in film and multimedia production, photography, etc. They may be valued and sold, donated, or included in disposition of real property accordingly.

To the extent that the future owner/ operator of the buildings wants the property, we are restricted from donating ANY assets unless there is an exception from the Anti-Donation Clause or is a governmental entity.

The intent has always been to keep any equipment that is intrinsically attached to a building for specific use (printing presses in art studios, photo equipment in photography lab, etc.) in those buildings until those buildings are formally declared for some other use or occupation through the City's RFP process.

5. Juana 06:51 PM: There have been problems with developers backing out how are you going to “sell” the idea of a successful development with a high percentage of affordability?

While there will be high levels of affordable housing, the City will seek residential development that creates a housing affordable for a broad spectrum on household income levels. There was only one previous “master developer” that ranked as the top candidate with whom the City entered would enter into a predevelopment agreement to undertake due diligence activities. Unfortunately, the covid pandemic caused economic uncertainty in the financial and real estate markets. Based on these risks the parties agreed to terminate the predevelopment agreement, after which the City immediately pivoted to undertake initial horizontal development activities to prepare the site for development, including land plan and use approvals and main infrastructure development – a role often assumed by public entities to facilitate development. The land plan was designed to provide opportunities for parcel developers, as well as master developers, at the City’s discretion.

6. Cheryl Odom 06:04 PM: I am curious how much time will be allowed between release of RFP's and submission deadline.

It is anticipate that that the proposed timeframe from the date of issuance to the date the proposal is due will be between 60 to 90 days. Advisors to the RFP are well versed in private market development and the time needed to develop proposals in response to public RFPs. If it appears respondents need additional time to assemble highly competitive proposals, time extensions are also a possibility.

7. Jamie Blosser 06:11 PM: For the existing buildings to remain, will the City be contracting for inspection and other due diligence reports that will be necessary, or will the City expect the respondents to the RFPs to do that?

The City has procured a third-party contractor team to undertake building assessments, focused on accessibility and code compliance, Mechanical, Electrical, Plumbing (MEP) and basic Structural systems. City will make these assessments available to finalist respondents to RFPs. The selected respondent will be encouraged to procure their own qualified contractors to review City assessments and reports, which are common practices in lease, sale/purchase of any real estate transaction in which the property is leased or purchased in an as-is condition.

**MIDTOWN MOVING FORWARD**  
**FREQUENTLY ASKED QUESTIONS (FAQs)**

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8. Matthew O'Reilly 06:08 PM: Why does the plan indicate that the St. Michael Hall building will remain? What is planned for this building?

Over the past several years, several people have asked the City to consider a potential reuse of St. Michael's Hall. There is not a specific proposal for the adaptive reuse of the building at this time. The City will issue an RFP for its potential reuse at a future, undetermined date.

9. Matthew O'Reilly 06:11 PM: Why is the SF Art Institute building not shown as part of the campus? Is it intended to transfer this property to the SF Art Institute?

The SFAI is within the boundaries of the Midtown Site and the planning team will confirm and correct any unintended errors to ensure that it is included in the master plan. There are no proposals for altering the existing long-term lease agreement by and between the SFAI and the City.

10. Juana 06:09 PM: You mentioned a film school... again outsourced to a for profit institution or?

The creation of a film and multi-media school was identified during the public engagement process to ensure that Santa Fe and the region had a skilled workforce and professional track for people interested in the film industry, and to attract and retain film production in Santa Fe. It is not determined at this time the entity that will be the institution. However, initial discussions have occurred with the existing Santa Fe Community College and the UNM film schools. The proposal for a film school will be included in the RFP for the Garson Studio Expansion to be issued later in 2022.

11. Wrennee 06:14 PM: What is going to happen to the Shellaberger tennis center?

The Shellaberger Tennis Center is privately owned and not under City control. While it is not within the area of Midtown master plan, the City continues to contact adjacent property owners to work with them as they consider future plans for their property with an objective of developing complimentary land uses.

**SITE PLANNING & DESIGN (OPEN SPACE, CIRCULATION, URBAN FORM, ENVIRONMENTAL DESIGN)**

1. Stefanie Beninato 06:04 PM: What is the maximum height for this development?

The maximum height allowed for new buildings at the Midtown Site is 62', consistent with existing standards in the Midtown LINC Overlay. Note that the Development Standards in the Land Development Plan further refine allowed heights at the Midtown Site, so some portions of the site will be restricted to heights below 62'.

2. Gayla Bechtol 06:05 PM: What is the current open space square footage at Midtown?

See #5, #6, and #8 below.

3. Friends Santa Fe Public Library 06:06 PM: How is the drainage issue of the large arroyo east of the site being handled? It's outside your map but is a long-standing problem.

The Midtown Land Development Plan specifically does not add stormwater flow to the arroyo along the eastern edge of the Midtown Site. The engineering and planning team approached site planning using best practices in green infrastructure to manage stormwater and used "Low Impact Design" stormwater features to treat and infiltrate stormwater on site and minimize the amount of stormwater that leaves the site.

4. colette 06:12 PM: Would there be a possibility to include in the community space a community commercial kitchen that could be "rented" to individuals to prepare foods for sale as well as perhaps an educational class to teach people how to do that, marketing, packaging, health laws etc. There are places like that in Taos and Albuquerque and it seems to be very successful.

Yes. The City will encourage community uses like this in RFPs that the City will issue to which private developers may respond as part of the competitive evaluation process.

5. rompecadenas 06:17 PM: I've heard a bit about private open spaces as well as public open spaces; how do private spaces work, and would they conflict with desired "walkable density"?

The Development Standards in the Midtown Land Development Plan provide for private open space. These private spaces are courtyards, balconies and patios that may be included with residential units, and do not take the place of community open spaces such as the central Midtown Plaza and Arroyo Park, or other open space required of all

development within the Midtown LINC and as part of the Midtown Land Development Plan.

6. Ana Ortiz-Harris 06:22 PM: In the presentation the percentage of open space and park space appears very small given the density of what the proposed housing will be. Great cities of the Country and World have great open spaces. Is it possible to create greater open spaces and a larger park?

The Midtown Land Plan was created in the spirit and the goal of creating great people-oriented streets and open spaces. The Plan includes a Center Plaza of at least 1.2 acres, which is similar in size to the historic Plaza in downtown Santa Fe. The central Midtown Plaza creates a new Center for Santa Fe and will be surrounded with large sidewalks, pedestrian-first streets, and shops, cafes, and community-serving activities that will make it an active and welcoming place. Additionally, a 6+ acre Arroyo Park along the eastern edge of the site will provide spaces for public art, native plants, wildlife habitat and outdoor recreation alongside a bike and pedestrian path that will extend from the site entrance on St. Michael's to the southern edge of the site near the entrance to Santa Fe High School. New connections between the Midtown Site and Franklin Miles Park will provide better access to this large, existing park, where there are numerous facilities for recreation such as baseball fields, a skate park, and playgrounds. Pursuant to the existing standards in the Midtown LINC, 25% of developable land, in addition to the Plaza and Arroyo Park, must be set aside for open space.

7. Antoinette Shook 06:25 PM: I may have missed this... what is the maximum height of the buildings?

See #1.

8. Julie L (received via email): 6 acres of open space is tiny compared to how large this development is. Where is the map clearly showing where the open space will be?

Currently, the Land Development Plan includes 6.14 acres of public open spaces (Arroyo Park and Midtown Plaza) on a 64 acre parcel. In addition to these public spaces, and pursuant to the existing standards in the Midtown LINC, 25% of developable land must be set aside for open space. The City's objective for parks and open spaces is about ensuring the management of existing and creation of "smart" parks that are "right-sized" for community programming and safety that people fully use. To that end, several existing buildings for reuse (Visual Arts Center, Library Complex, Performance Theater, St. Michael's Hall) as well as residential buildings will be adjacent to pedestrian scaled paseos and streets to enhance the experience of people-oriented green spaces.

**INFRASTRUCTURE (WATER, UTILITIES, ENERGY DESIGN), PARKING & TRAFFIC)**

1. Antoinette Shook 06:50 PM: The infrastructure is old, who is going to pay for the upgrades?

In order for parcel development to occur at Midtown, the City intends to invest in the construction of main utility lines. Standard practices in public/private development provide opportunities to negotiate land prices and other transactional terms to share in financing and constructing infrastructure in large scale redevelopment projects, such as Midtown.

2. DNCA Architects 06:07 PM: Who will be responsible for infrastructure improvements?

See #1.

3. Miguel Gabaldon 06:09 PM: Will the proposed master plan be submitted with the vehicle access points onto existing City Streets (St. Michael's Drive, Siringo Road, Llano Street, Cerrillos Road, etc.)?

Yes. The Midtown Land Development Plan includes access at existing points along St. Michael's Drive and Siringo Road, and proposes potential additional access points at Cerrillos Road, Camino Carlos Rey, and Llano Street. Any future road connections would depend on coordination with landowners who own properties adjacent to the Midtown Site. The master plan for the Midtown Site shows proposed connections to and from the center of Midtown. Some of these future connections may be pedestrian and bike only, or initially, and until future development allows for stronger connectivity and access.

4. Terry Becker 06:11 PM: Terry Becker. What allowances for parking will be made?

The Land Development Plan contemplates a district parking to address parking demand near the central commercial and mixed-use areas, which will be developed in future phases. The City contracted with unbiased regional traffic engineers with skills in local traffic studies to analyze the development plan and program to project demand based on the proposed uses and density patterns. The traffic engineers reviewed the land plan and street patterns and recommended parking standards to meet projected demand, including residents and visitors.

5. Patricia Duncan 06:13 PM: The traffic use and noise in this area is currently stretched to its limit. An additional addition of another 1,100 housing will put this area as intolerable. How do you plan to address this problem?

The Midtown Land Development approached parking and automobile usage using a multi-modal transportation strategy. Traffic engineers considered the movement of people traveling on foot, mobility assistance devices, bikes, buses, and autos. Nearly all the development blocks in Midtown include pedestrian-only paseos that are closed to car traffic and which account for nearly 20% of all proposed streets at Midtown. These will function as streets for people walking, rolling, and biking, but not for cars. In addition, a district parking lot is proposed in the Land Development Plan.

6. M Lujan 06:12 PM: What is the usage for the tree lined thoroughfare that connects to Lujan Street that I saw in the illustration of the master plan? It isn't very clear which thoroughfares will be for auto traffic, multi-use traffic, etc. Lujan/Otowi is a residential street that has a long history of being overused as a thru street - connecting Agua Fria/Osage to Cerrillos. Will there be any improvements made to the existing part of Lujan and Otowi in order to absorb any additional traffic caused by this connecting thoroughfare? Will this thoroughfare go directly through the existing shopping center?

A connection at Lujan would provide access to Midtown from Cerrillos at a signalized intersection, we are evaluating the feasibility of this access point

See #5.

7. rompecadenas 06:22 PM: Are there any designated car-free zones? I am concerned that too much inclusion of vehicles will negate walkability.

See #5.

8. Patricia Duncan 06:09 PM: All climate models say the whole SW USA will be hotter and dryer. We don't even have enough water now for all residents during drought periods. Even with water conservation this plan appears to be threatening the survival of all existing SF residents by adding even more homes. Jim R

City issued RFPs will require the use of water efficient system pursuant to the USGBC LEED: Water credits to reduce indoor and outdoor water consumption and usage, or using local water efficient systems and fixtures standards, whichever standards are more extensive.

9. William Miglino, Musuem of Dance 06:14 PM: Are there specific plans for energy efficiency, solar panels, etc?

Yes. City issued RFPs will include preferences within the evaluation criteria for developers and operators to meet certain USGBC LEED: Green Building and Infrastructure credits to increase the energy performance of buildings.



**LAND USE, MASTER PLAN & ZONING, PROCESS & APPROVALS (HISTORIC RESOURCES & ARCHAEOLOGY)**

1. Gayla Bechtol 06:04 PM: Will you address the historic resources on the site?

Yes, historic assessments will be undertaken. Similarly, an archaeological assessment will be undertaken.

2. Gayla Bechtol 06:17 PM: How many buildings are slated to be saved? The embodied carbon of the site is immense.

Several buildings will be preserved for their meaning to the community, as expressed through the community public engagement process, and which were designed by significant architects, Phillipe Register and Ricardo Legorreta. Planned for permanent rehabilitation and reuse through competitive RFP processes: The Administration Building, The Fogelson Library complex (Library, SW Annex, Fine Arts Gallery, Forum, IT Center), the Visual Arts Center (SFAI, Tipton Hall, Tishman Hall, Thaw Art Center), the Garson Studio Lot (Including the Screen and Benildus Hall), and the Greer Garson Performance Theater. In addition, the City plans to adaptively reuse the St. Michael's Hall through a competitive RFP process.

The City is undertaking the potential for reuse of other buildings on the previous campus for temporary location of certain city government services.

3. Larry Hill 06:13 PM: How will we be notified of the July 28 meeting Mr. Brown referenced? I am guessing that will be an opportunity to discuss the short-term use for this property?

Since the July 14 ENN meeting, the City has been coordinating a joint regional effort to address homelessness in Santa Fe. The County and City recognize the value in creating a comprehensive, long-term strategy and will announce upcoming public forums.

4. colette 06:17 PM: Sorry...question re: commercial kitchen comes from Colette and Danielle Marceau.

Commercial kitchens and community kitchens, as well as food establishments, are allowable uses in the Land Development Plan. In addition, the City will seek the reuse of the existing cafeteria in St. Michaels Hall, as part of the RFP process for that building.

5. Anonymous Attendee 06:21 PM: Are there competing development plans?

No. The process of creating development plans through broad public engagement is not a competitive process. It is intended to create an informed and inclusive plan that represents several interests and technical considerations.

The Midtown Redevelopment Plans did refer to the five previous conceptual plans generated by local architects in 2018 as part of the Midtown Campus Project, as well as the plans submitted by master developers during the previous Request for Expressions of Interest (RFEI) process for the redevelopment of Midtown. These plans were “conceptual” and not intended for direct implementation, as they were not informed by infrastructure assessments or broad public engagement to create a community-generated plan. The Midtown Redevelopment Plan is formed by several years of public input and technical information so that it is an implementable plan.

6. Gayla Bechtol 06:26 PM: Could you clarify that the Governing Body will be the ultimate decision maker of what happens at the site, i.e., setting prices and choosing tenants.

The Governing Body will be responsible for hearing and voting on the following key development aspects:

- Midtown Redevelopment Plans, which include
  - Land Development Plan (rezoning, master plan, general plan amendment, and LINC text amendment)
  - Community Development Plan
- Disposition (purchase/sale and lease transactions), which include future purchasers or leases, as well as uses, and other business and legal terms. (Note: RFPs will be issued for all building and parcel development at Midtown for procuring qualified non- and for- profit developers, operators, and managers.)

7. Ana Ortiz-Harris 06:26 PM: To what extent will public input from this meeting and future meetings allow for modifications to the plan presented tonight?

The intent of the Midtown ENN and land use plans review and hearing process by the Planning Commission is to respond to community input to ensure that the plan achieves the public’s vision and objectives for the future of Midtown. Plans will be refined to address key concerns.

8. Ana Ortiz-Harris 06:32 PM: I think in future presentations staff needs to get a certified interpreter who can interpret questions and answers back in Spanish. Is that possible?

Yes. The City is committed to high quality English / Spanish translation services.

**MIDTOWN MOVING FORWARD**  
**FREQUENTLY ASKED QUESTIONS (FAQs)**

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9. Anonymous Attendee 06:34 PM: Too much flexibility for developers doesn't necessarily yield benefits for existing residents...

The City will issue RFPs for the development of specific uses, as well as to promote uses and programming that achieve community development objectives that the public has prioritized during the public engagement process. RFPs are evaluated based on criteria stated within the RFP and the respondents' proposal to achieve the requirements with the RFP, as well as priorities, such as community development objectives.

10. Jason & Amy 06:55 PM: Will there be a time allowed for public comment for residents that were unable to attend this meeting in full can review the recording in full and then provide comments and/or questions?

Yes. People may submit questions to the City's project management and planning team at the email address provided below.

- Lee Logston, Asset Development Manager  
[lrlogston@santafenm.gov](mailto:lrlogston@santafenm.gov)
- Maggie Moore, Planner Manager  
[mmoore@santafenm.gov](mailto:mmoore@santafenm.gov)

In addition, the City has allocated stipends to support local civic and community organizations to host forums to review and respond to the draft Midtown Redevelopment Plans. For more information about the Community Planning Stipend Program, please go to this website:

[www.midtowndistrictsantafe.com](http://www.midtowndistrictsantafe.com)  
or  
[www.midtowndistrictsantafe.org](http://www.midtowndistrictsantafe.org)

11. Youths of Santa Fe - Earth Care 06:55 PM: FYI the website keeps showing up as not secure.

We apologize for the inconvenience. There were some technical difficulties. Please try again at one or both of these website addresses:

[www.midtowndistrictsantafe.com](http://www.midtowndistrictsantafe.com)  
or  
[www.midtowndistrictsantafe.org](http://www.midtowndistrictsantafe.org)

12. phillipgesue 06:55 PM: Where can I download a copy of the presentation?

**MIDTOWN MOVING FORWARD**  
**FREQUENTLY ASKED QUESTIONS (FAQs)**

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This ENN presentation and other information are available at these website addresses:

[www.midtowndistrictsantafe.com](http://www.midtowndistrictsantafe.com)

or

[www.midtowndistrictsantafe.org](http://www.midtowndistrictsantafe.org)

13. Miguel Gabaldon 06:54 PM: Where can one get a copy of the traffic study?

Certain planning reports and studies will be posted on the project website, as follows:

[www.midtowndistrictsantafe.com](http://www.midtowndistrictsantafe.com)

or

[www.midtowndistrictsantafe.org](http://www.midtowndistrictsantafe.org)

**CIVIC RESOURCES (LIBRARY, GOVERNMENT SERVICES BUILDING, TEMPORARY USES, CITY POLICY, VISION)**

1. Larry Hill 06:06 PM: Is there no possibility of having this property be used as a college or school? The only option presented is for multifamily development?

During the public engagement process, people stated a strong preference for a multi-use district with commercial, hospitality, entertainment, film expansion, technology entrepreneurship, open spaces, and arts and cultural uses. Keeping the legacy of higher educational uses at the Midtown Site was also a preference. As such, the proposed C-2 zoning allow for educational uses. However, the vision called for a dynamic place where all Santa Feans are welcomed. Educational uses will continue to be encouraged, particularly as part of the public library planning, redevelopment of the Visual Arts Center, and expansion of the film and multimedia production studios.

2. Thomas McOwiti 06:10 PM: You mentioned culture and community arts stabilization. Could you elaborate a little bit on those aspects? Does it allow for youth programs (e.g. sports) and local artists to engage in and show their crafts (e.g. fine art, music and dance)?

The City will issue an RFP for the redevelopment of the existing Visual Arts Center into a community focused arts and culture hub. Through the public engagement process, people envisioned a dynamic arts hub that creates a mix of spaces for local artists, arts and culture organizations, entrepreneurs in arts related industries, as well as exhibition spaces, educational uses, and multi-media spaces that might be related to the Garson Studios, which is also located on the Midtown Site. The Arts Center should be a place with a range of indoor and outdoor events, programs, activities, and business hours so that it is a hub throughout the year during the day, evening, and weekends. To ensure long term financial stability, the City anticipates that the spaces will have mixed levels of affordability (market rents to below market rents) so that

**MIDTOWN MOVING FORWARD**  
**FREQUENTLY ASKED QUESTIONS (FAQs)**

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income generated from operations has the internal operating subsidies needed to create a self-sustaining enterprise.

In addition, the City anticipates issuing an RFP to qualified entities for programming the use of public spaces. The City's objective is to support local organizations to program the space to promote community arts and culture that includes and welcomes all Santa Feans.

3. Anonymous Attendee 06:14 PM: How will the design honor and recognize this is stolen Tewa land?

Should there be an acknowledgement on the site? The site plan design is based on best practices in site sustainability and resiliency. Open spaces have been dimensioned to accommodate cultural and community uses. Also, RFPs for programming public spaces will include evaluation criteria for ways that events and activities, and education opportunities, facilitate a strong connection to the land and people.

4. rompecadenas 06:22 PM: Are the homeless shelters (casa familia, pete's, etcv) going to be a part of this and how?

All current tenants and uses are pursuant to temporary leases. As noted in the previous response, the City and County are in the process of developing a comprehensive, long-term solution to the homeless problem, future uses are included in the master plan at this time no permanent uses beyond the library, film studios, and arts center are delineated. The RFP and disposition processes will determine the future uses.

5. Joanne 06:04 PM: Will LaFarge Library be affected? How will empty lot next to library be utilized?

At this time, the La Farge Library will not be affected. The empty lot in front of LaFarge Library is owned by the Santa Fe Public Schools and is not part of the plan. Planning is underway to study the Fogelson Library building to evaluate whether it can be adaptively reused to house a modern, 21st Century Central Public Library that will serve the City of Santa Fe into the future. Community engagement will take place to provide input on the future of Library services in the Midtown area.

6. Ken Hughes 06:09 PM: Any chance of moving city hall to Midtown?

Currently, City Hall is not part of the Midtown Guidelines, but as part of the public engagement process, people were interested in a government services building being in or adjacent to the Midtown Site. The City is presently studying the potential to relocate certain government services on a temporary basis within the Midtown Site, while

## MIDTOWN MOVING FORWARD

### FREQUENTLY ASKED QUESTIONS (FAQs)

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identifying and planning for a permanent solutions for a central government services building, with the possibility of locating it on an adjacent city owned parcel. People stated that locating government services in the center of the city made them more accessible to various communities; and, that it was of interest if the government services building also included community services as well, such as, for example, childcare, health care, or senior center.

7. Joanne 06:09 PM: Will City re-open pool at LaFarge?

At this time, there is no plan to re-open the pool at the building next to La Farge.

8. Anonymous Attendee 06:57 PM: Is the La Farge Library moving to Mid Town Campus?

See #5.

### PUBLIC COMMENTS

9. “We strongly feel the City needs to stick to the vision based on prior community input (that is: mixed use etc.) and do not overbuild with too many housing units. We are also very concerned about a homeless encampment.”

The Land Development Plan has been informed by the vision and goals articulated in the Midtown Planning Guidelines created through a concept planning process and approved through a resolution by the Governing Body in 2018 (Resolution 2018-54). In addition, further public input was also incorporated into the plan resulting from public planning sessions and community forums in 2021 and 2022.

The projected number of housing units at the Midtown Site is 1,100 and the goal is to establish a complete mixed-use, dynamic, urban district where people live, work, play, and learn.

10. “Treat the campus with the value it is. The campus could be a mecca for galleries, shops, restaurants, and museums too. Another place for locals and tourists to visit and Santa Fe businesses to open a 2nd or 3rd location.”

The City will issue RFPs to encourage neighborhood-scale retail, food establishments, services, and arts and cultural space.

11. “The City of Santa Fe should also revisit the idea to move the city offices to mid-town. City offices do not need to be downtown. Moving would not only help mid-town, but it would also help the residents to have most of the city’s offices together. Visiting city

## MIDTOWN MOVING FORWARD

### FREQUENTLY ASKED QUESTIONS (FAQs)

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offices for any reason should not have to be hindered by finding and paying for a parking space, deal with the traffic downtown or be necessary to travel to multiple locations. Moving would also free up some very valuable Santa Fe property for retail and/or hospitality purposes. A hotel with a ballroom would be an asset to all if it was connected to the Convention Center.”

During the lengthy and robust public engagement process, many participants and respondents expressed interest in having government services located on or adjacent to the Midtown Site. People stated that locating government services in the geographic center of the city made them more accessible to various communities. The City is presently studying the potential to relocate certain government services on a temporary basis within the Midtown Site. At the same time, the City is envisioning the creation of a central government services building, with the possibility of locating it on an adjacent city-owned parcel. There is also interest in having such facilities include community services, such as childcare, health care, or a senior center.

**MIDTOWN GOVERNANCE & OVERLAY DISTRICTS (COMMUNITY DEVELOPMENT PLAN, OVERLAY DISTRICTS, LINC, MRA, OPPORTUNITY ZONE)**

1. Brian Patterson 06:06 PM: Do any of these plans change or modify the items that are currently shown in the existing Midtown LINC?

The Midtown Land Development Plan is consistent with the standards in the Midtown LINC. The Development Standards in the Land Development Plan provide certain modifications to the allowed uses and building form standards included in the Midtown LINC, specific to the Midtown Site to address street and block patterns within the Midtown Site. Existing buildings and businesses within the rest of the LINC will be unaffected by the adoption of the Land Development Plan.

2. Tintawi Kaigziabiher 06:22 PM: Is converting a portion of the grounds into community garden space possible?

The Development Standards in the Land Development Plan allow for community gardens at Midtown. The 6+ acre Arroyo Park along the east side of the Midtown Site, along with the 25% of developable land that will be set aside for open space can provide locations for one or more community gardens at Midtown.

3. Bri G 06:50 PM: The youth of Santa Fe are underserved as far as gym space.

The Development Standards in the Land Development Plan allow for recreational facilities.

4. Is placing a homeless encampment at Midtown intended to make a blight designation possible to create a Metropolitan Redevelopment Area?

No, the Metropolitan Redevelopment Act is a State statute that allows a municipality to access certain redevelopment tools in an area that is designated blighted. Creating an MRA provides the municipality with the following redevelopment tools:

1. Makes businesses within the MRA eligible for Local Economic Development Act (LEDA) funding;
2. Creates a commission dedicated to the planning, preservation, rehabilitation, redevelopment, development, or management of properties designated by the governing body;
3. Retains advisory oversight within the public sector;
4. Incorporates public engagement in the process;



**MIDTOWN MOVING FORWARD**  
**FREQUENTLY ASKED QUESTIONS (FAQs)**

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5. Requires a redevelopment plan that aids in the elimination or prevention of blight or the conditions that lead to the development of blight, while addressing the displacement of any persons affected by the plan.

In order to designate an MRA, there must be a determination that the area has at least one of following characteristics, known as blight characteristics:

- deteriorated or deteriorating structures;
- defective or inadequate street layout;
- faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- deterioration of site or other improvements;
- tax or special assessment delinquency exceeding the fair value of the land;
- diversity, defective or unusual conditions of title and ownership;
- improper subdivision; lack of adequate housing facilities in the area;
- Out of date or impractical planning and platting which results low levels of commercial or industrial activity or redevelopment.

5. Is the City rezoning the property to allow for a homeless shelter or encampment?

No. The City is rezoning to implement the public’s shared vision and community objectives articulated in the Midtown Planning Guidelines (2018), and as further confirmed, refined, and informed since then and in planning sessions and other community forums in 2021 and 2022. Currently, the Midtown Site is not zoned for the building and land uses that have been articulated by the public. The Midtown Land Development Plan will legally allow for uses to create a dynamic, welcoming, mixed-use urban district in the center of Santa Fe.

6. Why are additional properties that are not a part of the master plan being rezoned?”

The City is currently negotiating with some neighboring governmental property owners to obtain or swap land. The intent of rezoning these neighboring properties is to make them consistent with the Midtown Redevelopment, which will be rezoned as C-2 PUD, with the master plan providing specific uses and design standards for those parcels.

The existing LINC Overlay will apply to all of the parcels.

The Shellaberger Tennis Center is already C-2.

**MIDTOWN MOVING FORWARD**  
**FREQUENTLY ASKED QUESTIONS (FAQs)**

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The City's objective is to create a Midtown District with comprehensive and consistent land uses and zoning, which can utilize the Midtown LINC Overlay. The zoning will allow for future redevelopment to create a wider district and increase connectivity to/from surrounding neighborhoods.

7. What is the relationship between the proposed rezoning and master plan, the proposed Metropolitan Redevelopment Area, and the LINC?

The MRA boundary currently under consideration overlaps with the LINC Overlay District, non-residential areas of the Opportunity Zone, and extends to include Franklin Miles Park. The area includes commercial uses on both sides of St. Michaels and Cerrillos. Residential areas are not included in the proposed MRA boundaries.

The Midtown Land Development Plan application does not change any of the C-2 properties existing within the LINC Overlay District. The net effect of the application on the Midtown Site is that a master plan and development standards are applied in addition to the existing LINC land use allowances and terms.

## **MIDTOWN MOVING FORWARD**

### **FREQUENTLY ASKED QUESTIONS (FAQs)**

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#### **WHAT'S NEXT?**

The Midtown project team truly encourages Santa Feans to participate in the Midtown Redevelopment Plans application and approvals process. The Office of Economic Development held the ENN on July 14 and will submit the land use and plan application on August 22. Planning Commission and Government Body public hearings will be held in October and November, 2022. See website addresses to stay updated.

In addition, the City has allocated stipends to support local civic and community organizations to host forums to review and respond to the draft Midtown Redevelopment Plans. For more information about the Community Planning Stipend Program, please go to this website:

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