



## **Rail Yards Advisory Board**

Thursday, September 26, 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  
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

#### **Staff Resources:**

Kara Shair-Rosenfield, Policy Analyst/Planning, City Council Services  
Diane Dolan, Policy Analyst, City Councilor Isaac Benton  
Suzie Lubar, Director, Planning Department  
Petra Morris, Planner, Planning Department

#### **Other Resources:**

Dolan Daggett, Eric Owen Moss Architects  
Jim Trump, Build New Mexico/Samitaur Constructs representative

- I. **Call to order:** Councilor Benton called the meeting to order
- II. **Membership Update:** The Board welcomed Alex Romero from the Albuquerque Hispano Chamber of Commerce. Mr. Romero is serving as Governor Martinez's representative.
- III. **Approval of minutes:** Minutes of the 5-9-13 Board meeting were approved

IV. **Update on the Blacksmith Shop Interim Use Project:** Gilbert Montano provided an update on the Blacksmith Shop project. The grand opening of the facility is Friday, Sept. 27, 5:30 PM. There will be food trucks and various entertainers

V. **DRAFT Master Development Plan – Presentation and Discussion**

Dolan Daggett with Eric Owen Moss Architects/Samitaur Constructs presented the Draft Master Development Plan to the Board. Councilor Benton asked Mr. Daggett to focus on the elements of the Plan that have changed since the concept was originally presented to the Board in January.

Members of the Board asked questions about and offered comments on the plan. In general, discussion topics included:

1. Operative turntable vs. amphitheater
2. Historic preservation
  - a. Need to move forward with registration of the site in the State and National Registers
  - b. Preserve the opportunity for historic tax credits
    - i. If historic tax credits aren't going to be used, want to see financing plan that shows they're not needed
3. Uses
  - a. Existing oversupply of office – why focusing on adding more offices?
  - b. What about an emphasis on other uses, such as schools, deaf culture center, etc.?
4. Neighborhood impacts
  - a. Scale of development
  - b. Noise
  - c. Connections
  - d. Light and air pollution
5. First source hiring and job training
6. Infrastructure requirements
7. Allowable uses by parcel (IB)?
8. Reassurances for WHEELS Museum as to location/space on the site
9. Housing – on site? Off site? How much?
10. Master Development and Disposition Agreement vs. Master Development Plan

Some members expressed that they did not feel ready to make a recommendation on the Draft Plan. Eric Griego and Diana Dorn-Jones both stated that they would like an opportunity to confer with their respective communities. The Board voted unanimously to continue its discussion of the Master Plan at and defer action on the Plan to a future meeting. The Board will endeavor to meet again in October in order to preserve the possibility of submitting the Plan to the Environmental Planning Commission in time for a December 2013 hearing.

VI. **Other business:** 1) Leba Freed provide an update regarding the WHEELS Museum. She informed the Board that they have been refining drawings and plans that show their vision for a rebuilt roundhouse facility to house both WHEELS and the 2926 operations. 2) Rep. Miguel Garcia asked about the status of the state capital outlay grant (\$303,000) for the Rail Yards that the legislature appropriated during the 2013 legislative session but that the Board of Finance failed to authorize. Councilor Benton said he believed the director of the City's Department of Municipal Development, Michael Riordan, had reported to the Council that he felt confident the funds would be made available once the City provided some additional paperwork.