

MIDTOWN FILM STUDIO RFP PROJECT SUMMARY

- Phillip Gesue is the managing principal of developer. Graduate of Columbia University's Graduate School of Architecture and Planning. Over the past 28 years, developed over 10 mill sq. ft. of urban in-fill projects
- Acquired the Shellabarger Tennis Center in October 2022 and spent 6 months redeveloping it into two of the largest soundstages in New Mexico. Amazon and Apple Films recently produced at the studio
- Also developed plans to build Arthouse, 129 unit residential apartment building on vacant area of Shellabarger
- Our company responded to December 2022 Midtown film studio RFP and was conditionally selected as developer to combine Shellabarger with Midtown film buildings to create Northern NM's largest film studio
- When complete, the combined Shellabarger/RFP project, called Aspect Media Village, will feature a) 8 soundstages totaling 120,000 sf, b) 110,000 sf of office/support space, c) dedicated educational space for SFCC and Stagecoach, d) 3,000 sf of neighborhood retail, e) a full-service community movie theater, and f) approx 200k sf of inclusionary housing
- The concept is to diversify the development program economically, socially and architecturally by combining the traditional film studio model with other uses. This will make the project healthier economically and socially and also enable the project to better fit into urban fabric of midtown and the community.

MIDTOWN FILM STUDIO RFP COMMUNITY BENEFITS

- Developer to dedicate ½ acre of land to new city street grid
- Developer to save city stormwater infrastructure costs by owning/maintaining stormwater detention pond for RFP areas
- Development of up to 22 units of affordable housing
- A commitment to local hiring that has already resulted in the hires of 6 local residents
- Adaptive reuse of existing buildings (rather than demolition and reconstruction) will provide a sustainable solution for blighted buildings
- Use of large rooftop solar installations in all new construction buildings will generate a large percentage of each project's electricity
- The creation of an innovative education program with Santa Fe Community College and Stagecoach Foundation will include a 2,000 sf of educational space
- Up to 20 annual work training internships on film productions will occur in project studios
- Development of 99-150 units of new housing to support film and other workforce Santa Fe households
- Creation of supportive neighborhood retail in the form of an all-day café
- Revitalization of the Screen theater including a commitment to free community use, and diverse offerings that reflect DEI
- Neighborhood communal bike stations at each building
- All landscape will be 100% Xeriscape (irrigation-free indigenous landscaping)
- Innovative landscaping of property borders will be indigenous hedgerows creating urban ecosystems that foster native flora and fauna
- Iconic public artwork
- Outdoor gathering spaces for social interaction
- The resulting project and film productions will create nearly 1,000 jobs, \$500m in wages and economic activity and \$300m in taxable purchases