

City of Santa Fe, New Mexico

memo

DATE: December 10, 2025

TO: Governing Body

VIA: Elisa Montoya, Community Development Director
Heather L. Lamboy, AICP Planning and Land Use Director
Maggie Moore, Assistant Land Use Director
Dan Esquibel, Planning Manager

FROM: Joel Cruz-Haber, Planner Senior, Current Planning Division

CONSIDERATION OF RESOLUTION.

Master Plan Amendment. Case #2025-10706. Midtown Redevelopment Agency, Applicant, through its Agent, Emily Reynolds of NV5 Inc, asks the Governing Body to adopt a resolution amending standards within the Midtown Master Plan in Section 5.4, “Development Standards Regulating Plan”, section 5.5, “Sub-Zone Standards”, section 5.6, “Façade-Zone Standards”, and section 5.8, “Design Standards General to All” (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov).

I. Planning Commission Recommendation:

On July 17, 2025, the Planning Commission recommended the Governing Body take the following action:

1. **APPROVE** Case #2025-10706, amending the Midtown Master Plan for 1600 St. Michael’s Drive, with conditions.

II. Sample Motion:

One (1) motion will be required:

1. **Move to approve or deny** a resolution amending the Midtown Master Plan for a property located at 1600 St Michaels Dr. (Case #2025-10706).

III. Executive Summary

The Metropolitan Redevelopment Agency (“MRA” or the “Applicant”), through its agent, Emily Reynolds of NV5 Inc, (“Agent”), requests to amend the Midtown Master Plan (the “Amendment”), to modify standards set forth in the following sections of the Midtown Master Plan:

1. Section 5.4, Development Standards Regulating Plan,
2. Section 5.5, Sub-Zone Standards,
3. section 5.6, Façade-Zone Standards, and
4. Section 5.8, Design Standards General to All.

Below is a general breakdown list of the Amendment. A detailed discussion of the existing standards compared to the proposed the Amendment section are in tables 1 – 4 provide a summary of the Amendment In section VI of this report:

1. Allow additional uses that are consistent with the underlying C-2 (General Commercial) zoning district;
2. Revise landscaping standards to allow for new trees;
3. Establish new design standards for signage and art installations;
4. Change certain sub-zones to promote the highest and best uses on Tract-O, which is owned by the State of New Mexico; and
5. Remove step-back requirements at façade zones and inserting design standards that encourage the use of step-backs, fenestration, and other forms of façade articulation to provide additional design options.

The Amendment provides a revised framework for the redevelopment of the Midtown Master Plan area, in order to meet the expressed desires of the public, stakeholders, the Applicant, and Resolution 2022-68 (Attachment A, Resolutions) that adopted the Midtown Master Plan. See Attachment A (Commission Packet from July 17, 2025)

III. Planning Commission Process and Recommendation

On March 19, 2025, the Applicant, and Planning and Land Use Department staff (“Staff”) held a pre-application meeting to discuss the review and approval procedures and the applicant’s proposal prior to submittal. The Applicant hosted an Early Neighborhood Notification (“ENN”) meeting on June 3rd, 2025, and submitted its application on June 18, 2025. On July 17, 2025, the Planning Commission (the “Commission”) held a public hearing to make a recommendation to the Governing Body on Case #2025-10706. The Commission received a report from Staff (the “Staff Report”) as well as testimony and evidence from the Applicant, and public comments by interested members of the public.

Following public comment, members of the public and Commission raised concerns regarding the proposed removal of step-back standards in Section 5.6 “Facade Zone Standards”. The Commission unanimously decided to table the case to the end of the agenda to allow the applicant to revise the Amendment to section 5.6 of the Midtown Master Plan. Upon reconvening later in the

meeting, the Applicant and Staff presented an alternative to the removal of step back requirements and introduced a condition of approval as stated below. .

Façade Articulation Requirement: All building façades exceeding three stories and facing a public street shall incorporate articulation at regular intervals of the building façade to enhance the pedestrian experience and soften the architectural massing within the streetscape. Methods of Articulation include but are not limited to:

*Recesses or projections of the building wall plane
Changes in material, color, or texture
Roofline variations or parapet offsets
Balconies, roof decks, and step-backs*

See Attachment B for the recommended condition of approval - Commission Approved Findings of Fact and Conclusions of Law (Master Plan Amendment), pg. 2 and 3

The Commission accepted Staff's proposed condition of approval and found that the Amendment was consistent with the General Plan and that the Applicant had met all approval criteria. Based on these findings, the Commission recommended that the Governing Body approve the Amendment proposed in Case #2025-10706, (Attachment A "7_17_25 PC Staff Report"). On August 7, 2025, the Planning Commission adopted Findings of Fact and Conclusions of Law, (Attachment B, "Planning Commission Approved Findings of Fact and Conclusions of Law") and Commission Minutes (Attachment C, "Planning Commission Minutes_7_17_25"), reflecting its holdings from the public hearing.

V. Midtown Master Plan Background

The Midtown Master Plan area (the "Property") comprises the campus of the former College of Santa Fe and adjacent City-owned properties. The Property is located at 1600 St. Michael's Drive, which is defined by Cerrillos Road, St. Michael's Drive, Llano Street, Siringo Road, and Camino Carlos Rey (Figure 1). For over 80 years, the Property has served as an institutional anchor for Santa Fe, starting in 1943 with the Bruns Army Hospital which employed more than 1,000 Santa Feans along with 500 military men and 100 military nurses. After Bruns Army Hospital was decommissioned, half of the Property was turned over to the Brothers of the Christian Schools, which established St. Michael's College, later renamed to the College of Santa Fe. Other portions of the original Army Hospital campus were turned over to local, state, and federal agencies. When the College of Santa Fe ceased operation in 2009, the City, with a commitment to preserve the civic and educational uses, purchased the Property and leased it to a private, for-profit university, the Santa Fe University of Art and Design ("SFUAD").

Following the closure of the SFUAD in 2018, the City adopted Resolution 2018-54 (Attachment A, Resolutions) to initiate the Midtown redevelopment process. In the initial concept phase, the community engagement process included informed programming, planning, and development approaches for the future reuse of the Property. The community engagement process led to the

approval of the “Planning Guidelines” for the Property in the summer of 2018 (Attachment A, Applicant Submittals, 7. Midtown Master Plan Clouding, pg.15).

After mutually terminating its exclusive negotiation agreement with a master developer during the COVID 19 pandemic, the Governing Body directed City staff through Resolution 2022-12 (Attachment A, Resolutions) to pursue a General Plan amendment, Rezoning, and Master Plan for Midtown. In 2022, the Governing Body unanimously approved a master plan (the “Midtown Master Plan”) with Resolution 2022-68 (Attachment A, Resolutions). The Midtown Master Plan established standards for the Property regarding land uses, urban design, open space, vehicular, bicycle and pedestrian circulation, stormwater management, as well as other sustainable design and development practices. In 2023, the Governing Body unanimously approved the Midtown Development Plan under Resolution 2023-5 (Attachment A, Resolutions). The Midtown Development Plan provides policy requirements and priorities in response to community voices regarding equity, environment, economy, and culture which have become the four elements that make up sustainable development within the Property.

VI. PROPOSED MASTER PLAN AMENDMENT

The following tables (1-4) describe current Plan standards and the proposed Plan amendments and provide a Plan page and section for reference.

Figure 1 Midtown Sub Zones & Façade Zones

5.4.1 Development Standards Regulating Plan

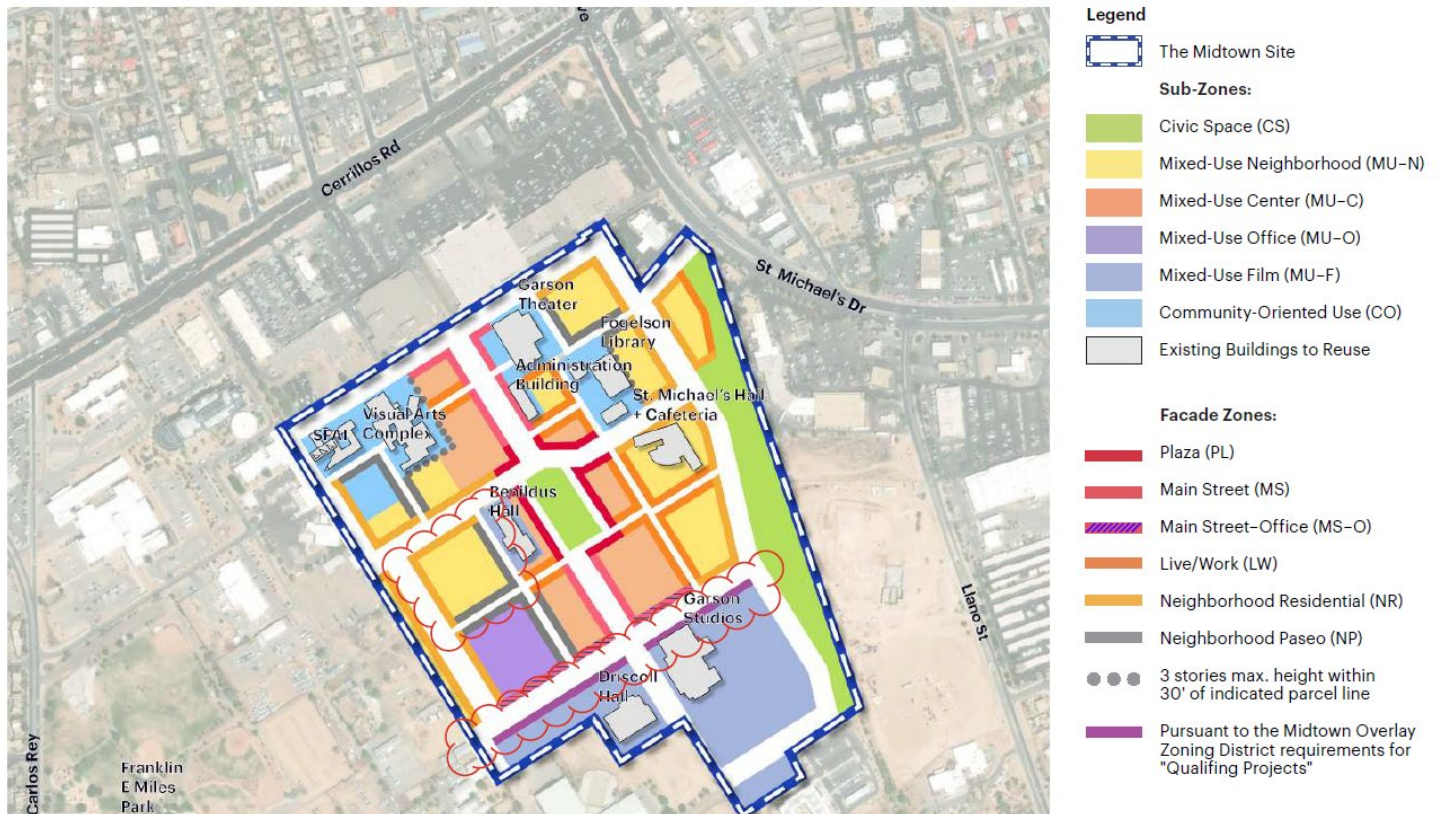


Table 1. Section 5.4 Development Standards Regulating Plan

Page	Section	Current	Proposed
114.	5.4	Main Street-Office (MS-O) Façade Zone Standards are currently applied to the northern frontages of MU-F development tracts F1-a and I1a.	Remove Façade Zone Standards Main Street-Office (MS-O) standards at MU-F northern façade zone.
115.	5.4	Tract O is currently designated subzone MU-N.	Insert footnote stating that “The northern façade zone of the MU-F will be pursuant to the Midtown Overlay Zoning District requirements for "Qualifying Projects".”
115.	5.4	Tract O is currently designated subzone MU-N	Change Tract O (including Benildus) subzone to MU-C. (Figure 1)

Table 2. Section 5.5 Sub-Zone Standards

Page	Section	Current	Proposed
117-121.	5.5	Permitted Use Table specifies permitted, prohibited, and conditional uses for each subzone in the Midtown Site	Remove Permitted Use Table; state more clearly which uses are prohibited as set forth through the Midtown Community Engagement process prior to the adoption of the Master Plan in 2022. Replace table with a list of prohibited uses and conditional uses (Tables 5 & 6). Add C-2 Permitted Uses, Refer to SFCC 14-6.1, Table 14-6.1-1. Add Language "Subzones are the recommended and preferred use for the parcels"

Table 3. Section 5.6 Façade Zone Standards

Page	Section	Current	Proposed
127-129.	5.6	Step-backs required above the third story, as defined in note 2 under "Height" and referenced as E in the illustration.	<i>Insert the following language as recommended by the Commission: “Façade Articulation Requirement: All building façades exceeding three stories and facing a public street shall incorporate articulation at regular intervals of the building façade to enhance the pedestrian experience and soften the architectural massing within the streetscape. Methods of Articulation include but are not limited to:</i> <i>a. Recesses or projections of the building wall plane</i> <i>b. Changes in material, color, or texture</i> <i>c. Roofline variations or parapet offsets</i> <i>d. Balconies, roof decks, and step-backs”</i>

131-135.	5.6	"Building Height in Façade Zone" specified as "3 stories max" and called out as A in illustration.	Change "Building Height in Façade Zone" to "5 stories max" to match the height that is allowed elsewhere.
125.	5.6	(No Current language or standard)	<p>Insert language that encourages creative, human scale architecture, including but are not limited to the following:</p> <ul style="list-style-type: none"> • “Recesses or projections of the building wall plane • Changes in material, color, or texture • Roofline variations or parapet offsets • Balconies, roof decks, and step-backs”

Table 4. Section 5.8 Design Standards General to All

Page	Section	Current	Proposed
154.	5.8	No mention of landscape standards.	”Require landscape design to follow SFCC 14-5.5(D)(9) for the Midtown Local Innovation Corridor (LINC), with a note that the caliper for new trees on the Midtown Site is 2 inches at time of planting. Require new street trees to have a 4 inches caliper”.
154.	5.8	No mention of signage or temporary art installation standards.	Insert general state that “signage located in the Midtown Site is governed by SFCC 14-5.5(D)(8) in addition to the requirements found in Section 14-8.10.
154.	5.8	No language or standard.	Insert the following language: “Building Signage. Signage and font shall be similar or the same as found on existing buildings throughout the Midtown Site, which form the basis for future Midtown standards (see the Fogelson Library and Garson Performance Theater, as reference). Signs shall be painted on the building skin or on thin panels mounted closely to the building.”
Page	Section		Insert the following language: “Pin and channel letters and numbers shall be mounted closely to the building. Pole mounted signs are not permitted. Hanging signs may be placed under canopies or portales. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision.”
154.	5.8	(No Current language or standard)	
154.	5.8	No language or standard.	Insert the following language: “Site Directional and Wayfinding Signs. Signs are to be fabricated in metal and finished in durable high quality metal paint finish or natural metal finishes. Wayfinding signs shall be used at street edges and bus stops. Sign colors shall

		be consistent with the Midtown color palette (see Midtown color palette). Sign forms shall be simple and minimalistic. Signs shall be constructed of metal, color shall be black, plus 1 or 2 accent colors using the Midtown color palette. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision. Wall signs associated with film studio stages within the Midtown LINC Overlay District and whose sign faces parallel to a wall or garage attached to a film studio stage shall be painted and shall not exceed 380 sq ft.”
154	5.8	<p>No language or standard.</p> <p>Insert the following language: “Murals and Art Installations. Publicly visible murals and art installations are permissible with approvals from the Metropolitan Redevelopment Agency. The relocation of existing sculpture and installation of new art in public and publicly visible spaces are encouraged and must consider structural stability, weather, circulation, and safety. Murals on public property shall comply with the MRA Public Arts Murals Agreement.”</p>

Permitted Uses

The proposed change to the existing 5.5.A Allowed Uses table is consistent with the current intent and will maintain the non-permitted uses and conditional uses as established during community engagement sessions.

The underlying zoning is C-2 which allows uses defined by SFCC Chapter 14-6.1 Land Use Categories; Table of Permitted Uses with the exception of the following uses.

Table 5 Section 5.5 List of Prohibited Uses

Group Residential Care Facility, Correctional	Drive-throughs
Mobile home, permanent installation	Cabinet Shops, Custom
Mobile home park	Sign Shops
Short-Term Rental Unit	Sexually Oriented Business
Vacation Time Share Projects	Automobile Salvage and Wreckage Yard
Electrical Facilities; Substation, Switching Stations, Transmission Lines	Vehicle Service and Repair Establishments including Tire Service
Vocational or trade schools, light industrial	Manufacturing and Production
Hospital and Extended Care Facilities	Light assembly and manufacturing
State Licensed Foster Homes	Storage Facilities
Cemeteries, Mausoleums and Columbarium	Outdoor Storage
Funeral Homes or Mortuaries	Animal Production and Commercial Stables
Animal Sales and Service	Composting

Cannabis; Consumption Area, Manufacturing, Producers with more than 200 plants, Outdoor growing, Laboratory

The following uses may be permitted as conditional uses (previously known as special uses) according to SFCC Chapter 14-3.6 Special Use Permits.

Table 6 Section 5.5 List of Conditional Uses

Continuing Care Community	Cannabis Testing Laboratory
Group Residential Care Facility	Commissary Kitchen
Boarding, dormitory, monastery	Department and Discount Stores
Police and Fire Stations (More than 6 Staff)	Religious Assembly
Elementary and secondary schools, public and private	Religious, educational and charitable institutions (does not include schools or assembly uses)
Colleges and Universities	Transit transfer facilities
Adult day care	Nonprofit theaters for production of live shows
Human service establishments	Urban Farm (Ground Level, Roof Level, and Open-Air)
Sheltered care facilities	Aquaponics, Aquaculture (less than 750 sf), Hydroponics
Utility Facility	

VII. Master Plan Amendment Approval Criteria

City Code, Section 14-3.9, sets out the purpose and procedures for approval of a Master Plan, including submission requirements, applicability, approval criteria and conditions. Before approving a Master Plan the Governing Body must make findings that the proposal meets the approval criteria outlined in §14-3.9(D)(1) or may specify conditions of approval that are necessary to ensure compliance with the provisions of Chapter 14 and further the implementation of the policies of the general plan. Table 6 provides the Applicant’s responses and staff’s analysis of the Master Plan Approval Criteria.

Table 6. Applicant and Staff’s Response to §14-3.9(D)(1), Master Plan Approval Criteria

Criterion A [14-3.9(D)(1)(a)]: The Master Plan is consistent with the General Plan	Criterion Met:
	YES
Applicant Response:	
<p>The 1999 City of Santa Fe General Plan identified the area surrounding the Midtown Property as the “St. Michael’s Drive Redevelopment Corridor”, signaling a long-term intention to support use intensification and mixed-use development. Since then, the area has been designated as “Transitional Mixed Use” on the City’s Future Land Use Map, reinforcing the vision of creating a dynamic urban environment. This designation encourages redevelopment that balances higher intensity commercial corridors with adjacent</p>	

lower-density neighborhoods by promoting a mix of residential, commercial, and community-serving uses. To further support these goals, the Midtown Local Innovation Corridor (LINC) Overlay District was established in 2016. The overlay aims to catalyze revitalization through the introduction of additional housing options and compatible non-residential development—a step toward fostering a more vibrant and diverse urban core.

In 2017, the Governing Body passed Resolution 2017-78, formally recognizing the historical and strategic importance of the Midtown Property—formerly home to the College of Santa Fe and the Santa Fe University of Art and Design (SFUAD). As both the demographic and geographic center of the city, the Midtown Property was seen as central to implementing the objectives of the LINC Overlay District. The resolution also called for a renewed community vision for the site. City staff were tasked with initiating a “Concept Phase” of planning, including broad community engagement efforts. Known as the Midtown Campus Project, this initiative attracted approximately 3,000 participants and culminated in a set of community-informed planning guidelines.

Following the closure of SFUAD in 2018, the City passed Resolution 2018-54, which formally adopted the planning guidelines developed during the Concept Phase. The resolution also directed staff to begin the “Planning Phase,” initiating a consultant-led process to develop a comprehensive land use strategy for the site, grounded in continued community engagement.

These efforts resulted in the creation of two foundational planning documents: the Midtown Master Plan and the Midtown Community Development Plan, approved by the Governing Body in 2022 and 2023, respectively. Together, these documents articulate a clear framework for a mixed-use, high-activity redevelopment district that reflects community priorities and long-standing city policy.

With its strategic location near major transportation corridors, business districts, and neighborhood-serving amenities, the Midtown Property is envisioned as a hub for residential living, arts and culture, and economic opportunity. The planned redevelopment reflects the City’s commitment to equitable, sustainable growth, as envisioned in the 1999 General Plan and reaffirmed in successive planning initiatives. The proposed amendments to the Midtown Master Plan are intended to ensure efficient and effective implementation of this shared vision and are in alignment with the General Plan and subsequently adopted resolutions and policies (Attachment A).

In addition to the above, the proposed Amendment to the Midtown Master Plan aligns with following Guiding Policies, found in Chapters 3 (Land Use), 4 (Growth Management), 5 (City Character), and 6 (Transportation) of the 1999 General Plan:

- Guiding Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
- Guiding Policy 3-G-3: 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.

- Guiding Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
- Guiding Policy 5-1-G-2: Encourage new residential growth in the form of human-scale and vital neighborhoods that provide a mix of services and uses.
- Guiding Policy 5-1-G-3: Increase the connectivity between neighborhoods and individual developments
- Guiding Policy 5-2-G-4: Provide for uses to meet every day needs within neighborhoods in the form of pedestrian-oriented neighborhood centers.
- Guiding Policy 6-1-G-3: Provide for a closely spaced network of narrower streets as opposed to fewer wider streets.
- Guiding Policy 6-1-G-5: Ensure that new development is more "connected" to its surroundings with an increased number of access points and pedestrian and bicycle connections to a neighborhood network.

Staff Response:

The General Plan serves as the blueprint for the community's future growth and development and includes actions and implementing policies. The General Plan addresses the following themes in the Land Use Chapter: Affordable Housing, Quality of Life, Transportation Alternatives, Economic Diversity, Sustainable Growth, Character, Urban Form, Community-Oriented Downtown, Community-Oriented Development, and Mixed-Use. The Amendment is consistent with the following guiding policies from the General Plan:

- Guiding Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
- Guiding Policy 3-G-3: 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
- Guiding Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes
- Guiding Policy 5-1-G-2: Encourage new residential growth in the form of human-scale and vital neighborhoods that provide a mix of services and uses.
- Guiding Policy 5-1-G-3: Increase the connectivity between neighborhoods and individual developments.
- Guiding Policy 5-2-G-4: Provide for uses to meet every day needs within neighborhoods in the form of pedestrian-oriented neighborhood centers.
- Guiding Policy 6-1-G-3: Provide for a closely spaced network of narrower streets as opposed to fewer wider streets.
- Guiding Policy 6-1-G-5: Ensure that new development is more "connected" to its surroundings with an increased number of access points and pedestrian and bicycle connections to a neighborhood network.

- General Plan Theme 1.7.1 Affordable Housing: Actively participate in the creation of affordable housing. Opportunities are provided for housing for all income segments of the population in all areas of the City.
- General Plan Theme 1.7.4 Sustainable Growth: Ensure that development is sustainable and that growth, conservation, redevelopment, and natural resource protection are balanced. There is a consensus that growth should not diminish the quality and diversity of natural resources. Sensitive resources that require protection are mapped in the Plan, and resource-based development standards and project review procedures are established. The General Plan seeks to permit development only upon known and certain availability of water and requires new growth to pay for costs of securing additional water rights. The Plan calls for adoption of an adequate public facilities ordinance.
- General Plan Theme 1.7.9 Urban Form: Promote a compact urban form and encourage sensitive/compatible infill development. Promotion of compact urban form has been a major criterion in selecting new growth areas. Growth and reintensification areas have been selected to minimize distances between different parts of the city, and between job centers and residential areas. Incentives are provided to promote infill development.
- General Plan Theme 1.7.11 Community-Oriented Development: Orient new development to the community; foster public life, vitality, and community spirit. Plan policies call for new development to be oriented to established neighborhoods, to urban context, to pedestrians, and to promote active street and outdoor life. Urban design standards are offered that seek to prevent neighborhoods from being isolated from each other but to maintain a continuum of urban fabric, particularly regarding public access and vehicular/ pedestrian circulation. Parks, open space, and neighborhood services are located within neighborhoods.
- General Plan Theme 1.7.12 Mix of Uses: Provide a mix of land uses in all areas of the city. The General Plan provides a mix of compatible uses that fulfill everyday retail and service needs in existing and new neighborhoods. This urban structure affirms Santa Fe’s traditional development pattern.

Staff concurs with applicant’s response to criterion A.

<p>Criterion B [14-3.9(D)(1)(b)]: The Master Plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts.</p>	<p>Criterion Met:</p> <p>YES</p>
<p>Applicant Response:</p>	

The Midtown Site is located within the C2-PUD zoning district and the Midtown Local Innovation Corridor (LINC) Overlay District. In 2022, the City’s Governing Body adopted Resolution 2022-68, finding that the Midtown Master Plan was consistent with the purpose, intent, and development standards of these underlying zoning designations. The proposed amendments to the Midtown Master Plan continue to align with all applicable zoning requirements. In many cases, the amendments provide greater specificity and clearer references to the regulations and design guidelines set forth in the C2 and Midtown LINC districts, further supporting implementation of the City’s planning and development objectives for the site.

Staff Response:

Staff agrees that the Applicant’s proposed amendment will be consistent with the underlying zoning district, C-2 PUD and Midtown LINC overlay district. For example, adding C-2 Permitted Uses to Midtown Master Plan section 5.5 Sub-Zone section, which is derived from SFCC 14-6.1, Table 14-6.1-1, ensures desired land uses are consistent with the purpose and intent of the zoning district. Currently C-2 uses are permitted only if the Master Plan does address the proposed use. Furthermore, the proposed amendments are consistent with the purpose and intent of the Midtown LINC overlay district and would apply to future developments within the overlay such as prohibited uses and design criteria.

The proposed change clearly identifies what uses are and are not permitted in Midtown. Permitted uses will be comparable to and compatible with surrounding uses, and impacts will be mitigated through a clear listing of prohibited uses in the Master Plan. Staff concurs with Applicant’s response to criterion B.

Criterion C [14-3.9(D)(1)(c)]: Development of the Master Plan area will contribute to the coordinated and efficient development to the community.

Criterion Met:
YES

Applicant Response:

The proposed amendments to the Midtown Master Plan are intended to facilitate the effective implementation of the Plan’s core intent: to establish a vibrant, inclusive, and economically sustainable mixed-use district at the heart of Santa Fe. The amendments contribute to this goal in several keyways.

First, the proposed amendments strengthen support for mixed-use development. The amendments refine and clarify the land use framework to more explicitly support a variety of compatible uses throughout the Midtown Site. This flexibility encourages integrated, human-scale development that supports day-to-day activity and long-term community vibrancy.

Importantly, the proposed amendments ensuring multi-unit residential is permitted site-wide, consistent with the City’s goals for increasing housing supply, promoting affordability, and supporting a mix of housing types. This provision ensures that residential development is not limited to certain areas, enabling a more

cohesive and balanced community fabric. Furthermore, by referencing and aligning more closely with the underlying C-2 and Midtown LINC Overlay zoning regulations, the amendments reduce potential conflicts between the Master Plan and the City’s regulatory framework. This alignment makes the Plan more actionable and provides clearer guidance for both public and private development partners.

By prioritizing mixed-use, multi-unit, and pedestrian-oriented development, the amendments help realize the long-term vision of the Midtown area as a dynamic, urban district that contributes to citywide goals for housing, economic development, and cultural enrichment.

Staff Response:

Staff concurs with the applicant’s response that the Amendment will contribute to the coordinated and efficient development of the community of Midtown. Amending uses that align with the City’s list of permitted uses in the C-2 zoning district and better-defined design standards increases the efficiency for development and provides predictability to meet community expectations. Furthermore, the additional land use options will help promote a variety of development types at Midtown. Staff concurs with applicant’s response to criterion C.

Criterion D [14-3.9(D)(1)(d)] The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

**Criterion Met:
YES**

Applicant Response:

Along with the Midtown LINC Overlay District and other relevant regulations in SFCC Chapter 14, the proposed amendments to the Midtown Master Plan will accommodate future development and infrastructure needs while also updating existing infrastructure in alignment with the redevelopment vision established by the Midtown Master Plan. The design and engineering of infrastructure upgrades to the Midtown Site are currently underway, and the proposed amendments will not impede or affect the outcome of such design efforts. Furthermore, the application has been revised to align with the Development Review Team’s recommendation that new street trees have a minimum caliper of 4 inches at the time of planting and a mature height of 25 feet.

Staff Response:

The proposed Master Plan amendment, Midtown LINC Overlay District, and Land Development ordinances established in Chapter 14 will accommodate future development projects and their infrastructure needs, providing a grid-based street network that is friendly to pedestrians, bicyclists, and vehicles. The Master Plan also provides for attractive streetscapes, including street furniture and street trees. The “Amendment” includes an upsize of the minimum required street trees to improve the overall character of Midtown. The City’s Landscape Engineer reviewed the proposed amendment and

recommended that only new street trees have a caliper of 4 inches as described in Project Analysis, section VII. of this report. Staff concurs with applicant's response to criterion D.

VIII. CONCLUSION

The Applicant has met the approval criteria to amend the Midtown Master Plan established in SFCC Section 14-3.9(D)(1).

IX. ATTACHMENTS

- A. Commission Packet from July 17, 2025
 - B. Commission Approved Findings of Fact and Conclusions of Law (Master Plan Amendment)
 - C. Commission Minutes from July 17, 2025
- Resolution – Midtown Master Plan Amendment.

X. DIRECTOR AND MANAGER INITIALS

Elisa Montoya, Community Development Director

Handwritten signature of Elisa Montoya in blue ink, with the letters 'EDM' clearly visible. The signature is contained within a rectangular box.

Heather L. Lamboy, Land Use Director

Handwritten signature of Heather L. Lamboy in blue ink, appearing as a stylized 'HLL'. The signature is contained within a rectangular box.

Maggie Moore, Assistant Land Use Director

Handwritten signature of Maggie Moore in blue ink, appearing as 'MM'. The signature is contained within a rectangular box.

Daniel Esquibel, Planning Manager

Handwritten signature of Daniel Esquibel in blue ink, appearing as 'DE'. The signature is contained within a rectangular box.

Signature: ELISA D. MONTOYA

ELISA D. MONTOYA (Dec 2, 2025 14:43:37 MST)

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Signature: 

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Signature: 

Mr Moore (Dec 2, 2025 21:50:18 MST)

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