



Rail Yards Advisory Board

April 6, 2022

8:30 am

Council Committee Room

9th Floor, Suite 9081

Attendance is open to the public. The meeting can also be viewed via Zoom webinar by clicking on the following link: <https://cabq.zoom.us/j/81270301683> (Webinar ID: 812 7030 1683).

MINUTES

I. Call to Order

II. Welcome & Overview

No quorum, legislators had special session yesterday. Alex Romero has retired and is resigning his position on the board as governor's rep.

Benton recognized Leba for award

III. Approval of Minutes: December 1, 2021 RYAB Meeting

No quorum, no vote

IV. Report from Administration on status of construction work at the site and on 2nd Street

Councilor Benton introduced Ed Adams and Karen Iverson

- Building the speed table at Santa Fe – brick pavers going in
- Ramps in
- Paving all week asphalt
- Conduits installed the entire length, and thanks to Councilor Benton for funding, we extended conduit all the way to WHEELS
- Fiber will connect us to city hall and this will give us more security camera opportunities
- Trail is coming along well, most of the sidewalk is in
- Doing irrigation and landscaping
- Starting fencing new decorative
- Starting driveway on the southern end of the property will go through southern end of platform, ok by SHPO, consistent w master plan

- Looking forward to getting additional access
- The platform is in very poor condition, needs to be taken out to get through
- Putting up retaining walls to preserve it and its integrity
- Every one of the sandstone on the courtyard came from the site
- The site is about 4 ft higher than original – they buried everything for fill
- Reusing rails for pedestrian light poles. All of the wiring and rails are in, waiting for the fixtures
- Starting on design for roundabout at 1st and 2nd, we own the triangle, have right of entry, don't know yet what cost will be, judge hasn't decided.

Ms. Freed asked if we were putting new entry at south end of WHEELS?

Mr. Adams responded no, they are looking to put a new entry at the south end of the property.

Ms. Freed noted that Jose Garcia with Jaynes has been so helpful. All of the streetscape and things were done and WHEELS isn't getting anything. Didn't get sidewalk, landscaping, driveway, anything and now no water. Would like to get water so we can get a few plants there. We have \$75k for railings and would like to get those, we've been working with the fire marshal to meet code.

Mr. Adams noted that there is a water meter that goes into the building.

Councilor Benton noted that you can connect a garden style attachment to a meter. Also, his intention is to have a second phase of 2nd St going south from the current project and including another speed table.

Mr. Adams stated that we have another speed table at the south end of the project, not as big as Santa Fe. We had to rebuild the entire intersection and then deal with draining at Santa Fe.

Mr. Rembe asked if WHEELS can tie into the irrigation?

Mr. Adams stated that we need more money.

COO Rael noted that the south driveway really does create the opportunity for us to do additional work on the south part of the property.

Councilor Benton asked COO Rael to convey our thanks to the mayor. Berry did a nice thing with the Market, credit for that. But this administration has gotten a lot done and have funded and supported the Rail Yards, and all of our legislators have as well.

COO Rael stated that the citizens of Albuquerque have been supportive; we've put this on the bond issue twice now.

Mr. Griego noted that Sen. Ortiz y Pino is watching remotely and giving thumbs up.

Ms. Freed asked if would it be alright to host something to thank the legislators.

Councilor Benton said yes, we could do something like that. We invited all of the city delegation down for a tour.

COO Rael stated that maybe we can do a city/market/museum event, invite neighborhood, show united front.

Mr. Griego noted that there is still the possibility of getting some federal money.

Councilor Benton asked if we have any idea of cost for roofing on Machine Shop.

Mr. Adams stated \$20m. This includes more than the roof, making it like the Boiler Shop. Roof, remove blocks, fill in pits, re-concrete the floor, get asbestos out/down to 1%. That is no CO, just stabilizing the building. SHPO will want us to do the same thing as Boiler Shop – determine what should be saved, utilities to remain and what can go.

Mr. Rembe asked what have we invested to date?

Mr. Adams stated in excess of \$20m.

Councilor Benton noted that we have a long way to go with a CO for the other buildings.

Mr. Griego recalled that in the first master development plan, we talked about solar for roofs.

Mr. Adams stated that solar is permissive on historical structures. The roofs are wood trusses with wood spans. We would have to figure out how to do it. Hoping that might be in the future. Two layers of fire retardant lumber on the Boiler Shop.

COO Rael stated that we had a company contact us about community solar authorized by legislature. They want to do something on the Machine Shop. If we do any solar on the roofs, we need a structural engineering report.

Mr. Adams noted that the superstructure is not the issue; it holds a 250 ton crane.

Councilor Benton asked to confirm that we're not messing with the cranes.

Mr. Adams responded that no, we are not.

Councilor Benton stated he thinks we could power the entire site with solar. Parking could be covered with it, any type of parking structure.

COO Rael noted that the RY Market will have the opportunity to continue to use the space this season. If folks want to schedule use of the plaza or buildings, they call to schedule with Arts and Culture.

COO Rael stated that we've made at least \$500k so far on films. All of the money will go back into the project. Any revenues from any of the uses go back into site.

Councilor Benton had a question about Arts & Culture – they have always had a role with scheduling the site. If we start having interim uses, there could be a big demand, could generate support and interest for the Rail Yards. Does the department have an understanding of the economic issues as opposed to arts and culture issues?

COO Rael stated that they have a sense of the facility, having scheduled it in the past. He would be having a walk through today with them and DMD and ED. Being rented on a day by day basis, they know how to get things structured for an event. As we start getting uses and tenants for the facility, we'll move it out of Arts & Culture and into some sort of special facility, like the convention center.

Councilor Benton clarified that he was not talking about future and tenants, but now that the spaces are available for activities. For all that the arts and culture aspect are important, that department's goals are focused on that. The more economic activity we can have at that site is important.

Ms. Freed said that WHEELS is getting lots of requests. National Jaguar Club, National Car Club. She was turned down by Arts & Culture, and these are major national events.

COO Rael noted that we have a contract for the whole site for the next 7 months.

Councilor Benton stated that if they are delaying or not using it, we should be using the site. It seems the films have a history of thinking they have some sort of stake at the site, that should not be the driver.

COO Rael stated that we don't look a gift horse in the mouth.

Ms. Freed noted that there is also other interest.

Mr. Griego would like to make a correction that Mayor Berry did help the Market but it was a 100% community driven and created effort. Know community is concerned about where market falls in all of this. Want to make sure we don't

forget about that, supported the site when no one cared about it. Don't forget there is a Market that has been one of the best success stories. It would be nice to hear if there is a commitment to keeping it on the site. Reassure folks there would be a place for them, won't get eviction notice

Councilor Benton responded absolutely, as far as he's concerned they have a permanent place there. Arts & Culture seemed opposed to that. Each department has a culture, that department seems to have ownership over that site.

COO Rael said that there no question on the Administration's side that the Market will continue to be there. The only thing that has ever held anything up with additional events is the film lease – if it does go forward that's \$1m for the site. Rail Yards Market will continue to be on the site. It would be his goal if we get the Machine Shop done, we could move the Market there and give them more space if something goes in on the north side of the site. As long as the mayor is the mayor.

Councilor Benton noted that “as long as the mayor is the mayor” is the thing, that's why he likes to have these things memorialized and would like to work with this group to do that.

V. Presentation on Existing Master Plan

Review of the existing master plan – Samitaur developed the plan, including land use plan. Other aspects of their vision are no longer in effect but if you were to look at the plan, there is no way to know that. This still reflects the land use desires of the neighborhoods.

Not starting over to make a new master plan; there is a land use theme underlying that plan that is a direct reflection of public policy

Petra Morris presented a history and summary of the plan. The plan was adopted in 2014. Samitaur were involved but not with us any longer. The master plan and process involved extensive public outreach and a lot of guidance from the board and guides development of the site. It includes visions, goals, policies, protections for historic preservation of the site as well as redevelopment. All of those things were grounded in conversations with the community and advisory board. Since 2014, we've had seismic changes, including that Samitaur is no longer the developer. IDO, new Comp Plan updates, changes to the physical form of the site. Want to make sure the master plan continues to be an effective tool for the redevelopment and preservation of the site. Very light touch update to address these things. Not changing policies, any discussion of which buildings will be preserved, which are allowed to be demolished, not changing MOU with SHPO. Make sure the document remains

current. In order to do this, which includes updating a site plan and landscape plan, we hired consultant, Jim Strozier with Consensus Planning. Board to help guide us in updating the plan.

Mr. Strozier will help with effort, take care of technical work. Scope of work is to update plan document, provide a redline. Marking sure we are keeping the imagery and things important, update the site plan map, landscape plan, get a handle on all of the work that's been done to date, which as Mr. Adams mentioned, has been consistent with master plan. Document what's been done and what's anticipated for the future for the city moving forward getting money and spending it. The Advisory Board is a conduit to get feedback in this process. Looking to schedule interactive RYAB meeting in June, check in have conversation before next meeting in August. Make sure board is included before we get too far down the path. Have started looking into the document and getting updates on all of the activities to date.

Mr. Griego stated that Dr. Isaac did an exhaustive process after the master plan, a lot of good things came out of that. Will it be incorporated into the work we are doing?

Ms. Morris stated that that is part of the updating component – what came out of it that is appropriate for a land use document versus what would be administrated outside of that.

Councilor Benton envisions community engagement to be led by board, get to the point where we will be going to the public, this board would meet again, board is kind of a convener. Whether in June or another time, we will have the board meet in Council Chamber, invite public.

Ms. Morris noted that the board has played an important role in the planning, and we want to continue that.

Mr. Strozier noted that what we want to do with the update is to honor the past work in a substantial way and those things that need to be carried forward would be carried forward.

Ms. Freed stated, speaking of honoring, a women came to WHEELS and did a study of every person 1880-1940 who worked at the site. 27 different nationalities came to work on the site.

Councilor Benton reiterated that no policy will be changed in any way, glad to hear we will be considering Claudia Isaac's study.

Ms. Chavez asked how would this run in conjunction with the MRA plan the neighborhood wants to update? Will it be in conjunction/parallel with each other?

Councilor Benton stated that he doesn't want to delay this for the MRA plan, we have to still fund that and there are other plans in the queue in front of it. Nothing will be in conflict, consistent with MR aspirations of the neighborhood.

Ms. Morris noted this is a site specific land use regulatory document. What we are updating is very specific to the Rail Yards, not touching any of the policies. The MRA plan will look at all of Barelás, will not address land use regulations but will look at policies, will inform MR process in the future. Paralell but addresses different issues.

Councilor Benton stated that when we say master plan, many people think it's going to show what it looks like. It's more of a land use regulatory document, not changing uses, some of things like parcels are not relevant any more. When we do have a project that requires planning review and approval, this plan will be something they look at to determine if it's allowed, etc. Parcels may get in the way of the process when we have a partner on the site, don't want a bunch of hurdles form an old site plan. Think of it as a good editing job.

Ms. Morris noted that the master plan is used daily by Mr. Adams, all of his work is informed by what is in it today. Discussions with SHPO are informed by what is in the master plan. Also to the question of interim uses, the plan is silent, an update we may need to consider. Now that buildings are fixed up and additional access to the site, how do we handle that going forward? We want to ensure the master plan continues to be important and relevant.

Councilor Benton announced that Sen. Ortiz y Pino had a couple of questions remotely. What is the status of restaurant/fire station at the north of the property, and the CNM film institute use?

Mr. Adams stated that for the Fire House, have package to clean up, stabilize. Wouldn't make it ready for any use, waiting for money and maybe prospective tenant. No ADA access to second floor, narrow staircase, looking at external elevators and restrooms on west side, not vetted by SHPO. Lee Gamelsky is under contract. We have additional design work in the queue, waiting on funding. Have packages that are unfunded for construction.

Councilor Benton noted that building has always been something that everyone kind of agrees would be a good restaurant

Mr. Adams agreed it's a great building, would love to bring it online, at the edge of the property, interface with neighborhood.

Councilor Benton likes Gamelsky doing it, he is experienced in historic projects, expert at restaurants. Former business partner. Remediation of paint is not just lead issue but also protect the wood.

Ms. Naji reported that they have small grant for training program to take out some of the windows, training and having local craftsmen. Working on prototype for temporary windows to protect the bldg. until we have a new tenant.

Ms. Iverson noted this is great workforce development thing

Ms. Freed stated that she can see she's lost this, but she's been begging for years to make that a fire museum. I do have people asking about a restaurant at the site. What should I do with those? Should I try to get a tenant?

Councilor Benton stated that CCO Rael and Mr. Adams should know about it.

Councilor Benton asked about the second question from Sen. Ortiz y Pino – film institute, where are we with them?

Ms. Iverson reported that CNM finished their analysis, were looking at several sites. Provided City with a copy of that analysis. Analysis – Rail Yards and Mesa Del Sol were neck and neck. Space needs and design, have moved forward but no final decision of where they are going.

Councilor Benton suggested maybe the board needs to take a vote next time on letting the CNM Board know we need an answer if it is holding things up on the site.

Mr. Adams said that our work is stabilization of the site, not impeding that work, we need funding. Once the stabilization is done and we start marketing the site to possible tenants, that may be more concerning.

Councilor Benton noted that he went out to Mesa Del Sol and saw unbelievable growth of studios out there, that's going to be a great place for a film school right next to the studios.

VI. Other Business

Ms. Freed announced that WHEELS has a private rail car and will be leasing it out for excursions. Hoping to get 2926, other museums from California looking at the site, other steam engines.

Bob DeGroft, 2926 reported that they are 99% done with restoration of the engine. May 21 steam up and move event. Not public because area is so small, hoping to have board there. When machine moves, the ground moves. George RR Martin has a school where they teach directors and producers, want to come down, competition for short studio script. Turntable at site is critical to 2926, have not gone to the state to talk about that. Transitioning from restoration to

how we're going to operate. What needs to be done/addressed to get the track and turntable in working condition, will go to the state to get funding. Want to talk to board, mayor, is the city interested

Councilor Benton shared that he is very interested. That's a big otherwise empty part of the site, appealing to development. He feels like it should be restored along with the transfer table. Important question that has not been answered, there has been talk of removing it, will be looking into it as part of master plan evaluation.

During special events, can bring the engine down.

Ms. Morris noted that the master plan lists the turntable as protected and preserved feature. The easement that runs up to the turntable was owned by BNSF at the time, easement has gone away, tracks still there and a protected feature. Any change to that status would be a major change to the master plan and would not be contemplated in this plan update.

VII. Adjourn