

City of Santa Fe, New Mexico

Attachment C-2
Early Neighborhood Notification

- a. ENN Meeting Summary 10-6-2025
- b. ENN Meeting Summary 10-23-2025

DXD Self-Storage Development Plan

Early Neighborhood Notification Meeting Summary

October 6, 2025

Quick recap

The team held an Early Neighborhood Notification (ENN) meeting to discuss several proposed developments in Santa Fe, including a mixed-use project featuring a self-storage facility and community spaces. The meeting covered presentations from various developers regarding their projects' designs, environmental considerations, and potential impacts on the neighborhood, with specific focus on concerns about local business displacement and community benefits. The developers addressed community questions about parking, noise, and business uses, while outlining their commitment to neighborhood preservation and sustainability features, with plans for a follow-up meeting on October 23rd to discuss special use permits.

Next steps

- [Karl to send photos of the updated signs to Alexa.](#)
- [Lisa to send out the new mailers by tomorrow.](#)
- [Lisa to provide a new notice affidavit for the signs and mailers to Alexa.](#)
- [Brian/Drew to reach out to the neighbor on 3rd Street to discuss construction impacts.](#)
- [Brian/Drew to work with DOT regarding potential crosswalk improvements on Cerrillos Road.](#)
- [Brian/Drew to explore relocating the bus stop in front of their property.](#)
- [Brian/Drew to prepare a construction truck circulation plan.](#)
- [Lisa to update and send out notices for the October 23rd special use permit ENN meeting.](#)

Summary

ENN Meeting Preparation and Logistics

Alexa reminded the team about her opening speech for the ENN meeting and instructed them to record the session and take notes. Karl confirmed he would handle the signs and send photos to Alexa, while Lisa planned to send out mailers the next day, despite potential postal service disruptions due to the shutdown. They discussed the possibility of the shutdown ending sooner if more government workers took sick leave, as happened with air traffic controllers in a previous shutdown. Karl admitted the first 12 attendees to the meeting, and Alexa prepared to start her introduction at 5:33, with the goal of concluding by 7:00 PM.

Santa Fe Mixed-Use Development Proposal

The meeting focused on an Early Neighborhood Notification (ENN) for a proposed mixed-use development project in Santa Fe. Lisa Martinez from Be Constructive LLC presented behalf of Amitran LLC and DXD Capital, outlining plans for a 100,223 square foot development across four parcels, including a three-story Class A self-storage facility integrated with community office spaces and a public dog park. Drew Dolan, representing DXD Capital, emphasized their experience in developing self-storage facilities and highlighted their sensitivity to neighborhood concerns, citing previous projects in Albuquerque and Santa Fe. The presentation included details on the proposed building design, setbacks, and considerations for traffic, noise, and environmental impact, with a special use permit required for the storage component. The applicants plan to host another ENN on October 23rd to discuss the special use permit.

Mixed-Use Development Site Plan

Brian presented a site plan for a mixed-use development featuring creative office spaces, a community gathering space, and a potential dog park. He highlighted sustainability features like drought-tolerant landscaping and rainwater harvesting. The project includes 40 parking spaces and security measures such as cameras and lighting. Oswaldo expressed concerns about the project's impact on the neighborhood, while Lenny suggested waiting for after the election to discuss the project further. The proposed 30-foot building raised questions about its scale compared to surrounding one-story buildings.

Santa Fe Incubator Space Debate

The meeting discussed a proposed development of an incubator space for small businesses in Santa Fe, with concerns raised about its impact on the neighborhood and existing local businesses. Drew explained the project's goal to provide affordable, climate-controlled storage and workspace for startups, artists, and nonprofits, while addressing Christine's questions about rent prices and potential displacement of existing businesses. The developers emphasized their commitment to supporting local businesses and maintaining the neighborhood's vibrancy, though Christine and other residents expressed concerns about gentrification and the project's potential effects on the community.

Self-Storage and Dog Park Development

The meeting focused on a proposed development of a self-storage facility and a dog park in Santa Fe. Drew inquired about the neighborhood's thoughts on the dog park concept, which received positive feedback from Christine and Liz, who emphasized the convenience and community benefits. Forrest Thomas, the owner of a nearby self-storage facility, expressed concerns about the impact of the new development on local businesses, citing national trends in self-storage construction and the potential for reduced occupancy rates. Drew assured that underground parking could be accommodated more easily than other uses, and the group discussed the importance of maintaining a certain height restriction to align with neighborhood preferences.

Self-Storage Development Project Discussion

The meeting focused on a proposed self-storage and creative workspace development project in Santa Fe. Drew and Brian from the development team discussed the project's details, including its impact on local businesses, traffic, and the surrounding community. They addressed concerns about noise, parking, and the potential displacement of existing businesses. The team also outlined their plans for the facility's design, including its height and setback from the street. Community members raised questions about the project's timeline, potential disruptions during construction, and the types of businesses that would be allowed in the creative spaces. The team clarified their stance on various uses, including entertainment and cannabis-related businesses. The next meeting to discuss the special use permit will be held on October 23rd, with public notice to be sent out.

DXD Self Storage

10/23/25 ENN meeting Notes

Quick recap

The meeting focused on discussing a proposed development project for a mixed-use facility at the former Empire Builders site, including presentations from city planners and developers about the project's design, functionality, and compliance with local regulations. Community members raised various concerns about the development's impact on neighborhood aesthetics, affordable housing, and traffic, while also expressing appreciation for the project's community spaces and architectural attempts to blend with the surrounding area. The discussion concluded with commitments to address notification issues with neighborhood associations and investigate concerns about lighting, affordable housing, and the big box ordinance compliance.

Next steps

- [Karl: Record the meeting and create AI summary](#)
- [Brian/DXD: Complete and submit full traffic assessment as part of SUP and DEV plan submittal](#)
- [Brian/DXD: Confirm compliance with Cerrillos Road Highway Corridor Protection District setback requirements](#)
- [Brian/DXD: Confirm compliance with 6-foot screening requirement for storage facilities](#)
- [Alexa/City Staff: Look into why Casa Alegra Neighborhood Association did not receive mailing notice and get back to Anna Hansen](#)
- [Karl/Team: Add Casa Alegra Neighborhood Association to mailing list going forward](#)
- [Brian/DXD: Research and explore digitally recreating the existing Empire Building mural for the new development](#)
- [Brian/DXD: Investigate big box ordinance requirements and determine if applicable or if willing to meet requirements in spirit](#)
- [Brian/DXD: Determine occupancy capacity for the 900 square foot community room](#)
- [Brian/DXD: Consider darker color palette instead of white for building exterior](#)
- [Brian/DXD: Reduce signage size to be more appropriate for neighborhood scale](#)

- [Brian/DXD: Submit lighting plan with application for city staff review to ensure compliance with code requirements](#)
- [Brian/DXD: Continue conversations with Chainbreakers regarding bus stop relocation and pedestrian connectivity improvements](#)

Summary

Meeting Preparation and Attendance Update

Karl and Alexa discussed preparations for an upcoming meeting, including admission procedures and the need to record and summarize the session. Karl mentioned having the AI summary from the previous meeting and planned to do so again. As more attendees arrived, Karl confirmed they were up to 14 participants, with a few more expected shortly. Brian confirmed that Joseph was good to go on DXD's side.

Storage Facility Development Discussion

The meeting served as an Early Neighborhood Notification (ENN) session to discuss a proposed development plan and special use permit for a storage and mixed-use facility at the former Empire Builders site. Alexa Hempel, a Senior Planner with the City of Santa Fe, outlined the purpose and structure of the ENN meeting, emphasizing the importance of community input before plans become too firm. Joseph Carnes, representing DXD Capital, explained the criteria for granting a special use permit, highlighting that the city's focus is on the public interest rather than private competition. Lisa Martinez, a land use consultant, provided an overview of the project, which includes a three-story Class A self-storage facility integrated with community office spaces, a public dog park, creative workshop spaces, and a new parking lot. The applicant plans to submit their application in early November, after which it will undergo staff review and potentially be scheduled for a public hearing.

Santa Fe Storage Development Plans

Drew Dolan presented DXD's self-storage development plans for Santa Fe, highlighting the growing demand for storage among Millennials and Gen Z, and emphasizing their commitment to building A-class facilities with minimal environmental impact. He addressed concerns about overdevelopment, noting that Santa Fe's existing climate-controlled storage facilities are nearly fully occupied, and explained that their proposed 29-foot-tall building aligns with local zoning regulations and existing neighborhood heights. Drew also shared examples of previous projects where they accommodated neighbors' concerns, including an underground storage solution in Albuquerque and building a

daycare facility in Rhode Island. Brian Walsh was set to speak next, but the transcript ended before his portion of the presentation.

Empire Site Development Plans

The meeting focused on a presentation of plans for a new development project on the Empire site, which includes a mix of creative office spaces, a community gathering room, and a dog park. Brian Walsh and Drew explained the proposed layout, which reduces the building footprint and improves sightlines, while also incorporating sustainability features like rainwater harvesting and rooftop solar. They emphasized the project's aim to provide flexible, walk-in-ready spaces for small businesses and artists, noting the lack of such facilities in the Santa Fe market. The team invited questions and feedback, with Karl requesting attendees to raise their hands for easier identification during the Q&A session.

Self-Storage Development Debate

Jamie Blosser and Daniel Werwerwath expressed concerns about the proposed self-storage development replacing housing, citing the need for more walkable urban development and less vacant space. Matt Johns supported the development, emphasizing its compatibility with the commercial area and its potential to enhance the neighborhood's streetscape. Forrest Thomas, the owner of a nearby self-storage facility, raised questions about traffic estimates and access hours, which were addressed by Drew and Brian. The discussion highlighted the need for a full traffic assessment and compliance with setback and screening requirements for the development.

Community Concerns on Development Project

Anna, the president of Casa Alegria neighborhood association, expressed concerns about not receiving notifications about the development project despite being directly affected. She emphasized the importance of aligning the architectural style with Santa Fe's aesthetic, particularly avoiding white buildings and incorporating brown shades and murals. Lisa explained the mailing process and offered to investigate why Anna did not receive the notifications, while Drew highlighted Storage's flexibility in design to meet community preferences. Anna also raised concerns about the night sky ordinance and the potential for lights to disrupt the area's darkness.

Community Room Development Discussion

The meeting focused on a proposed development project, with discussions centered around the design and functionality of a community room. Anna expressed support for the community room but suggested it be larger to accommodate more people, as there is a need for such spaces in the area. The group also discussed the potential for retail space

and the importance of affordable housing, with Pelican emphasizing the need for more affordable housing options. Talissa, a neighborhood resident, raised concerns about oversized signage and the scale of the project in relation to the surrounding area.

Community Development Project Concerns

The meeting focused on a proposed development project, with Talissa raising concerns about the transient population and security in the neighborhood, emphasizing the need to balance upscale development with existing community needs. Aurora Martinez, a City Council candidate, highlighted concerns about oversaturation of storage units and the lack of affordable housing in the area, while praising the project's architecture and setback design. The discussion also touched on the potential for creative spaces and their rental costs, with questions raised about the project's alignment with community needs and the workforce crisis in the area.

Self-Storage Facility Development Discussion

The meeting discussed the development of a self-storage facility, focusing on its affordability and design. Drew explained that the units would be in the 800-1500 range, inclusive of utilities, and emphasized the goal of keeping it affordable for new businesses. The group addressed concerns about the community space and the mural, with Brian confirming that the mural could be digitally recreated. AMtz raised issues about notification for the meeting, noting that some residents were unable to attend due to conflicts with other city meetings. The discussion concluded with AMtz expressing appreciation for the architecture's attempt to blend with the neighborhood while acknowledging some concerns about affordability and design.

Self-Storage Ordinance Compliance Discussion

Forrest raised concerns about the self-storage facility's compliance with the city's big box ordinance, as it exceeds the square footage threshold for retail establishments. He questioned whether the applicant would be amenable to meeting the ordinance's requirements in spirit. Drew expressed uncertainty about the ordinance and agreed to confer with Karl. Forrest also highlighted the significance of the community room to the public and raised concerns about its enforceability under future ownership. Drew acknowledged this issue and expressed a desire for the community room to remain accessible to the public. Lastly, Forrest warned that the addition of more self-storage facilities could lead to underutilization of existing facilities, potentially impacting the market for self-storage in Santa Fe.

Neighborhood Input on Retail Development

The meeting focused on addressing concerns about neighborhood associations and lighting plans for a retail development project. Alexa agreed to investigate why the Casa Alegra Neighborhood Association was not notified about the project, as they are within 300 feet of the site. The group also discussed the need for a proper bus shelter and safer street crossing near Ashbao, as raised by Andreas from Chainbreaker Collective. Marcia emphasized the importance of providing affordable housing in the area, expressing support for the current project's design over previous proposals. The conversation ended with Karl thanking participants for their input, which will be considered in the project's ongoing development process.