

# CITY of ALBUQUERQUE

## EIGHTEENTH COUNCIL

COUNCIL BILL NO. F/S R-08-47 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: BENTON

1 RESOLUTION

2 APPROVING A PRE-DEVELOPMENT PROCESS FOR THE RAIL YARDS  
3 PROPERTY; MAKING AN APPROPRIATION.

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, engaged the Urban Land Institute (“ULI”) to conduct  
10 an Advisory Services Panel and make recommendations to the City regarding  
11 the use and future development of the Rail Yards site; and

12 WHEREAS, the residents and property owners in the Barelmas neighborhood  
13 and the South Broadway neighborhood will be directly affected by the uses  
14 and future development of the Rail Yards site, and therefore, the input of those  
15 neighborhoods regarding the Rail Yards site redevelopment should be given  
16 significant weight; and

17 WHEREAS, the Rail Yards site contains many unique structures of historic  
18 importance which should be protected by City landmark designation; and

19 WHEREAS, the City should initiate and complete the process, including a  
20 survey conducted by the City, for designating the Rail Yards site and  
21 structures as a City landmark; and

22 WHEREAS, the Rail Yards site and the structures on the site should be  
23 properly protected prior to receiving a City landmark designation; and

24 WHEREAS, present or future uses of the Rail Yards site that could damage  
25 the historically or culturally significant aspects of the site or the structures  
26 should be absolutely prohibited; and

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1 WHEREAS, as a moving force behind the City’s purchase and protection of  
2 the Rail Yards, the Wheels Museum should be located on an appropriate  
3 portion of the site and should be included in the City’s planning process for  
4 the future development of the Rail Yards; and

5 WHEREAS, the City has entered into an interim management agreement to  
6 ensure that the Rail Yards site is properly secured which also allows for the  
7 interim use of the site for appropriate activities, such as filmmaking (attached  
8 hereto as Exhibit B); and

9 WHEREAS, any uses or modifications of the Rail Yards site and structures  
10 should receive prior approval from and be monitored by the Landmarks and  
11 Urban Conservation Commission (LUCC) and the City’s Historic Preservation  
12 Planner; and

13 WHEREAS, any management agreement allowing interim uses of the Rail  
14 Yards site and structures must clearly state that the interim uses will terminate  
15 upon or before a date certain, and under no circumstances will those uses  
16 interfere with or delay the commencement of pre-development work at the Rail  
17 Yards site, including environmental cleanup; and

18 WHEREAS, the redevelopment of the Rail Yards should be phased, and  
19 each phase should have a clear focus and objectives to accomplish prior to  
20 moving on to subsequent phases; and

21 WHEREAS, the pre-development process for the Rail Yards site should  
22 focus on site preparations and other activities that will make the site ready for  
23 redevelopment; and

24 WHEREAS, the conversion of 2<sup>nd</sup> and 3<sup>rd</sup> Streets to from one-way to two-  
25 way streets has been identified by both the Barelvas community and the ULI  
26 Panel as a priority project to complete in the pre-development phase of  
27 redeveloping the Rail Yards; and

28 WHEREAS, an orderly and well-defined process to guide the  
29 redevelopment of the Rail Yards is in the best interest of both the affected  
30 neighborhoods and the City at large.

31 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
32 ALBUQUERQUE:

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- 1           1.       The following pre-development process is approved for the Rail  
2 Yards:
- 3               A.       The City shall commence and complete necessary activities to  
4 prepare the site for redevelopment. Such activities shall include, but not be  
5 limited to, undertaking environmental remediation and resolution of easement  
6 issues, seeking approval from the Workforce Housing Committee to use  
7 Workforce Housing Trust Fund monies for the Rail Yards, working with the  
8 Wheels Museum to hire an independent expert on museums, and converting  
9 2<sup>nd</sup> and 3<sup>rd</sup> Streets in Barelás to two-way streets.
- 10              B.       The Council supports the designation of the Rail Yards site  
11 and structures as City landmarks and asks the Mayor to exercise his authority  
12 by applying for City Landmark designation by the end of FY/08. It is the policy  
13 of the Council that until such designation is accomplished, the site and  
14 structures shall be protected, no modifications of the site or structures, or  
15 activities that would cause any modifications of the site or structures, are  
16 allowed other than superficial and transitory alterations that must be  
17 completely removed, and any uses of or modifications to the site or structures  
18 must receive prior approval from and be monitored by the City's Historic  
19 Preservation Planner and/or the Landmarks and Urban Conservation  
20 Commission as determined to be necessary by the City's Historic Preservation  
21 Planner. Routine repairs and maintenance will be allowed, subject to prior  
22 consultation with and approval by the City's Historic Preservation Planner.
- 23              C.       Any agreement for the use of all or any portion of the Rail  
24 Yards site or structures that may exceed 180 days must receive prior approval  
25 from the Council.
- 26           2.       The City shall retain the services of an independent consultant to  
27 coordinate the execution of all efforts and activities related to pre-  
28 development of the Rail Yards. Initial funding for the consultant, in the  
29 amount of \$25,000, shall come from the Council Service Department's existing  
30 FY/08 general fund appropriation.
- 31           3.       The City shall form the Rail Yards Advisory Board to establish a  
32 competitive public process for the selection of a Master Developer. The  
33 Master Developer shall assist the City of Albuquerque and the Advisory Board

1 in developing a Master Plan for the site. The Master Plan shall be reviewed by  
2 the Environmental Planning Commission and approved by the City Council.  
3 The Advisory Board will oversee the redevelopment process and shall include,  
4 at a minimum, the following members:

5 **A. City of Albuquerque**

- 6 i. The Mayor or Mayor’s designee
- 7 ii. The City Councilor from District 3

8 **B. State of New Mexico**

- 9 i. A representative appointed by the Governor
- 10 ii. The State Senator from District 12
- 11 iii. The State Senator from District 14
- 12 iv. The State Representative from District 14
- 13 v. The State Representative from District 18

14 **C. Bernalillo County**

- 15 i. The County Commissioner from District 2

16 **D. A representative of the Wheels Museum**

17 **E. A representative elected by the Barelmas neighborhood**

18 **F. A representative elected by the South Broadway neighborhood**

19 **G. A representative of the New Mexico District Council of the Urban**  
20 **Land Institute**

21 **H. If applicable, the developer selected to develop Workforce**  
22 **Housing at the Rail Yards during the first phase of**  
23 **redevelopment.**

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