



## **Rail Yards Advisory Board**

Tuesday, October 29, 2013

3:00 PM

Albuquerque/Bernalillo County Government Center  
City Council Committee Room, 9<sup>th</sup> Floor

### **DRAFT MINUTES**

#### **Members Present:**

Isaac Benton, City Councilor, District 3  
Gilbert Montano for Mayor Berry  
Diana Dorn-Jones, South Broadway primary  
Leba Freed, WHEELS Museum  
Frank Gerstle, WHEELS Museum\*  
Rep. Rick Miera  
Rep. Miguel Garcia  
Sen. Jerry Ortiz y Pino  
Sen. Michael Padilla  
Eric Griego, Barelvas primary  
Jay Rembe, ULI – New Mexico  
Alex Romero for Governor Martinez  
Ron Romero, Barelvas alternate\*  
Janice Convery, South Broadway alternate\*

#### **Members Absent:**

Commissioner Art de la Cruz

\*These members participated in discussions but not voting.

#### **Facilitator:**

Tim Karpoff, Karpoff & Associates

#### **Staff Resources:**

Kara Shair-Rosenfield, Policy Analyst/Planning, City Council Services  
Diane Dolan, Policy Analyst, City Councilor Isaac Benton

- I. **Call to order:** Councilor Benton called the meeting to order
- II. **Approval of minutes:** Minutes of the 9-26-13 Board meeting were approved
- III. **Presentation:** Comparative Analysis of Policies and Draft Plan

Kara Shair-Rosenfield and Diane Dolan presented an analysis of six issues related to the Master Plan, comparing what the City's expectations were as set forth in the RFP and other documents, commitments and representations that Samitaur has made, and the 9-26-13 Draft Master Plan. The purpose of the presentation was to provide newer Board members with an understanding of the history of the process and context for the Board's discussion of the Draft Master Plan and to refresh everyone's memory of

some of the original intents and expectations established through the RFP process, which took place three years ago.

The six issues covered were:

1. Master Planning Process
2. Housing
3. WHEELS
4. Historic Preservation
5. Community Connectivity
6. Master Plan Contents

The presentation closely followed the contents of the tables in the attached document.

#### **IV. DRAFT Master Development Plan – Discussion and Amendments**

Tim Karpoff facilitated a 2-part discussion by the Board. The first part of the discussion provided members with an opportunity to share general comments on the Draft Master Plan (DMP). Following a brief response to Board comments from Frederick and Laurie Samitaur Smith, the master developers, the Board proceeded to propose and vote on eight amendments to the DMP and voted to send the DMP, as amended, to the Environmental Planning Commission (EPC) with a recommendation of approval.

Rather than try to come up with exact amendment language on the fly, the Board voted on conceptual amendments and agreed that it would reconvene prior to the first EPC hearing to vote on exact language, to be drafted by City staff and presented to the Board for its consideration. The eight conceptual amendments to the DMP were:

1. To provide that housing could be developed on the site in other locations, not just in Parcels 2 and 3. In particular, amendment #1 specified that housing should be identified as a potential use in Parcel 9 as part of a mixed-use development alongside the proposed retail use for that parcel.
2. To add language about establishing a residential permit parking program to address neighbors' concerns about parking impacts.
3. To reaffirm and clarify that the DMP accommodates the WHEELS Museum on the site, provides an opportunity for WHEELS to grow, and provides access for WHEELS and other rail-related facilities to the Turntable and tracks. This amendment also called for the DMP to include language about the need for WHEELS to be economically sustainable, as will be required of all users.
4. To include in the DMP a memorial to workers, which should be located at or near the Santa Fe Street entrance or the entrance designated as the main entrance to the site.
5. To require that a framework for a proposed financial structure be submitted as part of the Master Plan as required by the RFP.
6. To allow for a railway equipment maintenance facility and ensure that the DMP does not preclude the possibility of a maintenance facility, specifically on the south end of the site.
7. To clarify that the Plan's design concepts – specifically the acoustic mounds, glass canopy, smokestack, Transfer Table reflecting pool, and Turntable amphitheater – are for illustrative purposes only.
8. To clarify which sections of the DMP are advisory and which are mandatory.

All of the amendments were unanimously approved with the exception of amendment #5 (Ortiz y Pino and Garcia AGAINST).

The Board unanimously voted to send the DMP to the EPC with a recommendation of BE APPROVED.

Council and Planning staff were directed to develop draft amendments for the Board to consider at a meeting in November, prior to the anticipated Dec. 12 EPC hearing.

#### **V. Other business: None.**