

Midtown LINC

Midtown Local INnovation Corridor Overlay District



Midtown LINC Overlay District

Note: This document is a summary of the main provisions of the Midtown LINC Ordinance. Full provisions can be found in Ordinance # 2016-39, available at: http://www.santafenm.gov/archive_center#cat-8993 .

PURPOSE & INTENT


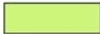






- Strengthen and animate the built environment and the business and population links within the demographic and geographic center of the city between the existing employment centers of the Santa Fe University of Art and Design (and surrounding uses to the west) and the Christus St. Vincent Regional Medical Center (and related medical uses to the east);
- Incentivize multi-family residential development, complementary non-residential uses, and an enlivened, street-oriented pedestrian environment by freeing development capacity of existing under-developed land and buildings for these targeted uses, while allowing existing uses to continue as redevelopment occurs;
- Allow for innovative development and redevelopment of the district while providing buffering between the district and existing residential development outside of the district by the application of amended land development regulations and fees and by establishing conditions precedent for future infrastructure enhancements and the application of other redevelopment and financing tools;
- Promote a more healthy, safe, and enjoyable environment within the city's midtown area through the enhancement of pedestrian and bicycle accessibility and safety, landscaping and other street-related amenities and the eventual reduction of traffic speeds and provision of on-street parking, bicycle lanes, and improved crosswalks; and
- Provide flexibility in sign design and location so as to maintain effective communication, business identification and wayfinding for existing buildings whose visibility may be reduced by new development.

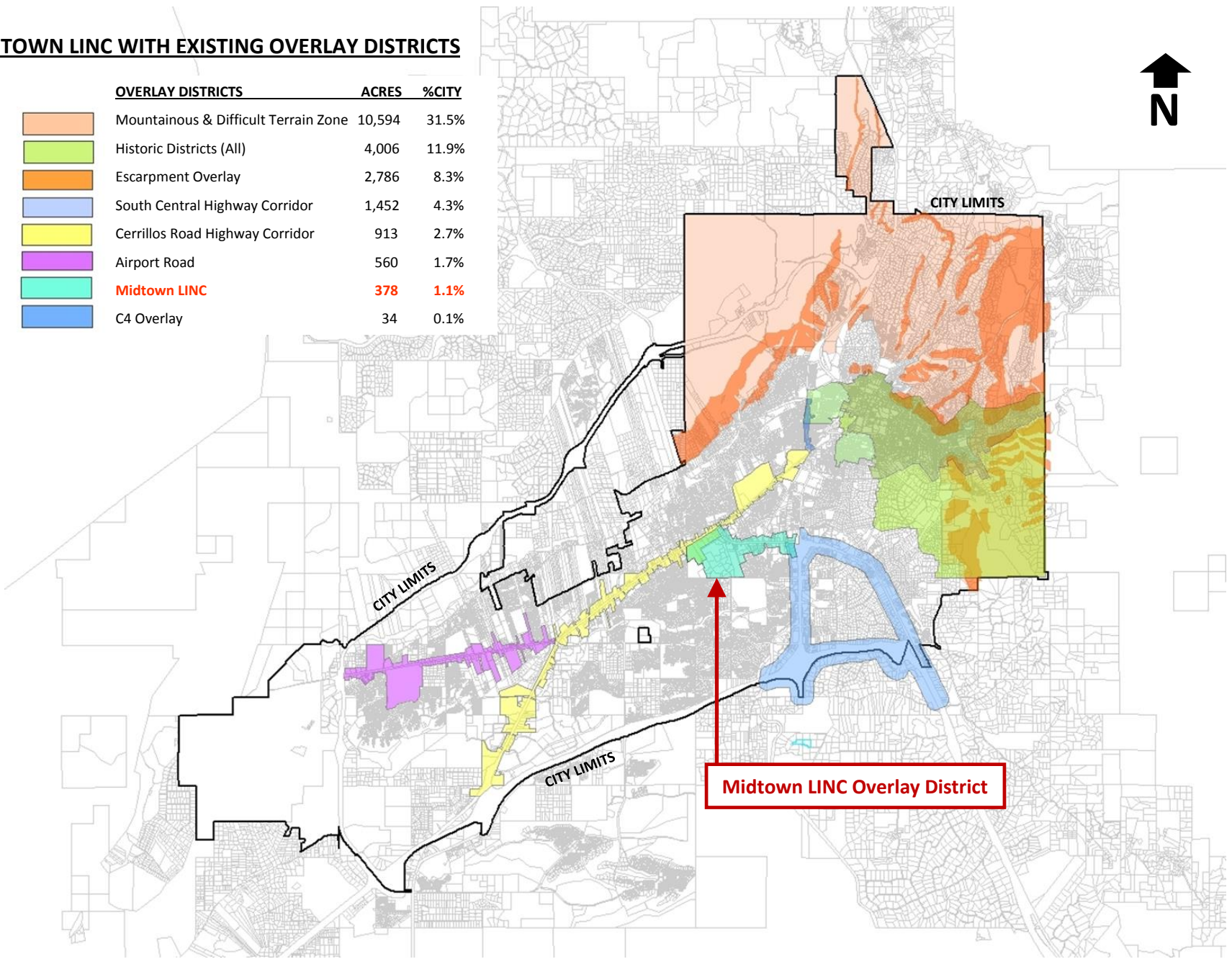
PERMITTED & PROHIBITED USES

Similar to other overlay districts, permitted uses and structures are the same as those permitted in the underlying zoning districts of the overlay. However, in alignment with the purpose and intent of the Midtown LINC, certain additional uses (multi-family residential, etc.) and certain prohibited uses (new sexually-oriented businesses, scrap yards, gas stations, etc.) are established in the district. These additional and prohibited uses are specified in Table 14-5.5-2 of the Ordinance.

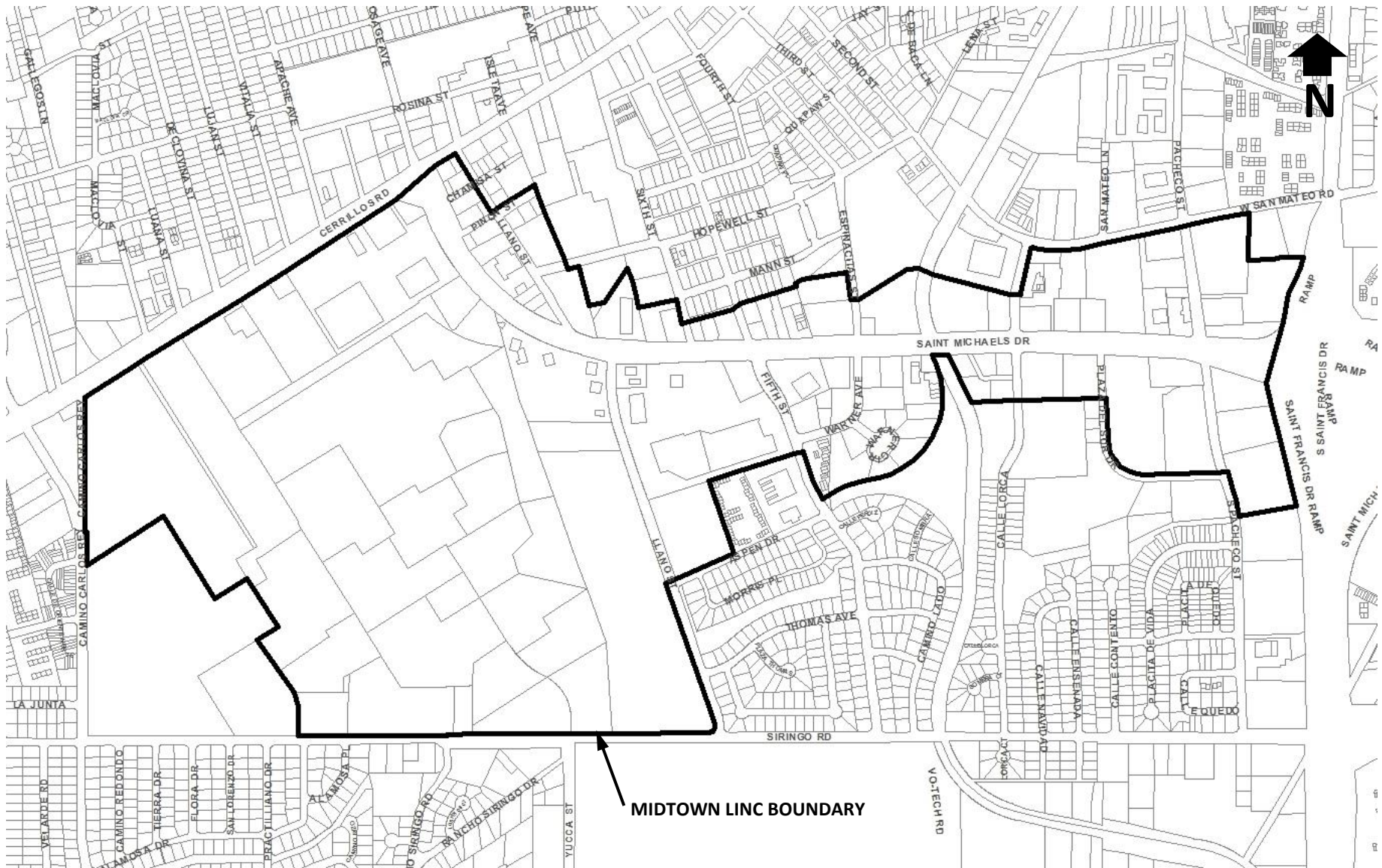


MIDTOWN LINC WITH EXISTING OVERLAY DISTRICTS

| OVERLAY DISTRICTS | ACRES | %CITY |
|--|------------|-------------|
|  Mountainous & Difficult Terrain Zone | 10,594 | 31.5% |
|  Historic Districts (All) | 4,006 | 11.9% |
|  Escarpment Overlay | 2,786 | 8.3% |
|  South Central Highway Corridor | 1,452 | 4.3% |
|  Cerrillos Road Highway Corridor | 913 | 2.7% |
|  Airport Road | 560 | 1.7% |
|  Midtown LINC | 378 | 1.1% |
|  C4 Overlay | 34 | 0.1% |



MIDTOWN LINC MAP



PROJECT TYPES

Qualifying Residential Project

- A qualifying residential project means a new development that: (a) is composed solely of new multiple-family dwellings, or (b) results in a development that is a mix of primarily new multiple-family dwellings and any lesser amount and combination of the eligible non-residential uses listed in Table 14-5.5-3 as measured by gross floor area.

Qualifying Non-Residential Project

- A qualifying non-residential project means a new development that is composed of a new building or buildings, or of alterations to an existing building or buildings, for the eligible uses identified in Table 14-5.5-3.

Other Development Projects

- Development projects not meeting the above definitions are permitted as provided in Subsection 14-5.5(D) but are not qualifying projects. NO INCENTIVES.

SUMMARY OF VARIOUS CHANGES TO EXISTING CODE SECTIONS (Note: See Ordinance #2016-39 for a complete list of code amendments)

- | | |
|------------------------|--|
| Max. Building Height: | <ul style="list-style-type: none">• <u>52'</u> (Accommodates 4 Stories) <u>62'</u> @ SFUAD• Elevator "Over-Runs" + Solar/Wind equipment not counted if <10' high• 4TH Story must be setback 10' from story below at street façade• Max. Ht. = 38' within 150' of existing residential development outside the LINC. |
| Setbacks: | <ul style="list-style-type: none">• <u>0' to 5' @ Street Façade</u> 5' Side Yard• Exceptions for Integral Courtyards + Architectural Design |
| Max. Lot Coverage: | <ul style="list-style-type: none">• <u>None</u> (Similar to all SC (Shopping Center) and most BCD districts) |
| Max. Gross Density: | <ul style="list-style-type: none">• <u>None</u> |
| Min. Parking Required: | <ul style="list-style-type: none">• <u>None</u> (Determined by Developer based on a Demand Study)• <u>Shared Parking Allowed throughout</u>• <u>On-Street Parking may be used toward required parking</u> (if available) |
| Signage: | <ul style="list-style-type: none">• <u>Restriction of max. number of colors and letters do not apply</u>• <u>Signs may be mounted on building walls</u>• <u>Area of illumination not counted toward max. sign size</u> |
| Development Plan: | <ul style="list-style-type: none">• <u>Administrative</u> (For Qualifying Projects) |
| HOMES Program: | <ul style="list-style-type: none">• <u>All "fee-in-lieu" contributions must be applied within the LINC</u> (or in existing residential neighborhoods adjacent to the LINC) |



FEE INCENTIVES FOR QUALIFYING PROJECTS

| | | | |
|---------------------------|------------|--------------------------------|---|
| Construction Permit Fees: | <u>N/A</u> | Water UEC: | <u>N/A</u> |
| Plan Review Fees: | <u>N/A</u> | Wastewater UEC: | <u>N/A</u> |
| Development Review Fees: | <u>N/A</u> | Development Water Budget Fees: | <u>72% of Regular Fee</u> (\$12,000/Ac-Ft vs. 16,600/Ac-Ft) (Tender of water rights not req'd.) |
| Impact Fees: | <u>N/A</u> | | |

ADDITIONAL REQUIREMENTS FOR QUALIFYING PROJECTS

- Qualifying projects must utilize a so-called “detailed alternative development water budget” (also known as an “Option B” water budget).
- Qualifying projects must also utilize the following water-saving fixtures and systems throughout all new construction:
 1. Waterless urinals;
 2. Dual-flush, high-efficiency toilets (HETs) (rated 1.28 gallons or less per flush);
 3. EPA WaterSense® certified showerheads (or equiv. fixtures rated at 2.0 gpm or less);
 4. ENERGY STAR® compliant clothes washers;
 5. Active water harvesting systems.
- Qualifying projects receiving the incentives provided through the ordinance are also required to record a restrictive covenant applying to the development property that requires that the development will continue to meet the use requirements as a qualifying project for a minimum period of 10 years after completion of construction.



VALUE OF FEE INCENTIVES - SAMPLE 60-UNIT MUTLI-FAMILY APARTMENT PROJECT

ESTIMATED PROJECT COSTS

Multi-Family Apartments

| | | | | | |
|-------------------------|---------------------|---------------------------|---------|---------------------|-----|
| Dwelling Units: | 60 | Cost/Unit: \$ | 110,000 | Adj. Soft Costs: | 20% |
| Hard Costs: | \$ 6,600,000 | Other (Site/Off-site): \$ | 200,000 | (Units % Hard Cost) | |
| Soft Costs: | \$ 1,320,000 | | | | |
| Other (Site/Off-site): | \$ 200,000 | | | | |
| Total (Project): | \$ 8,120,000 | | | | |

FEE INCENTIVES (Multi-Family)

| Fee Type | Normal Fee | | Reduced Fee | | Incentive Amt. Per Unit | TOTAL Waived |
|---------------------|------------|-----------------|-------------|-----------------|----------------------------|-----------------|
| | Amt. | Fee Unit | Amt. | Fee Unit | | |
| Impact | \$ 2,457 | per Apt. DU | \$ - | per Apt. DU | \$ 2,457 | \$ 147,420 |
| Building Permit | \$ 30,533 | Const. Value | \$ - | Const. Value | \$ 30,533 | \$ 30,533 |
| Building Plan Rev. | \$ 15,267 | 50% Bldg Permit | \$ - | 50% Bldg Permit | \$ 15,267 | \$ 15,267 |
| Secondary Permits | \$ 5,000 | Estimated | \$ - | Estimated | \$ 5,000 | \$ 5,000 |
| Wastewater UEC | \$ 561 | per Apt. DU | \$ - | per Apt. DU | \$ 561 | \$ 33,660 |
| Water UEC | \$ 2,103 | per Apt. DU | \$ - | per Apt. DU | \$ 2,103 | \$ 126,180 |
| WABO | \$ 2,656 | 0.16 Ac-Ft/Unit | \$ 1,344 | at 12K/Ac-Ft* | \$ 1,312 | \$ 78,720 |
| WABO (Water Rights) | \$ 25,000 | Legal Fees | \$ - | Not Required | \$ 25,000 | \$ 25,000 |
| Dev. Review (LUD) | \$ 14,600 | Const. Value | \$ - | Const. Value | \$ 14,600 | \$ 14,600 |

*Assumes "Option B" @ 70% water usage.

TOTAL Fee Incentives: \$ 476,380



VALUE OF FEE INCENTIVES - SAMPLE RESTAURANT REMODEL

ESTIMATED PROJECT COSTS

Retail Space to Restaurant Remodel

| | | | | | |
|-------------------------|-------------------|---------------------------|--------|---------------------|-----|
| Square Footage: | 5,000 | Cost/Unit: \$ | 140 | Adj. Soft Costs: | 15% |
| Hard Costs: | \$ 700,000 | Other (Site/Off-site): \$ | 50,000 | (Units % Hard Cost) | |
| Soft Costs: | \$ 105,000 | | | | |
| Other (Site/Off-site): | \$ 50,000 | | | | |
| Total (Project): | \$ 855,000 | | | | |

FEE INCENTIVES (Restaurant Remodel)

| Fee Type | Normal Fee | | Reduced Fee | | Incentive Amt. Per Unit | TOTAL Waived |
|--------------------|------------|-------------------|-------------|------------------|-------------------------|--------------|
| | Amt. | Fee Unit | Amt. | Fee Unit | | |
| Impact | \$ 4,388 | per 1,000 SF | \$ 4,388 | per 1,000 SF | \$ - | \$ - |
| Building Permit | \$ 4,638 | Const. Value | \$ - | Const. Value | \$ 4,638 | \$ 4,638 |
| Building Plan Rev. | \$ 3,479 | 75% Bldg Permit | \$ - | 75% Bldg Permit | \$ 3,479 | \$ 3,479 |
| Secondary Permits | \$ 750 | Estimated | \$ - | Estimated | \$ 750 | \$ 750 |
| Wastewater UEC | \$ 4,818 | Est. 2" Meter* | \$ - | Est. 2" Meter* | \$ 4,818 | \$ 4,818 |
| Water UEC | \$ 11,072 | Est. 2" Meter* | \$ - | Est. 2" Meter* | \$ 11,072 | \$ 11,072 |
| WABO | \$ 48,804 | 0.02 Ac-Ft/Seat** | \$ 28,003 | at 12K/Ac-Ft*** | \$ 20,801 | \$ 20,801 |
| Dev. Review (LUD) | | N/A Const. Value | | N/A Const. Value | \$ - | \$ - |

*Fees assume upgrade from 1" to 2" meter. **Assuming 150 seats.

***Assumes "Option B" @ 80% water usage.

TOTAL Fee Incentives: \$ 45,558



SUMMARY OF DESIGN STANDARDS

Building Envelopes and Measurements

- In order to allow for increased density and the feasibility of qualifying residential projects, the maximum building height for these projects is set at fifty (52) feet. This height will allow the development of 4-story buildings, in particular “3-over-1’s”, meaning three stories of residential over one ground-level story of commercial. The ordinance requires that any 4th story be set back at least ten (10) feet from any street-frontage façade.
- In order to more fully buffer existing residential development located outside of the district from new development inside the district, the ordinance requires a lower building height of thirty-eight (38) for portions of new development in the district that are located within one hundred fifty (150) feet of existing residential development outside the district. In addition, the ordinance mirrors existing code language that requires a rear yard buffer of twenty-five (25) feet where a lot within the district abuts an existing residential development outside the district.
- Where the boundaries of the Midtown LINC overlap the boundaries of other overlay districts the requirements of the Midtown LINC shall govern. The exception is where new development is located within both the Midtown LINC overlay district and the South Central Highway Corridor overlay district (SCHC). In this case, the building height restrictions of the SCHC district shall govern.
- To further encourage housing density and the option of smaller dwelling unit sizes, a maximum residential density is not applied to qualifying residential projects. So-called “3-over-1” developments or 4-story all-residential developments, particularly those that employ a unit mix containing higher percentages of increasingly-popular small unit sizes, are likely to require built densities of 40 to 50+ dwelling units per acre.
- Building setbacks at the street are set to a maximum of five (5) feet to create a desired building-oriented streetscape that includes an enlivened, widened sidewalk public space. To provide a measure of architectural flexibility, up to 30% of a building’s street-frontage façade may be exceed this setback to accommodate aspects of a building’s architectural design, and for entryways and integral courtyards.

Site Design, Circulation and Parking

- New buildings must be oriented so that their primary façades face St. Michael’s Drive (or Cerrillos Road or other streets as applicable).
- Sidewalks along St. Michael’s Drive (and included sections of Cerrillos Road) are required to be a minimum of fifteen (15) feet wide.
- Perimeter screening of parking lots is required but multiple openings adjacent to street frontages are required to maximize pedestrian permeability between the street sidewalks and parking areas.
- New vehicular access points to properties and loading docks on buildings must be from the side or rear of lots to reduce disturbance to pedestrian activities on the main sidewalks on St. Michael’s Drive.



- New electrical transformers and trash enclosures must be located at the side or rear of buildings and must be screened from the view of public roadways and sidewalks.
- Water system backflow preventers (so-called “hot boxes”) must be located inside of buildings.
- The amount of off-street bicycle parking currently required by code is increased by 25%.

Architecture

- The longest façade of all new buildings on lots abutting St. Michael’s Drive (or Cerrillos Road) must be aligned parallel to the street frontage of St. Michael’s Drive (or Cerrillos Road as applicable).
- Doors intended for vehicular access to buildings on lots abutting St. Michael’s Drive (or Cerrillos Road) shall not face St. Michael’s Drive (or Cerrillos Road as applicable).
- The primary entrance to any new buildings abutting St. Michael’s Drive (or Cerrillos Road) shall be visible from St. Michael’s Drive (or Cerrillos Road as applicable).
- Rooftop equipment is required to be screened so that the equipment is not visible from adjacent public rights-of way. Renewable energy generating equipment is not required to be screened but must be integrated into a building’s architectural design to the extent possible.

Landscaping

- On-site storm water *detention* or *retention* facilities shall be located underground unless constructed as part of parks or open space, or unless constructed as part of an *active water harvesting* system, in which case the *active water harvesting* system shall be incorporated into the architectural design of a *building* to the extent possible.
- *Qualifying residential projects* shall provide a minimum five (5) foot wide landscaped area around the base of exterior *building walls*.
- *Street trees* shall be planted at a maximum spacing of thirty (30) feet on-center along the *street frontages* of *development* sites on St. Michael’s Drive or Cerrillos Road as applicable. Existing *street trees* within the above areas may be counted toward this requirement. *Street trees* shall have a minimum four (4) inch *caliper* at time of planting and shall have a minimum mature height of twenty-five (25) feet. The required spacing of *street trees* may be adjusted to allow for the clustering of trees as part of a *development’s* landscape design as determined by the *land use director*. The location and minimum mature height of *street trees* may be adjusted where conflicts exist with overhead or underground utility lines, *wall-* or *building-mounted* signage, site visibility triangles, crosswalks, bus stops, or on-street parking spaces.
- A minimum of thirty (30) percent of required plant material shall be evergreen.



- Areas of the *parkway* that are located along the *street frontages* of *development* sites, and that are not developed with sidewalks as required by Subsection 14-5.5(D)(7)(c), shall be *landscaped* as part of the required *landscaping* of a *development*.
- *Qualifying non-residential projects* and other non-residential *development* adjacent to existing *residential development* located outside of the Midtown LINC Overlay District shall provide a continuous *landscaped* buffer strip of not less than fifteen (15) feet where abutting the existing *residential development*. Plant material in the *landscaped* buffer strip shall conform to the requirements for open space provided in Subsection 14-8.4(H).

Signage

- Pole-mounted signs are prohibited.
- Wall- or building-mounted signs may not extend above a building's roofline or parapet; roof-mounted signs are prohibited.
- The restriction on the maximum number of colors and lettering styles on a sign does not apply within the overlay district.
- The requirement that the area of illumination of a sign be included in the calculation of a sign's area does not apply within the overlay district.
- To enhance business identification for pedestrians, signs may extend up to five (5) feet perpendicular to building walls.

Site Furnishings

- A minimum of one bench per ten thousand (10,000) gross square feet of ground-floor building area is required. Benches are to be located adjacent to the street frontage of a development, adjacent to the primary building entrance, or within other public or private amenities provided by the development.
- At least one bench must be shaded by a tree.
- Where multiple benches are required, a trash receptacle must be provided adjacent to one of the benches.
- All site furnishings, including bicycle racks, benches, trash receptacles, and exterior light fixtures must be of coordinated design styles and colors.

Outdoor Lighting

- The lamps of building-mounted outdoor light fixtures shall not be placed more than twelve (12) feet above the exterior grade at the perimeter of a building.
- Pole-mounted lights, such as lights used to illuminate parking areas, are limited to twenty (20) feet in height and are prohibited from being placed within buffer strips to adjacent residential developments.

