

April 6, 2020

WELCOME TO MIDTOWN MONDAY

This is your weekly update on the predevelopment phase of the Midtown site.

While we continue to prioritize and funnel City resources into informing and supporting our community during the COVID-19 outbreak, we know you also care deeply about the future of Santa Fe's Midtown site. We'll continue to provide weekly updates on key issues and milestones in the Midtown redevelopment project throughout this crisis, with the understanding that any listed dates may change as circumstances change.

MIDTOWN DORM ROOMS REFURBISHED AND REOPENED TO SHELTER AND SUPPORT HOMELESS COMMUNITY MEMBERS

Parts of the Midtown site have been pressed into service as a homeless shelter during the COVID-19 outbreak. The City of Santa Fe is preparing at least 150 beds in former dorms on the campus to keep high-risk homeless individuals as safe as possible from infection, and to keep those who are symptomatic or have tested positive for COVID-19 clear of contact with others. Rooms will be spread out among multiple buildings to maximize distancing. [Read more.](#)

WHERE ARE WE NOW?

The Midtown evaluation committee made its recommendation for a finalist master developer to the Governing Body on March 11, 2020. The recommendation was based on the independently-ranked scores from the 11 committee members on each developer's conceptual approach, experience, capacity, and demonstrated commitment to community ideals. These criteria were set forth in the Midtown redevelopment RFEI (Request for Expressions of Interest), which was created using land use preferences and guiding principles affirmed by the community in 2018.

The Governing Body is now reviewing and deliberating on:

- All RFEI submission materials from the master developer respondents
- Documents generated by the evaluation committee
- Responses from the developers to Requests for Clarification

On April 13, 2020 the Governing Body will vote to approve the recommendation to enter into an Exclusive Negotiation Agreement (ENA) with the finalist developer, which will move us into the negotiation phase with the finalist developer. This phase could last up to a year or more while the City works closely with the finalist developer to conduct due diligence activities on the site, engage the community on refining its ambitions for the site's development, and negotiating the terms of the development agreement. *(continued on next page)*

➔ MidtownDistrictSantaFe.com

MIDTOWN
SANTA FE



Given public health and economic impacts of the COVID-19 outbreak, we're revisiting our plans and schedules for the next phase of public engagement. While we hope to begin a modified rollout of safe, accessible, and inclusive engagement activities in May, dates are in flux and may change. We'll keep you updated in the coming weeks as we learn more.

FAQ OF THE WEEK

Q: Is the Governing Body voting on a development plan for Midtown on April 13?

A: No. The Midtown Development Plan will be created in concert with the community and the City of Santa Fe during the negotiation and public engagement process to come later this year. On April 13 the Governing Body is set to vote to approve only the recommendation by the evaluation committee that the City enter into exclusive negotiations with the finalist master developer. Those negotiations are meant to allow the City, community, and master developer a chance to work together toward the common goal of creating a final development plan.

See more FAQs, including the criteria used in ranking each developer, [in this section of the Midtown website](#).

Stay safe, stay at home, stay tuned for more next Monday.

In partnership,
The City of Santa Fe's Midtown Redevelopment Team
<http://www.midtowndistrictsantafe.com> | <http://www.alltogethersantafe.org>

About This Effort

Our public mission, driven by our community and the Midtown Planning Guidelines, is to create the most creative location in the United States, where all Santa Fe residents and visitors can interact, collaborate, fuel passions, build skills, find opportunities, live equitably, and create a bright future—for ourselves, our families, and our greater community. Primary land uses for the Midtown site as identified by our community members in the Midtown Planning Guidelines:

*Mixed-Use Development Residential (including affordable housing)
Higher Education
Arts, Culture & Entertainment
Film & Multimedia Production
Businesses in Creative Technology and Entrepreneurship
Neighborhood serving Retail, Eateries, and Hospitality
Community Health and Recreation
Civic Facilities and Public Open Space*

....and the requirement that all of these land uses be designed under a model of equitable and sustainable development. These community-driven land uses were used as the foundation for the Request for Expression of Interest (RFEI) from master developers, which can be found [here](#).