

City of Santa Fe, New Mexico

LEGISLATIVE SUMMARY

Resolution No. 2015-____
Airport Design Standards

SPONSOR(S): Councilor Lindell

SUMMARY: The proposed resolution establishes design standards for the Santa Fe municipal airport terminal building when alterations or new construction is proposed. Changes will be approved by the Historic Preservation Division and the Chair of the Historic Districts Review Board.

PREPARED BY: Jesse Guillen, Legislative Liaison

FISCAL IMPACT: No

DATE: October 27, 2015

ATTACHMENTS: Resolution
FIR

1 CITY OF SANTA FE, NEW MEXICO

2 RESOLUTION NO. 2015-__

3 INTRODUCED BY:

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5 Councilor Signe I. Lindell

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10 A RESOLUTION

11 ESTABLISHING DESIGN STANDARDS FOR ALTERATIONS AND NEW
12 CONSTRUCTION AT THE SANTA FE AIRPORT TERMINAL BUILDING; AND
13 PROVIDING FOR HISTORIC PRESERVATION DIVISION DESIGN REVIEW IN
14 CONSULTATION WITH THE CHAIR OF THE HISTORIC DISTRICTS REVIEW
15 BOARD.

16
17 WHEREAS, the Santa Fe Airport Terminal Building is located outside the boundaries of
18 the city's historic districts; and

19 WHEREAS, the Governing Body recognizes that the Terminal Building is visually and
20 historically important; and

21 WHEREAS, the Terminal Building incorporates the distinctive characteristics of the
22 Spanish-Pueblo Revival style; and

23 WHEREAS, the Terminal Building is an important gateway into Santa Fe that
24 introduces visitors to our unique architecture.

1 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
2 **CITY OF SANTA FE** that any alteration or new construction of the interior or exterior of the
3 Terminal Building be reviewed and approved by the Historic Preservation Division in
4 consultation with the Chair of the Historic Districts Review Board.

5 **BE IT FURTHER RESOLVED** that the following standards shall be used when
6 alteration or new construction of the Terminal Building is proposed:

7 1. Any alteration or new construction at the existing Terminal Building shall
8 preserve as much as reasonably possible its historic integrity, including its original exterior
9 architecture and the historic elements of the interior such as wooden beams, corbels, and light
10 fixtures. Interior alteration or new construction shall harmonize with existing.

11 2. The following standards shall be complied with whenever exterior features of the
12 Terminal Building are erected or altered:

13 A. No less than eighty percent (80%) of the surface area of any publicly
14 visible façade of the Terminal Building shall be adobe finish, or stucco simulating adobe
15 finish. The balance of the publicly visible façade shall be of natural stone, wood, brick,
16 tile, terra cotta, or other material, subject to approval by the Historic Preservation
17 Division in consultation with the Chair of the Historic Districts Review Board.

18 B. The color of the stucco shall predominantly be brown, tan, or local earth
19 tones. This does not include chocolate brown colors or white, except dull or matt off-
20 white (yeso). Surfaces of stone shall be in the natural color. Entries and portals may be
21 emphasized by the use of white or other colors or materials.

22 C. The use of solar and other energy collecting and conserving strategies is
23 encouraged, provided that they do not detract from the overall appearance of the
24 Terminal Building.

1 D. To the extent technically feasible, the visual impact of roof-mounted
2 mechanical, electrical and telephone equipment and other obtrusive structures shall be
3 minimized. Equipment shall be of a low profile to minimize screening.

4 E. No cantilever or long apparently unsupported openings shall be allowed
5 except over the projecting vigas, beams, or corbels or as part of the roof. The use of
6 arches is discouraged except in freestanding walls.

7 F. In order to emulate traditional Santa Fe architecture and construction
8 traditions, it is intended that renovations or expansions to the Terminal Building be
9 designed to appear essentially as structures with massive walls which are defined as
10 being built or appearing to be built of adobe construction, wall thickness appearing
11 massive in relation to wall height, and where applicable, the depths of windows, doors
12 and entry opening showing the massiveness of the structure. Solid wall space shall be
13 greater in any façade than window or door space combined. Exceptions are allowed for
14 south facing walls for solar equipment. The mass elements that make up the building
15 composition shall appear as single blocks. Alterations or new construction at the
16 Terminal Building shall be designed to appear more as an aggregation of smaller
17 "building blocks" rather than a single large box or block.

18 G. Walls and fences shall be built of brick, adobe, rock, masonry, wood,
19 wrought iron, or similar materials. Walls of unstuccoed concrete block or unstuccoed
20 concrete, chain link, metal wire, or similar materials are discouraged, except where the
21 wall or fence is required by security or similar considerations.

22 PASSED, APPROVED AND ADOPTED this _____ day of _____, 2015.

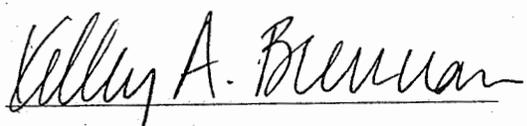
23 _____
24 _____
25 JAVIER M. GONZALES, MAYOR

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ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:



KELLEY A. BRENNAN, CITY ATTORNEY

City of Santa Fe Fiscal Impact Report (FIR)

This Fiscal Impact Report (FIR) shall be completed for each proposed bill or resolution as to its direct impact upon the City's operating budget and is intended for use by any of the standing committees of and the Governing Body of the City of Santa Fe. Bills or resolutions with no fiscal impact still require a completed FIR. Bills or resolutions with a fiscal impact must be reviewed by the Finance Committee. Bills or resolutions without a fiscal impact generally do not require review by the Finance Committee unless the subject of the bill or resolution is financial in nature.

Section A. General Information

(Check) Bill: _____ Resolution: X
(A single FIR may be used for related bills and/or resolutions)

Short Title(s): **A RESOLUTION ESTABLISHING DESIGN STANDARDS FOR ALTERATIONS AND NEW CONSTRUCTION AT THE SANTA FE AIRPORT TERMINAL BUILDING; AND PROVIDING FOR HISTORIC PRESERVATION DIVISION DESIGN REVIEW IN CONSULTATION WITH THE CHAIR OF THE HISTORIC DISTRICTS REVIEW BOARD.**

Sponsor(s): Councilor Lindell

Reviewing Department(s): Historic Preservation Division

Persons Completing FIR: David Rasch Date: 10/26/15 Phone: 955-6577

Reviewed by City Attorney: *Kelley A. Brennan* Date: 10/27/15
(Signature)

Reviewed by Finance Director: *[Signature]* Date: 10-29-2015
(Signature)

Section B. Summary

Briefly explain the purpose and major provisions of the bill/resolution:

The Resolution provides standards for sensitive development of the historic terminal building.

Section C. Fiscal Impact

Note: Financial information on this FIR does not directly translate into a City of Santa Fe budget increase. For a budget increase, the following are required:

- a. The item must be on the agenda at the Finance Committee and City Council as a "Request for Approval of a City of Santa Fe Budget Increase" with a definitive funding source (could be same item and same time as bill/resolution)
- b. Detailed budget information must be attached as to fund, business units, and line item, amounts, and explanations (similar to annual requests for budget)
- c. Detailed personnel forms must be attached as to range, salary, and benefit allocation and signed by Human Resource Department for each new position(s) requested (prorated for period to be employed by fiscal year)*

1. Projected Expenditures:

- a. Indicate Fiscal Year(s) affected – usually current fiscal year and following fiscal year (i.e., FY 03/04 and FY 04/05)
- b. Indicate: "A" if current budget and level of staffing will absorb the costs
"N" if new, additional, or increased budget or staffing will be required
- c. Indicate: "R" – if recurring annual costs
"NR" if one-time, non-recurring costs, such as start-up, contract or equipment costs
- d. Attach additional projection schedules if two years does not adequately project revenue and cost patterns
- e. Costs may be netted or shown as an offset if some cost savings are projected (explain in Section 3 Narrative)

Finance Director: *[Signature]*

X Check here if no fiscal impact

Column #:	1	2	3	4	5	6	7	8
	Expenditure Classification	FY _____	"A" Costs Absorbed or "N" New Budget Required	"R" Costs Recurring or "NR" Non-recurring	FY _____	"A" Costs Absorbed or "N" New Budget Required	"R" Costs – Recurring or "NR" Non-recurring	Fund Affected

Personnel*	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____
Fringe**	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____
Capital Outlay	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____
Land/ Building	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____
Professional Services	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____
All Other Operating Costs	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____
Total:	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____

* Any indication that additional staffing would be required must be reviewed and approved in advance by the City Manager by attached memo before release of FIR to committees. **For fringe benefits contact the Finance Dept.

2. Revenue Sources:

- a. To indicate new revenues and/or
- b. Required for costs for which new expenditure budget is proposed above in item 1.

Column #:	1	2	3	4	5	6
	Type of Revenue	FY _____	"R" Costs Recurring or "NR" Non-recurring	FY _____	"R" Costs – Recurring or "NR" Non-recurring	Fund Affected

_____	\$ _____	_____	\$ _____	_____	_____	_____
_____	\$ _____	_____	\$ _____	_____	_____	_____
_____	\$ _____	_____	\$ _____	_____	_____	_____
Total:	\$ _____	_____	\$ _____	_____	_____	_____

3. Expenditure/Revenue Narrative:

Explain revenue source(s). Include revenue calculations, grant(s) available, anticipated date of receipt of revenues/grants, etc. Explain expenditures, grant match(s), justify personnel increase(s), detail capital and operating uses, etc. (Attach supplemental page, if necessary.)

It is possible these design standards will increase the cost of future construction on the airport terminal building, but at this time the fiscal impact is unquantifiable.

Section D. General Narrative

1. Conflicts: Does this proposed bill/resolution duplicate/conflict with/companion to/relate to any City code, approved ordinance or resolution, other adopted policies or proposed legislation? Include details of city adopted laws/ordinance/resolutions and dates. Summarize the relationships, conflicts or overlaps.

None identified.

2. Consequences of Not Enacting This Bill/Resolution:

Are there consequences of not enacting this bill/resolution? If so, describe.

The airport terminal building will not have certain protections in place when new construction or alterations take place.

3. Technical Issues:

Are there incorrect citations of law, drafting errors or other problems? Are there any amendments that should be considered? Are there any other alternatives which should be considered? If so, describe.

None.

4. Community Impact:

Briefly describe the major positive or negative effects the Bill/Resolution might have on the community including, but not limited to, businesses, neighborhoods, families, children and youth, social service providers and other institutions such as schools, churches, etc.

The Resolution will assure that any alterations and new construction at this important gateway to the City will reflect Santa Fe's unique historic architectural style. The design standards may further restrict development than if there were no design standards.
