## CITY of ALBUQUERQUE EIGHTEENTH COUNCIL

COUNCIL BILL NO. \_\_\_\_\_ ENACTMENT NO. \_\_\_\_

SPONSORED BY:		
	1	RESOLUTION
	2	APPROVING A PROCESS FOR THE REDEVELOPMENT OF THE RAIL YARDS
	3	PROPERTY.
	4	WHEREAS, the City purchased the 27 acre tract of real property with
	5	assorted buildings commonly known as the Rail Yards Maintenance Facility
	6	(hereinafter referred to as the Rail Yards site) a description of which is
	7	attached as Exhibit A and incorporated herein by reference; and
	8	WHEREAS, the City, in conjunction with Wheels Museum and the
	9	University of New Mexico, has engaged the Urban Land Institute ("ULI") to
	10	conduct an Advisory Services Panel and make recommendations to the
\ U	11	Council regarding the use and future development of the Rail Yards site; and
New eletion	12	WHEREAS, the Barelas Sector Development Plan, which encompasses the
- □ - □	13	Rail Yards site within its boundaries, is undergoing revisions which are
rial Fial	14	presently pending before the Council; and
Mate   Ma	15	WHEREAS, the residents and property owners in the Barelas neighborhood
ole BP	16	and the South Broadway neighborhood will be directly affected by the uses
Programme Trough	17	and future development of the Rail Yards site, and therefore, the input of those
	18	neighborhoods regarding the Rail Yards site redevelopment should be given
	19	significant weight; and
s let te let	20	WHEREAS, the Rail Yards site contains many unique structures of historic
[Bracketed/Underscored Material] - New [Bracketed/Strikethrough Material] - Deletic	21	importance which should be protected by City landmark designation; and
	. 22	WHEREAS, the City should initiate and complete the process, including a
	23	survey conducted by the City, for designating the Rail Yards site and
	24	structures as a City landmark by the end of FY/08; and
	25	WHEREAS, the Rail Yards site and the structures on the site should be
	26	properly protected prior to receiving a City landmark designation; and

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1	WHEREAS, and present or future uses of the Rail Yards site that could
2	damage the site or the structures should be absolutely prohibited; and
3	WHEREAS, as a moving force behind the City's purchase and protection of
4	the Rail Yards, the Wheels Museum should be located on an appropriate
5	portion of the site and should be included in the City's planning process for
6	the future development of the Rail Yards; and
7	WHEREAS, upon the receipt by the City of the ULI recommendations, the
8	City should proceed to prepare and issue a Request for Proposals or Request
9	for Qualifications (RFP/RFQ) for a Master Development Proposal for the
10	redevelopment of the Rail Yards site; and
11	WHEREAS, the Councilor from Council District 3 and representatives from
12	the Barelas neighborhood and the South Broadway neighborhood should
13	review and comment upon the RFP/RFQ prior to its distribution; and
14	WHEREAS, the City is entering into an interim management agreement to
15	ensure that the Rail Yards site is properly secured which also allows for the
16	interim use of the site for appropriate activities, such as filmmaking; and
17	WHEREAS, any uses or modifications of the Rail Yards site and structures
18	should receive prior approval from and be monitored by the Landmarks and
19	Urban Conservation Commission (LUCC) and the City's Historic Preservation
20	Planner; and
21	WHEREAS, any management agreement allowing interim uses of the Rail
22	Yards site and structures must clearly state that the interim uses will terminate
23	upon or before a date certain, and under no circumstances will those uses
24	interfere with or delay the commencement of redevelopment work at the Rail
25	Yards site, including environmental cleanup.
26	BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
27	ALBUQUERQUE:
28	1. The following process is approved for the redevelopment of the Rail
29	Yards:
30	A. The City Council shall receive and determine whether or not to
31	adopt, or adopt with modifications, each of the Urban Land Institute's
32	recommendations. Following that determination, the City, with input from the

Wheels Museum and Barelas and South Broadway neighborhoods, shall

- prepare an RFP/RFQ for a Master Development Agreement for the Rail Yards site in accordance with the ULI recommendations adopted by the Council. The Councilor from District 3, as the representative for the affected neighborhoods, shall be a member of any selection committee for the redevelopment of the Rail Yards. В. It is the policy of the Council that the City shall complete the
  - process of designating the Rail Yards structures and the site as City landmarks by the end of FY/08, and until such designation is accomplished, the site and structures shall be protected, and any uses or modifications to the site or structures must receive prior approval from and be monitored by the City's Landmarks and Urban Conservation Commission and the City's **Historic Preservation Planner.**
  - Any use, or any agreement for the use, of all or any portion of the Rail Yards site or structures that may exceed 30 days must receive prior approval from the Council.

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