



Los Alamos Study Group

Nuclear Disarmament • Environmental Protection • Social Justice • Economic Sustainability

TALKING POINTS ON SANTA FE MIDTOWN CAMPUS

Lydia Clark 1/2/20

There are seven (7) Master Developer proposals submitted for re-development project at the old University of Art and Design (St. Michael's College/College of Santa Fe). The Mayor and the City Council have all indicated Santa Fe has a once in a life-time opportunity to create a **GREAT** urban community center at this Site. What does that mean for Santa Fe? An opportunity for real leadership, real sustainability, real growth, and real diversity.

Among the respondents as Master Developer is DOE/NNSA/Los Alamos Field Office.

Public participation has been minimal to date. Developer plans are not open to the public, unless the Developer wishes to share their vision/plans. There will be Study Sessions held monthly which will be open to the public. Dates will be announced after the January 15th finalists are declared.

There are Guidelines and RFEI (Request for Expressions of Interest) published on the Santa Fe Midtown website: https://www.santafenm.gov/midtown_site. Both the Guidelines for the Midtown Property and the RFEI include a vision for: “a wide diversity of people” interacting and collaborating “to find their passions; guide their skills for a great career; live in a thriving vibrant neighborhood and city; and create a great future for our community, region and beyond.” They also include the following language: growth while promoting social equity, environmental sustainability and heritage and culture of Santa Fe. **We don't believe DOE/NNSA/LANL can provide these platforms.**

The RFEI establishes the respondent categories and requirements. Master Developer is the lead firm responsible for obtaining site control, planning and developing the entire Site; financing predevelopment and development and activities, and maintaining long-term ownership and management of the Project Site.

One of the primary requirements is for “exemplary experience in public/private development . . . that brings enhanced and tangible community and economic development benefits” and “must have experience in developing, owning, and/or operating the proposed Development Types.”

These Development Types include the following:

1. Higher Education
2. Civic Use
3. Residential & Mixed-Use (market and affordable)
4. Creative Arts & Design
5. Entrepreneurship and New Business
6. Open Space/Recreation

The Development Goals are:

1. Equity – fair housing, non-discrimination, public infrastructure, retail, open space

2. Economy – sound and viable, high-quality operation and long-term affordability
3. Environment – exemplary environmental standards – **reducing and managing energy and water consumption, sustainable development using healthy, active, and inclusive design to increase comfort, safety, accessibility, and high-quality built and natural environments.**

The Master Developer is required at “their sole expense” to conduct and provide environmental assessments, investigations, reports and other site inspections, remediation, mitigation, demolition and rehab. They are also responsible for securing financing for all development and improvements.

WHY THE NNSA/LAB not a good **partner** for the Santa Fe Midtown District:

- It is not an educational institution of higher learning and does not provide education.
- They have no record/experience as a community developer – housing, infrastructure, etc.
- They have a very poor safety/accountability track record.
- Where are they planning to get financial funding as a “developer”? Our tax dollars? This doesn’t represent financial growth (using tax payer dollars already being paid and recirculated). They have subjective funding through Congress – unreliable.
- They pose a safety and security risk.
- **MOST IMPORTANTLY**, the primary mission of NNSA and the LAB is to create weapons. This is a mission of destruction, not sustainability and this mission will not change. If we allow their presence in Santa Fe, we are giving a stamp of approval for the production and use of WMD’s, creating more toxic waste, and the destruction of humanity and the planet.

They should not be considered as a “developer” for the Santa Fe Midtown District, nor should they be a business participant. They represent a very elite, non-inclusive group, and their presence will create disharmony, unsustainability, and a wider equity gap in Santa Fe.

We deserve to have a GREAT opportunity to be a leader in progressive development in an urban setting. One in which people from around the country and the world wish to visit, live, learn, and create for future generations. Let’s stay on point with the RFEI and Guidelines which are asking and requiring an urban center unlike anything in the U.S. – one which benefits everyone.

We encourage everyone to stay informed – read the guidelines and the RFEI, go to the midtown website frequently for updates, write letters to the city council/mayor, letters to the editor, attend January 8th council meeting, attend the study sessions, talk to others and bring them to LASG meetings where we can strategize and organize.

Dates to note:

1/15/20 The finalists for respondents will be announced

2/1/20 – 4/1/20 Finalist interviews

There is no specific date for contract approval and award