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LETTER OF INTENT / RESPONSE TO ENN GUIDELINES MEMORANDUM

Date: August 28, 2026

To: City of Santa Fe Land Use Department

From: Nathan Manzanares – Principal - Integrity Land Planning, LLC (Agent)

Project: Midtown Workforce Housing – Administrative Development Plan

Property Address: 1125 Midtown Calle Central, Santa Fe, NM 87505 (Tract F-1A)

Applicant: ASPECT QOZB LLC.

RE: Letter of Intent / Response to ENN Guidelines – Midtown Workforce Housing-
Administrative Development Plan Application

To Whom It May Concern:

On behalf of the Applicant (ASPECT QOZB LLC.), Integrity Land Planning, LLC respectfully submits this Letter of Intent in connection with the Early Neighborhood Notification (“ENN”) process for the proposed *Midtown Workforce Housing Project*, located at 1125 Midtown Calle Central within the City of Santa Fe’s Midtown Site.

The subject property consists of approximately 1.99 acres and is located within the Midtown Master Plan area and Midtown LINC Overlay District.

The property is zoned C-2 and is designated Transitional Mixed Use by the City’s Future Land Use Map. The site is currently developed primarily with paved parking, sidewalks, landscaping, and existing utility infrastructure.

Proposed Request

The Applicant proposes the development of approximately 98 multifamily workforce housing units within a new residential building. The current concept consists of an approximately four-story residential building, with a proposed building height of approximately 50 feet, 6 inches. The development will include associated off-street parking, pedestrian improvements, landscaping, bicycle facilities, common open space, stormwater management facilities, utility connections, and other site improvements necessary to support the proposed residential use.

Approximately 98 vehicle parking spaces are currently proposed, resulting in approximately one parking space per residential unit. The Midtown Master Plan establishes a maximum residential parking ratio rather than a minimum parking requirement and is specifically intended to reduce excessive surface parking while encouraging walking, bicycling, public transportation, and other transportation alternatives.

The project is intended to provide much-needed workforce housing within the Midtown District while implementing the City's adopted vision for Midtown as a higher-density, walkable, mixed-use, and pedestrian-oriented neighborhood.

Site Context and Development Suitability

The subject property consists of approximately 1.99 acres within the larger Midtown redevelopment area.

The property is particularly well suited for residential infill development because it is already located within an established urban service area and is surrounded by existing or planned municipal infrastructure, streets, pedestrian connections, public facilities, employment centers, cultural facilities, and other Midtown uses.

The existing property contains asphalt parking, sidewalks, landscaping, and utility infrastructure associated with the former institutional campus. Public water and sanitary sewer infrastructure are located within or immediately adjacent to the Midtown Site.

Future vehicular and pedestrian access will be coordinated with the Midtown Master Plan street network. The project team is also coordinating with the City regarding interim access during construction and occupancy if portions of the permanent Midtown roadway system have not yet been completed.

The site is not located within a designated FEMA floodplain, and no significant natural constraints have been identified that would preclude redevelopment of the property for the proposed residential use.

Overall, the property represents an appropriate opportunity to convert an underutilized portion of the former Midtown campus into productive residential use within an area specifically identified by the City for redevelopment and additional housing.

Consistency Current Zoning Designation, Future Land Use and General Plan

The property is zoned C-2, is located within the *Midtown LINC Overlay District*, and is designated Transitional Mixed Use under the City's Future Land Use Map.

The adopted *Midtown Master Plan* specifically identifies housing as a preferred use and anticipates significant residential development throughout the Midtown Site, including opportunities for affordable and workforce housing.

The proposed 98-unit workforce housing development is consistent with the City's long-term vision for Midtown as a mixed-use urban district that accommodates housing, employment, cultural uses, public spaces, recreation, transportation choices, and other complementary activities.

The project also supports broader City objectives related to compact infill development, efficient use of existing infrastructure, expansion of housing opportunities, redevelopment of underutilized land, improved walkability, multimodal transportation, and reduced pressure for outward expansion of the City.

No annexation or rezoning is proposed as part of this application.

Compliance with City of Santa Fe Land Development Code, Midtown Master Plan and LINC Design Standards

The proposed development has been designed within the regulatory framework established by the City of Santa Fe Land Development Code, Ordinance 2025-25, the Midtown LINC Overlay District, the adopted Midtown Master Plan, and the December 2025 Midtown Master Plan amendments.

Because the subject property is located within the Midtown Master Plan boundary, the Midtown-specific development standards provide additional direction regarding building form, parking, open space, landscaping, pedestrian circulation, streetscape design, stormwater management, and architectural character.

The current building concept is approximately four stories and 50 feet, 6 inches in height. Architectural design will incorporate façade articulation and other building-design techniques intended to reduce the perceived mass of the structure, create visual interest, and establish an attractive pedestrian-oriented streetscape.

The current plans also incorporate landscaped open space, pedestrian facilities, rainwater harvesting, parking, bicycle facilities, and other amenities. Certain detailed Midtown development standards are continuing to be coordinated with the City and Metropolitan Redevelopment Agency as the plans are refined prior to formal application.

The Applicant intends to pursue the project as a qualifying residential project within the Midtown LINC Overlay District, including applicable development incentives and administrative review procedures.

Development Plan Review Criteria:

The proposed Administrative Development Plan demonstrates a development concept that is compatible with the long-term redevelopment vision for Midtown, provides additional housing within a designated mixed-use district, utilizes existing municipal infrastructure, incorporates pedestrian and multimodal transportation facilities, and represents an efficient reuse of previously developed urban property.

The final Development Plan will include the architectural, civil, landscaping, drainage, utility, lighting, bicycle parking, open space, and other plans required by the City.

Access, Utilities and Infrastructure

The Midtown property is already served by substantial municipal infrastructure, including public water, sanitary sewer, roadway, electrical, telecommunications, and other utility systems.

Public water service will be provided by the City of Santa Fe. Sanitary sewer service will be coordinated with the larger Midtown infrastructure system and the City's planned sewer improvements serving future Midtown development.

Electrical service will be coordinated with PNM, including the electrical infrastructure necessary to accommodate the residential development and applicable electric vehicle infrastructure.

Vehicular access will ultimately be provided through the planned Midtown street system. The project team will continue coordinating with the City regarding roadway construction phasing and any interim access that may be necessary before completion of the permanent street network.

Stormwater management will be addressed through engineered drainage improvements designed in accordance with the Midtown Master Plan and applicable City requirements. The project will incorporate onsite stormwater quality treatment, rainwater harvesting, and other green infrastructure measures where appropriate.

Community Benefit and Public Interest

The proposed project represents a significant opportunity to advance several of the City's primary objectives for redevelopment of the Midtown Site.

Most importantly, the development will add approximately 98 workforce housing units within the geographic center of Santa Fe at a location already served by infrastructure and located near employment, education, cultural facilities, commercial services, recreation, public transportation, and other community resources.

The project will also replace an underutilized paved area with productive development, increase activity within Midtown, contribute to the creation of a walkable residential neighborhood, and support the long-term economic viability of the Midtown redevelopment effort.

Key public benefits include:

- Creation of approximately 98 additional workforce housing units;
- Redevelopment of underutilized property within an existing urban service area;
- Efficient utilization of existing water, sewer, roadway, and utility infrastructure;

- Improved pedestrian and bicycle connectivity;
- Increased population within walking distance of Midtown employment, cultural, recreational, and commercial uses;
- Support for a compact and sustainable urban development pattern; and
- Continued implementation of the City's adopted Midtown Master Plan.

Response to ENN Guidelines

a. Effect on Character and Appearance of Surrounding Neighborhoods

The proposed Midtown Workforce Housing Project has been designed as a context-sensitive urban infill development that directly supports the character envisioned by the adopted Midtown Master Plan.

The project consists of approximately 98 multifamily workforce housing units within a four-story building approximately 50 feet, 6 inches in height. The Midtown Master Plan specifically anticipates a transition of the former institutional campus into a higher-density, mixed-use, pedestrian-oriented neighborhood containing significant new residential development.

Architectural design will incorporate façade articulation, changes in building planes, materials, colors, rooflines, balconies, terraces, landscaping, and other architectural treatments intended to reduce the perceived mass of the building and create an attractive pedestrian-oriented streetscape.

The project will also include landscaped open spaces, pedestrian connections, streetscape improvements, bicycle facilities, and rainwater-harvesting areas.

Rather than introducing a development pattern inconsistent with the surrounding area, the project represents implementation of the urban character specifically contemplated for the Midtown Site through the City's extensive community planning process.

b. Effect on Protection of the Physical Environment

The project represents redevelopment of an already disturbed and urbanized portion of the former Midtown campus.

The property currently contains substantial asphalt pavement, sidewalks, landscaping, and existing utility infrastructure. Development of the property therefore allows additional housing to be accommodated within the existing urban area rather than extending development into previously undisturbed lands outside the City's developed core.

Stormwater will be managed through engineered drainage facilities designed to comply with the Midtown Master Plan and City requirements. The development will incorporate rainwater harvesting, stormwater quality treatment, landscaping, and green infrastructure measures intended to reduce runoff and promote responsible water management.

Existing landscaping and trees will be preserved where practicable, and additional landscaping will be incorporated into the final development plan.

The site is not located within a designated FEMA floodplain, and no significant rivers, arroyos, escarpments, rock outcroppings, or other major natural constraints have been identified within the development area.

Overall, the project represents an environmentally responsible approach to accommodating additional housing through redevelopment of previously disturbed urban land.

c. Impacts on Prehistoric, Historic, Archaeological, or Cultural Sites or Structures

The subject property is located within the City's Suburban Archaeological Review District and within the historically developed Midtown campus.

The larger Midtown property has previously undergone extensive planning, environmental, and redevelopment review by the City. The project team is coordinating with the City, Metropolitan Redevelopment Agency, and Historic Preservation staff to determine what archaeological investigations and clearances have previously been completed for the Midtown property and whether those approvals cover Tract F-1A and the proposed development area. Where prior City-approved archaeological documentation adequately addresses the property, the Applicant intends to rely upon that work rather than unnecessarily duplicate previous investigations.

If additional archaeological review or documentation is determined to be required, the Applicant will comply with all applicable City and State requirements prior to construction. The project is not located within the Downtown Historic District, and no known acequias or designated historic structures are proposed to be removed or altered as part of the project. Accordingly, no adverse impact to known prehistoric, historic, archaeological, or cultural resources is currently anticipated.

d. Relationship to Existing Density and Land Use Within the Surrounding Area and With Land Uses and Densities Proposed by the General Plan

The proposed project is consistent with the City's adopted planning framework for the Midtown Site.

The property is zoned C-2, is located within the Midtown LINC Overlay District, and is designated Transitional Mixed Use on the Future Land Use Map.

The Midtown Master Plan specifically identifies housing as a preferred use and establishes a long-term vision for substantial additional housing within the former campus, including affordable and workforce housing.

The proposed 98-unit project will help implement that adopted vision by increasing residential density within an area intended to evolve into a compact, walkable, mixed-use neighborhood. The project supports City policies encouraging infill development, efficient use of municipal infrastructure, increased housing supply, redevelopment of underutilized property, compact urban form, and improved connections between housing, employment, recreation, and services.

No annexation or rezoning is required.

e. Effects on Pedestrian or Vehicular Traffic and Access to Services

The development has been designed to provide safe and efficient access for vehicles, pedestrians, bicyclists, emergency responders, service providers, and persons with disabilities. Approximately 98 off-street parking spaces are currently proposed. The Midtown Master Plan establishes a maximum residential parking allowance rather than a minimum parking requirement, supporting the broader Midtown objective of reducing excessive surface parking and encouraging alternative transportation.

Accessible parking spaces and ADA-compliant pedestrian routes will be incorporated into the development.

Pedestrian connections will connect the building to the surrounding Midtown street, sidewalk, bicycle, and paseo network. Bicycle parking and other multimodal facilities will also be provided in accordance with applicable requirements.

The project's location within Midtown provides residents convenient access to existing and future public transportation, employment, schools, cultural facilities, recreational areas, commercial services, and other community destinations.

Vehicular access and roadway phasing will continue to be coordinated with City staff as the surrounding Midtown street network is constructed.

f. Impact on Economic Base of Santa Fe

The project will provide meaningful economic benefits to Santa Fe both during construction and following occupancy.

Construction will generate employment and business opportunities for local contractors, architects, engineers, surveyors, suppliers, tradespeople, and other professional services.

Following completion, approximately 98 additional households within Midtown will support surrounding businesses, services, cultural facilities, and future commercial development within the district.

The availability of workforce housing also directly supports Santa Fe's employers by increasing opportunities for employees to live within the community and closer to major employment centers.

The project therefore represents both a significant private investment in the Midtown redevelopment area and an investment in the long-term stability of Santa Fe's workforce and economy.

g. Effect on Availability of Affordable Housing and Availability of Housing Choices

One of the principal public benefits of the proposed development is the creation of approximately 98 units of workforce housing within Santa Fe.

The Midtown Master Plan specifically identifies housing affordability and increased housing choice as central goals for redevelopment of the property.

Locating workforce housing within Midtown provides residents an opportunity to live close to employment, transit, commercial services, recreation, cultural facilities, and other daily destinations.

The project will increase the overall supply of housing while providing a multifamily housing option within an area intended by the City to accommodate significant residential growth.

Final affordability requirements, income restrictions, unit mix, and applicable housing agreements will be coordinated with the City as part of the formal development process.

Overall, the project directly advances the City's objective of increasing the availability and diversity of housing for Santa Fe residents.

h. Effect on Public Services and Infrastructure Elements

The subject property is located within an existing urban service area and is already served by substantial public infrastructure.

Public water and sanitary sewer systems currently serve the larger Midtown property. Existing and planned infrastructure improvements have been specifically designed to accommodate redevelopment of the Midtown Site.

The project will coordinate final water, sanitary sewer, fire-flow, electrical, communication, and other utility requirements with the applicable City departments and utility providers.

The Midtown Master Plan includes a coordinated infrastructure strategy for future roads, water, sanitary sewer, stormwater, and other systems necessary to accommodate development throughout the property.

Because the project is located within an existing municipal service area, it represents an efficient use of public facilities and infrastructure and minimizes the need to extend services into undeveloped areas of the City.

i. Impacts on Water Supply, Availability, and Conservation Methods

The proposed development will be served by the City of Santa Fe municipal water system.

The project will comply with applicable City development water budget and conservation requirements and will incorporate water-efficient plumbing fixtures and other conservation measures.

Landscaping will be designed using water-efficient practices, and rainwater harvesting will be incorporated into the site design to supplement irrigation demand and assist with stormwater management.

The Midtown Master Plan recognizes the existing public water system serving the property and includes planned infrastructure improvements necessary to accommodate long-term Midtown development.

The project therefore represents an efficient use of existing municipal water infrastructure while incorporating conservation practices intended to reduce potable water demand.

j. Effect on Opportunities for Community Integration and Social Balance

The proposed development strongly supports community integration by introducing workforce housing into a larger mixed-use redevelopment area containing existing and planned cultural, recreational, educational, employment, commercial, civic, and residential uses.

The Midtown Master Plan was specifically developed to transform the former campus into a connected, walkable neighborhood rather than a collection of isolated development projects.

Residents of the proposed development will have direct pedestrian and bicycle connections to the future Midtown street and paseo system and will be located close to existing and future employment, public transportation, cultural facilities, parks, open spaces, and commercial services.

The addition of workforce housing also promotes greater economic diversity within Midtown and creates opportunities for individuals and families with a range of incomes and life stages to live within the district.

The project therefore contributes directly to the City's vision for Midtown as an inclusive, connected, mixed-use community.

k. Effect on Urban Form

The Midtown Workforce Housing Project represents an excellent example of compact urban infill development.

The project places approximately 98 new residences on previously developed and underutilized land within the geographic center of Santa Fe and within an area already served by municipal infrastructure.

This development pattern reduces pressure for continued outward expansion into undeveloped areas and places residents closer to existing employment centers, public services, transportation options, recreation, and commercial destinations.

The development also contributes to the transformation of the former institutional campus into the connected urban neighborhood envisioned by the Midtown Master Plan.

Through increased residential density, pedestrian-oriented building design, multimodal transportation connections, coordinated open space, and efficient use of infrastructure, the project supports the City's long-term goals for compact development, sustainability, improved mobility, and more complete neighborhoods.

I. Additional Comments

The proposed Midtown Workforce Housing Project represents an important opportunity to implement the City's longstanding vision for redevelopment of the former College of Santa Fe/Santa Fe University of Art and Design property.

The project will transform an underutilized paved portion of the Midtown property into approximately 98 workforce housing units while supporting the surrounding Midtown redevelopment effort.

The Applicant intends to continue working collaboratively with the City of Santa Fe Land Use Department, Metropolitan Redevelopment Agency, Public Works Department, Water Division, Fire Department, Historic Preservation staff, and other applicable agencies throughout the development review process.

The project team will continue refining the architectural, civil, landscape, drainage, utility, access, and open-space plans prior to formal application to ensure the development is consistent with the applicable Midtown Master Plan, Midtown LINC, and City requirements.

Conclusion

The proposed Midtown Workforce Housing Project represents a well-considered infill development that is consistent with the City's adopted vision for redevelopment of the Midtown Site. The project will provide approximately 98 workforce housing units within an area specifically planned for increased residential density and mixed-use development while utilizing existing municipal infrastructure and supporting a more compact and sustainable urban growth pattern.

The development is designed to contribute positively to the future Midtown neighborhood through pedestrian-oriented design, landscaping, open space, multimodal transportation connections, stormwater management, water conservation, and coordinated architectural design. Most importantly, the project will contribute directly to addressing Santa Fe's need for additional workforce housing while helping transform an underutilized portion of the former campus into an active and connected residential neighborhood.

The Applicant looks forward to working collaboratively with City staff, the Metropolitan Redevelopment Agency, surrounding neighborhoods, registered organizations, and other interested stakeholders through the ENN and development review process to refine the project and establish a clear path forward toward formal approval.

Sincerely,



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