



Agenda

CITY CLERK'S OFFICE

DATE 2/22/17 TIME 2:25 PM

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AMENDED

PLANNING COMMISSION

Thursday, March 2, 2017 - 6:00pm

City Council Chambers

City Hall 1st Floor - 200 Lincoln Avenue

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF AGENDA
- D. *ELECTION OF LONG RANGE PLANNING SUBCOMMITTEE (THREE MEMBERS)*
- E. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: February 2, 2017

FINDINGS/CONCLUSIONS:

Case #2016-159. 454 St. Michaels Drive Development Plan Amendment and Variance.

- F. OLD BUSINESS
- G. NEW BUSINESS

1. Case #2016-140. **5154 Beckner Road Preliminary Subdivision Plat.** James W. Seibert and Associates, agent for Las Soleras Oeste, LTD. Co, requests approval of a six-lot preliminary subdivision plat of Tract 28-F of the Las Soleras Master Subdivision. The property is an 18.865-acre parcel zoned C-2 (General Commercial), and is located at 5154 Beckner Road. (Noah Berke, Case Manager)
2. Case #2016-124. **Alma Dura Final Subdivision Plat.** JenkinsGavin Inc. agent for Vallecita, LLC, requests final subdivision plat approval for 9 lots on +/- 10.73 acres. The property is located south of the intersection of Valley Drive and Vallecita Drive and is zoned R-1 (Residential, one dwelling unit per acre). (Dan Esquibel, Case Manager)
3. Case #2017-07. **1611 Alcaldesa St. Railyard Master Plan Amendment.** Santa Fe Railyard Company and WoodMetal Concrete Art & Architects, agents for WSB Management LLC, request an amendment to the Railyard Master Plan to increase the allowable massing to change from two separate single-story buildings to one three-story building within the height limits of the Railyard Master Plan Design requirements. The property is located on Lease Parcel P within the Santa Fe Railyard and zoned BCDRED (Business Capitol District – Redevelopment District). (Dan Esquibel, Case Manger)
4. Case #2017-08. **1611 Alcaldesa St. Railyard Development Plan.** WoodMetal Concrete Art & Architects, agents for WSB Management LLC, request a Development Plan approval to construct an 11,000 square-foot three-story building. The property is located on Lease Parcel P within the Santa Fe Railyard and zoned BCDRED (Business Capitol District – Redevelopment District). (Dan Esquibel, Case Manger)

5. **Case #2017-01. Estancias de Las Soleras, Unit 2-A.** James Siebert, agent for the Pulte Group of New Mexico requests approval of preliminary subdivision plat for 81 residential lots on ±19.87 acres. The property is located north of Beckner Road and east of the realigned Rail Runner Road and is zoned R-12 (Residential, 12 dwelling units per acre). The proposal includes a modification to the Beckner Road improvements to allow two additional lanes adjacent to the median, from Walking Rain to the eastern boundary of Unit 2. (Donna Wynant, Case Manager)
7. **Case #2017-02. SafeLock Storage, 6350 Airport Road General Plan Amendment.** JenkinsGavin Inc., agent for SafeLock Storage, LLC, requests approval of a General Plan future land use map amendment to change the designation from Office to Community Commercial for a 2.186-acre parcel located at 6350 Airport Road. (Donna Wynant, Case Manager)
8. **Case #2017-03. SafeLock Storage, 6350 Airport Road Rezoning.** JenkinsGavin Inc., agent for SafeLock Storage, LLC, requests approval of rezoning from C-1 (Office and Related Commercial) to C-2-PUD (General Commercial, Planned Unit Development Overlay District) for a 2.186-acre parcel located at 6350 Airport Road. The request includes approval of a Development Plan to allow a 350-unit climate controlled indoor storage facility. The property is located in the Airport Road Overlay District. (Donna Wynant, Case Manager)
9. **Case #2017-04. SafeLock Storage, 6350 Airport Road Special Use Permit and Development Plan.** JenkinsGavin Inc., agent for SafeLock Storage, LLC, requests approval of a special use permit to allow a 350-unit climate controlled indoor storage facility located at 6350 Airport Road. A special use permit is required for an indoor storage facility in the C-2 (General Commercial) district *and a development plan* is required for developments over 10,000 square feet within 200 feet of residentially-zoned property. The property is currently zoned C-1 (Office and Related Commercial) and rezoning to C-2 is pending. The property is located in the Airport Road Overlay District. (Donna Wynant, Case Manager)

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

NOTES:

- 1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
- 2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
- 3) The agenda is subject to change at the discretion of the Planning Commission.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**



Agenda

DATE 2/13/17 TIME 11:35 AM

SERVED BY Geraldine Quirk

RECEIVED BY Debra Rye

PLANNING COMMISSION
Thursday, March 2, 2017 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS**

MINUTES: February 2, 2017

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Case #2016-159. 454 St. Michaels Drive Development Plan Amendment and Variance.

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- F. NEW BUSINESS**

1. **Case #2016-140. 5154 Beckner Road Preliminary Subdivision Plat.** James W. Seibert and Associates, agent for Las Soleras Oeste, LTD. Co, requests approval of a six-lot preliminary subdivision plat of Tract 28-F of the Las Soleras Master Subdivision. The property is an 18.865-acre parcel zoned C-2 (General Commercial), and is located at 5154 Beckner Road. (Noah Berke, Case Manager)
2. **Case #2016-124. Alma Dura Final Subdivision Plat.** JenkinsGavin Inc. agent for Vallecita, LLC, requests final subdivision plat approval for 9 lots on +/- 10.73 acres. The property is located south of the intersection of Valley Drive and Vallecita Drive and is zoned R-1 (Residential, one dwelling unit per acre). (Dan Esquibel, Case Manager)
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7. **Case #2017-02. SafeLock Storage, 6350 Airport Road.** JenkinsGavin Inc., agent for SafeLock Storage, LLC, requests approval of a General Plan future land use map amendment to change the designation from Office to Community Commercial for a 2.186-acre parcel located at 6350 Airport Road. (Donna Wynant, Case Manager)
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H. MATTERS FROM THE COMMISSION

I. ADJOURNMENT

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SUMMARY INDEX
PLANNING COMMISSION

March 2, 2017

ITEM	ACTION TAKEN	PAGE(S)
A. Roll Call	Quorum Present	1
B. Pledge of Allegiance	Recited	1
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes & Findings and Conclusions Minutes: February 2, 2017	Approved as amended	2
Findings of Fact & Conclusions of Law	Approved as presented	2
E. Old Business	None	3
F. New Business		
1. Case #2016-140. 5154 Beckner Road Preliminary Subdivision Plat.	Approved with conditions	3-5
2. <u>Case #2016-124.</u> Alma Dura Final Subdivision Plat	Approved with conditions	5-7
3. Case #2017-07. 1611 Alcalaesa St. Railyard Master Plan Amendment	Approved with conditions	16-20
4. Case #2017-08. 1611 Alcalaesa St. Railyard Development Plan	Approved with conditions	16-21
5. Case #2017-01. Estancias de Las Soleras, Unit 2-A.	Approved with conditions	7-10
6. Case #2017-02. SafeLock Storage, 6350 Airport Road <i>General Plan Amendment</i>	Approved with conditions	10-14
7. Case #2017-03. SafeLock Storage, 6350 Airport Road <i>Rezoning</i>	Approved with conditions	10-15
8. Case #2017-04. SafeLock Storage, 6350 Airport Road <i>Special Use Permit and Development Plan</i>	Approved with conditions	10-16
G. Staff Communications	Discussion	21
H. Matters from the Commission	Discussion	21-22
I. Adjournment	Adjourned at 9:25 p.m.	22-23

PLANNING COMMISSION
Thursday, March 2, 2017 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A regular meeting of the City of Santa Fé Planning Commission was called to order by Chair Vince Kadlubek on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present

Commissioner Vince Kadlubek, Chair
Commissioner Piper Kapin, Vice-Chair
Commissioner John B. Hiatt, Secretary
Commissioner Roman Abeyta
Commissioner Justin Greene
Commissioner Brian Patrick Gutierrez
Commissioner Stephen Hochberg
Commissioner Mark Hogan
Commissioner Sarah Cottrell Propst

Members Absent

None

Others Present:

Ms. Lisa Martinez, Land Use Department Director
Mr. Greg Smith, Current Planning Division Director and Staff Liaison
Mr. Zach Shandler, Assistant City Attorney
Mr. Dan Esquibel, Planner Senior
Mr. Noah Berke, Planner Senior
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Planning and Land Use Department.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

Commissioner Kapin asked to hear Case 4, Case #2017-08. 1611 Alcaidesa St. Railyard Development Plan Alcaidesa at the end of the agenda because she needed to recuse herself from that case.

MOTION: Commissioner Kapin moved to approve the agenda as amended with Case #4 heard last. Commissioner Greene seconded the motion and it passed by unanimous voice vote.

D. ELECTION OF LONG-RANGE PLANNING SUBCOMMITTEE (THREE MEMBERS)

Chair Kadlubek thought Commissioner Hochberg, Commissioner Greene and Chair Kadlubek had agreed to be members.

MOTION: Commissioner Hiatt moved to approve the election of those three Commissioners to the Lon-Range Planning Subcommittee. Commissioner Kapin seconded the motion and it passed by unanimous voice vote.

E. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES: February 2, 2017

Commissioner Greene and Commissioner Hiatt provided typo corrections to the Stenographer.

MOTION: Commissioner Hiatt moved to approve the minutes of February 2, 2017 as amended with minor grammatical corrections that were submitted to the Stenographer. Commissioner Hochberg seconded the motion and it passed by unanimous voice vote.

2. FINDINGS/CONCLUSIONS:

- **Case #2016-159, 454 St. Michaels Drive Development Plan Amendment and Variance.**

The Findings of Fact and Conclusions of Law for Case #2016-159 are available in the packet at the Land Use website.

MOTION: Commissioner Hiatt moved to approve the Findings of Fact and Conclusions of Law for Case #2016-159, 454 St. Michaels Drive Development Plan Amendment and Variance as presented. Commissioner Hogan seconded the motion and it passed by voice vote with all voting in favor except Commissioner Hochberg who recused himself.

F. OLD BUSINESS

There was no old business to consider.

G. NEW BUSINESS

- 1. Case #2016-140, 5154 Beckner Road Preliminary Subdivision Plat.** James W. Siebert and Associates, agent for Las Soleras Oeste, LTD. Co, requests approval of a six-lot preliminary subdivision plat of Tract 28-F of the Las Soleras Master Subdivision. The property is an 18.865-acre parcel zoned C-2 (General Commercial), and is located at 5154 Beckner Road. (Noah Berke, Case Manager)

Mr. Berke presented the staff report for Case #2016-140. The Staff Report is available on the City website. Mr. Berke reported that no members of the public were present at the ENN meeting. All criteria were met and Staff recommended approval with the condition that the Final Subdivision Plat must be submitted before any construction permits are undertaken.

Condition #5 is not to be included in this approval because it is not applicable to this tract. Also, the technical corrections as shown on Exhibit A also subject along with the rest of the Staff conditions.

Applicant's Presentation

Mr. James Siebert, 915 Mercer, was sworn. He shared a display of the subdivision site map and pointed out various existing elements, including the PNM substation, stormwater system, and roads. The only thing added is a cul-de-sac. The right-of-way was based on the agreement with Presbyterian Hospital. It is completed and a letter was in the submittal affirming it.

There is one large tract and a smaller one and it might need some adjustment to the plat and they wanted to avoid going through a 6-9 month process. They agreed with all staff recommendations and technical corrections as stated by Staff.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Questions to the Applicant

Commissioner Propst pointed out in Exhibit B that the memo from Traffic was not addressed. It had to do with no access from Beckner Road to certain lots.

Mr. Berke said it was a Staff oversight and he would add that as a condition of approval.

Mr. Siebert said the restriction prohibits access from Beckner Road whatsoever and the reason is that it could not meet the highway access requirement so that has to take place internally from the 30' easement to the future roundabout to the new development. It facilitates the flow of traffic on Beckner. Mr. Siebert agreed with the condition.

Chair Kadlubek said it should be added as shown in Exhibit D.

Commissioner Greene asked what signage restrictions there are facing the highway corridor and that would pre-empt a large sign along the highway.

Mr. Berke said the visual analysis is included as a condition. So, the signage ordinance will apply to this property. The Factory Outlets signs were approved because it was in the County when approved. The signage is regulated but no more than what is in Chapter 14.

Commissioner Greene asked if the Commission could prohibit signs on a building.

Chair Kadlubek clarified that would be determined in the Final Subdivision Plat.

Mr. Berke added that there were variances requested by Presbyterian because it is a medical campus but no variances are proposed for this land.

Chair Kadlubek asked what a "visual analysis" is and if condition #4 covered Commissioner Greene's concerns.

Mr. Berke said Staff will ask, in future applications, to show proposed signage and the Commission can take that into account.

Commissioner Greene suggested the Commission could require all signage to be six feet or lower, pointing out that the highway is a protected corridor.

Chair Kadlubek said he could make a motion at the end of discussion.

Mr. Smith added that the Applicant must come to the Planning Commission if they propose any sign larger than 80 sq. ft.

Mr. Shandler said he hoped the Planning Commission would focus on what is in Chapter 14 and advised against any specific language for what is in Planning Commission's jurisdiction.

Commissioner Hochberg suggested including signage in condition #4 so it could be analyzed separately and the Commission could consider that when it is clear.

Commissioner Greene and Mr. Shandler agreed.

Action of the Commission

MOTION: Commissioner Hiatt moved to approve Case #2016-140 - 5154 Beckner Road Preliminary Subdivision Plat, subject to the conditions of approval and technical corrections in Exhibit A, minus condition 5 and subject to the amendment of Commissioner Hochberg adding, "including signage" and Commissioner Greene's amendment in condition 4. Commissioner Greene seconded the motion and it passed by unanimous roll call vote with Commissioners Hogan, Greene, Kapin, Gutierrez, Propst, Abeyta, Hiatt and Hochberg voting in favor and none voting against.

2. **Case #2016-124. Alma Dura Final Subdivision Plat.** JenkinsGavin Inc. agent for Vallecita, LLC, requests final subdivision plat approval for 9 lots on \pm 10.73 acres. The property is located south of the intersection of Valley Drive and Vallecita Drive and is zoned R-1 (Residential, one dwelling unit per acre). (Dan Esquibel, Case Manager)

Commissioner Greene recused himself from this case and left the room.

Mr. Esquibel presented the staff report. It was reviewed on September 8, 2016 and an appeal was dismissed by the Governing Body on January 25. The applicant complied with preliminary requirements and Staff recommended approval, subject to conditions and technical corrections in Exhibits A and B. One condition the Planning Commission imposed was a Traffic Impact Analysis (TIA) and the Applicant addressed that except for those subject at time of construction.

Mr. John Romero reported on the TIA. The Applicant performed the TIA and access at Bishops Lodge Road at Valley Drive.

Mr. Romero noticed one crash, attributed to excessive speed. This type of crash is not influenced by volume. The proposed subdivision will not have an impact on the surrounding road network.

Commissioner Kapin asked him to point out in the table what numbers keep this within the allowable volume.

Mr. Romero clarified that it is not a number and briefly explained it in the table and all intersections are operating at A or B level of service and would continue at that level after the development is completed.

Commissioner Hochberg noted this TIA was done in October 5, 2016 and asked why it isn't in the packet.

Mr. Esquibel said a lot of technical review are not always in the packet because they are so technical and it can increase the packet load tremendously. The Planning Commission has never had those and he asks applicants to bring them if needed.

Commissioner Hochberg appreciated having a smaller volume of paper but this was discussed in a prior meeting and this was the key element of concern and in other cases like that. Even though the Commissioners are lay people, we are still required to adjudicate and it should be here for us to consider.

He agreed this shows no harm. But, in the future, key elements of concern should have the information included, especially since the applicant did it five months ago.

Mr. Esquibel apologized and promised to include it in the future.

Commissioner Hogan added that when it is in the packet, it is available to the public.

Mr. Shandler said he wouldn't argue with it but Mr. Romero's memo was available to the public.

Chair Kadlubek asked if the TIA was done because the Commission requested it.

Mr. Romero agreed. For a subdivision this small, it wouldn't normally be done but it was done at the Commission's request.

Chair Kadlubek asked if that adds to the cost.

Mr. Smith said the applicant could respond after being sworn.

Applicant's Presentation

Ms. Jennifer Jenkins and Colleen Gavin, 130 Grant Avenue, Suite 101, were sworn.

Ms. Jenkins said the preliminary plan was approved and they had done a cursory traffic evaluation and Commission asked for a full TIA and they did that. It costs \$5,000 to do a study like that.

She didn't have a lot to add and agreed with all recommendations of approval. All levels of service are currently A or B and after this project, the traffic volumes will continue at those levels.

Public Comment.

Ms. Judith Johnson, 132 Valley Drive, was sworn. She said her only concern, and she brought it for the ENN, was for those on Valley Drive, facing the subdivision across the arroyo with just the road going through the subdivision, that the lights of cars after dark would hit the houses across the arroyo. She didn't know how that is laid out and asked for some kind of barrier to shield those lights sine their windows all face that way. She was not so sure bushes would do it.

Mr. Richard Rosenthal, 851 Magee Lane, was sworn. His only question was that at some point, if each lot had the ability to have one or more casitas. If it is still part of the plan, how many could go in and what anticipated usages would there be.

There were no other speakers from the public regarding this case and the public hearing was closed.

Mr. Esquibel responded that Chapter 14 does allow a casita on each lot unless the developer decides to disallow it.

Chair Kadlubek asked if a TIA takes headlights into account.

Mr. Romero said it is not part of the actual analysis but that could be considered in design review. That is very hard to mitigate.

Commissioner Hiatt asked Ms. Jenkins about including casitas.

Ms. Jenkins said there are no plans for them right now. Each home would be a custom home. There might be some. Some of the lots would not allow for a second structure. The developer is not doing speculative building.

Commissioner Hiatt asked if she had any opinion about the headlights.

Ms. Jenkins showed the site map and the arroyo. As vehicles come in, they are not pointing across the arroyo. The arroyo is a natural buffer with lots of good vegetation. The lost pinon trees will be replanted.

Commissioner Kapin thought maybe they could be congregated at the area where it could be a problem beside the arroyo. Ms. Jenkins agreed.

Commissioner Hochberg pointed out that the cost of a TIA is not insignificant but was done in response to the public's concern and incumbent of the Commission to allay that concern as much as possible. If the applicant had objected because of cost, the Commission should have considered that.

Action of the Commission

MOTION: Commissioner Hogan moved approval of Case #2016-124, Alma Dura Final Subdivision Plat, including recommendations of Staff and technical corrections in Exhibits A and B. Commissioner Hiatt seconded the motion and it passed by unanimous roll call vote with Commissioners Hogan, Kapin, Propst, Gutierrez, Abeyta, Hiatt and Hochberg voting in favor and none voting against and Commissioner Greene not voting, having recused himself.

After the vote was taken, Commissioner Greene returned to the bench.

- 5. Case #2017-01. Estancias de Las Soleras, Unit 2-A.** James Siebert, agent for the Pulte Group of New Mexico requests approval of preliminary subdivision plat for 81 residential lots on ±19.87 acres. The property is located north of Beckner Road and east of the realigned Rail Runner Road and is zoned R-12 (Residential, 12 dwelling units per acre). The proposal includes a modification to the Beckner Road improvements to allow two additional lanes adjacent to the median, from Walking Rain to the eastern boundary of Unit 2. (Donna Wynant, Case Manager)

Ms. Wynant presented the Staff report for Case #2017-01, Estancias de Las Soleras, Unit 2-A. A copy of the Staff Report is available at the City's web site. This has 81 residential lots and will be marketed as

traditional housing (not age-restricted). It includes modifications to Beckner Road to provide two additional lanes.

She reported that the preliminary plan meets the criteria. At the ENN meeting, no opposition was expressed. If granted, the plan would expire in three years. The notes of technical corrections, she would defer to the Traffic Engineer and the Applicant.

Applicant's Presentation

Mr. Jim Siebert (previously sworn) used a display board to explain the subdivision, which follows up on the engineer's conceptual plan with a realigned power line, a play field and detention pond. He showed the areas of the open space plan and pointed out the trails.

There are two changes to traffic pattern to see what the roundabout would look like and the engineer showed what slopes would be required. There was a question if there is sufficient space for the roundabout and there is. When they return with the final plan, the area will be dedicated. The other change is from Walking Rain. They were given the right to do a rural road for Walking Rain and that would just continue the current section and then change to a rural road.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Commission Discussion

Commissioner Kapin said at the ENN, there were concerns about power poles and their location.

Mr. Siebert said Peter Stein is the construction manager and he went out and took care of that.

Commissioner Kapin said there was evidently a power pole in a person's yard.

Mr. Siebert explained that a line cut across to Beckner Road and came up "here" and transitioned. And it went to a different pole. The poles are big. This one has to take the load in a different direction so much bigger. Additional planning will help resolve that.

Commissioner Hochberg asked if there is a pole in someone's lot now.

Mr. Siebert said they were taken out and a new pole placed not on her property. It is on Pulte property, not her property

Commissioner Greene commented that this is an opportunity for 12 units per acre and the City is giving that up for 4 units per acre. Since the City is in a housing crunch, this is an opportunity to have a higher

density - perhaps 6 to 7 units per acre as an ecological model for Pulte.

Chair Kadlubek said he liked this layout a lot. He thought it was alright for density. The multi-family model should be located where it is close to centers, bus routes, etc. However, Commissioner Greene's comment is well taken. He was glad this development is happening at all.

Mr. Siebert said the demand for these is twice what Pulte expected.

Commissioner Kapin asked how many of the lots have been sold.

Mr. Kevin Patton, Pulte Homes, 7601 Jefferson Street, Albuquerque, was sworn, and said sales are strong. Full build out is 300 lots at this size. The first phase was 150 age-targeted as C and 1-A and about 58 are booked.

Commissioner Greene asked about cost of the homes.

Mr. Patton said the average price is around \$285,000.

Chair Kadlubek asked about the parks - how the large park in Los Soleras and Monte del Sol are going.

Mr. Patton said they have pulled a permit for the regional park and should have it dedicated in November.

Chair Kadlubek asked if the Monte del Sol school accepted the dedication.

Mr. Patton said they will dedicate the track and practice soccer field and a detention pond.

Mr. Siebert added that the agreement with Monte del Sol is a 30-page agreement and Pulte is in compliance with that agreement.

Action of the Commission

MOTION: Commissioner Hiatt moved for approval of Case #2017-01. Estancias de Las Soleras, Unit 2-A. subject to the section 14-3.7(c), including the criterion 1 which indicates we have given due regard to legislation, water sites and historic structures and criterion 2 that this plat does not increase the danger to health, safety, and welfare, aggregated erosion or flood control, 3, that all plats comply with standards of Chapter 14, 4, that the plat does not create economic inequality or increase the degree of an existing nonconformity with revisions of Chapter 14 or the City Code. Commissioner Hochberg seconded the motion and it passed by unanimous roll call vote with Commissioners Hogan, Greene, Kapin, Hiatt, Propst, Abeyta, Gutierrez and Hochberg voting in favor and none voting against.

The next three cases were considered together.

6. **Case #2017-02. SafeLock Storage, 6350 Airport Road General Plan Amendment.** JenkinsGavin Inc., agent for SafeLock Storage, LLC, requests approval of a General Plan future land use map amendment to change the designation from Office to Community Commercial for a 2.186-acre parcel located at 6350 Airport Road. (Donna Wynant, Case Manager)
7. **Case #2017-03. SafeLock Storage, 6350 Airport Road Rezoning.** JenkinsGavin Inc., agent for SafeLock Storage, LLC, requests approval of rezoning from C-1 (Office and Related Commercial) to C-2-PUD (General Commercial, Planned Unit Development Overlay District) for a 2.186-acre parcel located at 6350 Airport Road. The request includes approval of a Development Plan to allow a 350-unit climate controlled indoor storage facility. The property is located in the Airport Road Overlay District. (Donna Wynant, Case Manager)
8. **Case #2017-04. SafeLock Storage, 6350 Airport Road Special Use Permit and Development Plan.** JenkinsGavin Inc., agent for SafeLock Storage, LLC, requests approval of a special use permit to allow a 350-unit climate controlled indoor storage facility located at 6350 Airport Road. A special use permit is required for an indoor storage facility in the C-2 (General Commercial) district and a development plan is required for developments over 10,000 square feet within 200 feet of residentially-zoned property. The property is currently zoned C-1 (Office and Related Commercial) and rezoning to C-2 is pending. The property is located in the Airport Road Overlay District. (Donna Wynant, Case Manager)

Ms. Wynant presented the staff report for Case #2017-04. The Staff Report is available on the City's web site. It is in the Airport Overlay District, now zoned as C-1 and rezoning to 2 PUD is pending to construct a climate-controlled storage facility. Staff did not take a strong position on it. However, the requirements for the plan are compliant. There are incentives in the overlay to encourage certain kinds of uses. Storage is a permitted use in C-2 zones. There were many requirements and it meets them. The benches required are 19 and they asked for alternate compliance that makes sense. There were issues there that could be answered.

She attended the ENN meeting for a different use but there is no opposition to this use.

Applicant's Presentation

Ms. Jennifer Jenkins (previously sworn) said Mike Gomez is the civil and traffic engineer on this project and part of the development team with David Schutz. This is a request for a General Plan Amendment, a rezone, a development plan approval and a special use permit.

She provided a description of the site and surrounding developments. It is a little over two acres, zoned C-1; the business incubator to the west is C-2 and there is mixed use zoning to the east, residential to the south and a shopping center to the north. The General Plan (GP) land use is office. It is a great site on

Airport Road with a perfect signalized intersection. So, she explained why it is still empty. The airport overlay doesn't permit curb cuts, so access must be from side or rear. The access is problematic and not many uses could be accommodated on that site. It is too close to permit full access on Paseo. They would love to have a grocery or medical office but couldn't make the traffic work for it. Nothing produced less traffic than a storage unit. There is high demand for interior climate-controlled storage and that would be allowed with a rezone to C-2 PUD.

She showed the site plan with access off Geo Lane and a small parking area and a 2-story building that reads as two buildings. It will likely be built in two phases. It has a 25' setback from Airport Road and 25' setback from the south with a 15' landscape buffer and 15' from Paseo. Providing benches based on the frontage - it would require 19 benches but she proposed four benches and a pedestrian connection to the sidewalk on Airport Road.

The design makes it look a little like an office building but it doesn't generate any traffic. She showed a rendering of it and added they might have a dwelling unit on ground floor to manage the storage site.

The design meets or exceeds every one of the design standards and exceeds minimum open space at 33%.

She briefly explained the TIA of two intersections on Airport Road was done.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Commission Discussion

Mr. Shandler noted that Staff is unclear on the GP conditions and he didn't know how to write the Findings because he didn't know Staff's position or the applicant's position on them.

Mr. Smith said, on behalf of Staff, who, in addition to the applicant, noted various issues for various uses, he would listen carefully to the evaluation of the Commission and assist in making specific findings, retaining the conditions of the Airport Overlay restrictions and consistency with those plans.

Mr. Shandler asked for a few sentences from Ms. Jenkins.

Ms. Jenkins said, "We are in the designated future growth area of the City - urban staging area #1. So, we fit that standard as well as other parts of the GP for infill development. We are surrounded by other developments and roadways.

Regarding the prevailing character, the Airport Corridor is incredibly diverse. It is a mixed-use corridor so in no way is this novel for use and it is consistent with other uses. We are more than two acres so it fits for rezoning. We also meet a need. The market analysis showed a need for this use, especially climate

controlled storage. People are living in smaller spaces and need a place, even temporarily, to store their belongings."

Mr. Shandler thanked her.

Commissioner Hochberg commended Ms. Jenkins for her enthusiasm. The way things now stand, to make it a usable lot, we would have to find some creative use or seek to have curbside access from Airport Road, which is disallowed. So, this is surely less an impediment to the overall plan.

He commented that Ms. Jenkins keeps calling it a storage unit which conveys something ugly but this is a very attractive office looking building. It is all indoors and has no garage doors outside. The Commission just discussed today the need for high density residential and wherever that is, with smaller units, the need for storage units is higher. This is terrific.

Chair Kadlubek asked in the testimony that is largely based on traffic issues that make it undevelopable, what the times for those peaks are.

Ms. Jenkins said 7-9 a.m. and 4-6 p.m. were observed consistently. Sometimes it is congested in midafternoon. This intersection doesn't have the big bell curve - it is fairly busy throughout the day.

Chair Kadlubek thought evening usage as a restaurant might work or as a solid shell studio space for mostly evening work would be possible. But it would be difficult if the traffic is all day long.

Ms. Jenkins clarified regarding access to Paseo del Sol, it maybe could be approved by Mr. Romero and could have a right in and right out but there would be no way to get a left in.

Commissioner Kapin asked if coming out of Geo Lane to Airport Road is right only so a person wanting to go left on Airport must turn right and make a U-turn on Airport Road.

Ms. Jenkins agreed. They are being required to have right turn only all over. So, there is no way that south-bound traffic could use it.

Mr. Romero said it depends on what volume they propose how that affects the turn lanes including at Geo Lane. A McDonalds would bring too much traffic.

Commissioner Kapin asked about left turns and U-turns and Mr. Romero addressed them. He would need to examine the TIA to give opinions on any other uses.

Commissioner Gutierrez asked if storage could be approved with the current zoning and a special use permit.

Mr. Smith said no. As proposed by the applicant, the storage use would be prohibited unless it was rezoned.

Commissioner Gutierrez asked if Geo Lane is a public street.

Mr. Smith affirmed it is.

Mr. Romero believed it was a county road the City received through annexation.

Commissioner Gutierrez surmised that sidewalks are part of the development.

Mr. Romero agreed.

Mr. Smith said Geo Lane is also identified as County Road 61A.

Commissioner Gutierrez thought it might have other uses but with children lining up for Capital High in the morning, he understood this choice.

Commissioner Greene liked having a studio across from the incubator. He noticed in the plan that Paseo del Sol would have no curb or gutter improvements.

Ms. Jenkins agreed. It is because they are not accessing Paseo. The landscaping is there and there is no sidewalk to connect to on the south. It would make more sense if there was a sidewalk to connect to.

Commissioner Greene thought sidewalks were required everywhere and the Airport Corridor Overlay encourages sidewalks. He asked what kind of fences or walls would be installed.

Ms. Jenkins said there would not be any fences or walls.

Ms. Jenkins asked Mike Gomez to address the left turns issue that Commissioner Kapin raised.

Mr. Mike Gomez, 1589 S. St. Francis, was sworn. He said they looked at every possible option and improving the queue there. Left turning at Geo Lane to force people to use the U-turn at Paseo del Sol would force a closure for about fifty residences. Buffalo Grass Road would push all traffic to Paseo del Sol and that lane already backs up all the way and beyond so it is not an option.

Commissioner Kapin clarified that she wasn't suggesting anything on Paseo del Sol.

Mr. Gomez said she was suggesting a U-turn at the traffic signal. They observed zero left turns at Paseo del Sol and Airport Road but over 30 U-turns at Geo Lane. So moving those U-turns over to Paseo del Sol would mean that lane will fill up and block the main line. He ran the numbers and every option and could not come up with a solution.

Commissioner Hogan asked Mr. Gomez regarding the red line on Paseo del Sol, described as the queuing for the right turn onto Airport Road, whether an option they considered was a double lane to increase the queue for those turns.

Mr. Gomez didn't think dual right turn lanes would work at that corner with utilities and a signal that would have to be removed. That would be hugely expensive.

Commissioner Gutierrez asked Mr. Gomez what the difference in cars per day for this storage use compared with office use.

Mr. Gomez said storage would be big on weekends. This one generated one or two cars per day and an office would be hundreds of cars. He wasn't sure of the square footage but the projection was 92 cars in the peak hour.

Commissioner Propst said, after reading the packet, she felt the proposed use didn't make sense but the arguments in the presentation made sense to her and she was persuaded by them.

Action of the Commission

MOTION: Commissioner Propst moved to recommend to the Governing Body approval of Case #2017-02. SafeLock Storage, 6350 Airport Road *General Plan Amendment* with the criteria as described by Ms. Jenkins. Commissioner Hochberg seconded the motion.

Chair Kadlubek said we have one Commissioner from District 3. He asked Commissioner Abeyta about it.

Commissioner Abeyta had no questions because the presentation made a lot of sense. It has been vacant for a long time and now, he understood why, with the restrictions on access. It is a pain to have to make a U-turn on Airport Road. But he would rather see something there than nothing at all.

Commissioner Gutierrez said he felt much like Commissioner Propst after reading it. But after the presentation it also made sense to him.

Commissioner Greene asked for a friendly amendment to include sidewalks on the Paseo del Sol side to connect with future sidewalks to the nearby school.

Commissioner Propst asked to defer that to a later motion.

Mr. Smith agreed there would be an opportunity for conditions then.

Commissioner Hogan commented that it is hard to see a site like this holding such opportunity for other uses in desperate need. But storage is also a need and serves people in compact quarters better. He appreciated the offset back to 25' and encouraged that as it is done, that space will be an effective buffer to look at the landscape materials and other improvements supplemented by softer scaped areas for pedestrians. He would vote in favor.

Commissioner Kapin didn't think this plan complies with the Overlay restrictions. She understood that a lot of energy is put into this but she would vote no.

Commissioner Abeyta thought they should have seen different uses considered but the overlay was the fault so he would vote in favor.

Commissioner Hochberg thought it was a very attractive design and would look much better than a vacant lot. He would vote yes.

The motion passed by majority (7-1) roll call vote, with Commissioners Hogan, Greene, Propst, Abeyta, Gutierrez, Hiatt and Hochberg voting in favor, and Commissioner Kapin voting against.

Mr. Shandler asked if Mr. Romero could address the sidewalk issue. The applicant said it was not required but maybe Mr. Romero could clarify.

Mr. Romero said it would be appropriate to add a sidewalk there, even though there is not any connection now since there could be a connection in the future.

Mr. Shandler suggested it could be a condition of the rezone or perhaps on the development plan.

Commissioner Greene said he would request it on the rezoning.

Commissioner Greene moved to add a sidewalk to the west side of the site plan to connect at the corner and to a future sidewalk at the next property to the south. There was no second to his motion.

Ms. Jenkins reluctantly agreed to that.

MOTION: Commissioner Propst moved in Case #2017-03 - SafeLock Storage, 6350 Airport Road Rezoning, to recommend that the Governing Body approve the rezoning with technical corrections proposed by Staff and the sidewalk condition as proposed by Commissioner Greene. Commissioner Hiatt seconded the motion and it passed by majority roll call vote with Commissioners Hogan, Abeyta, Greene, Hiatt, Propst, Gutierrez, and Hochberg voting in favor and Commissioner Kapin voting against.

Commissioner Greene said in regard to Commissioner Hogan's request that the corridor along Airport Road is not fenced he would move that the 15' buffer be designed as open space and kind of urban streetscape park with some additional street trees, maybe expanded sidewalks, maybe a couple of benches off the street. ...

Chair Kadlubek asked if that could be just "no fence?"

Commissioner Greene agreed. It would be unfenced and landscaped.

Commissioner Hochberg pointed out that the landscape in the picture doesn't contemplate fencing.

Ms. Jenkins agreed.

MOTION: Commissioner Hiatt moved in Case #2017-04 - SafeLock Storage, 6350 Airport Road Development Plan to recommend to the Governing Body approval, subject to technical corrections recommended by Staff and that it have no fence. Commissioner Hogan seconded the motion.

Commissioner Kapin said this is the most beautiful of all storage units and she still would vote no.

The motion passed by majority (8-1) roll call vote with Commissioners Hogan, Greene, Propst, Gutierrez, Abeyta, Hiatt and Hochberg voting in favor and Commissioner Kapin dissenting.

Case #2017-04. SafeLock Storage, 6350 Airport Road Special Use Permit

MOTION: Commissioner Hiatt moved to approve Case #2017-04, SafeLock Storage, 6350 Airport Road Special Use Permit with technical corrections. Commissioner Propst seconded the motion and it passed by majority (8-1) roll call vote with Commissioners Hogan, Greene, Propst, Gutierrez, Abeyta, Hiatt and Hochberg voting in favor and Commissioner Kapin voting against.

3. **Case #2017-07. 1611 Alcaldesa St. Railyard Master Plan Amendment.** Santa Fe Railyard Company and WoodMetal Concrete Art & Architects, agents for WSB Management LLC, request an amendment to the Railyard Master Plan to increase the allowable massing to change from two separate single-story buildings to one three-story building within the height limits of the Railyard Master Plan Design requirements. The property is located on Lease Parcel P within the Santa Fe Railyard and zoned BCD-RED (Business Capitol District – Redevelopment District). (Dan Esquibel, Case Manger)
4. **Case #2017-08. 1611 Alcaldesa St. Railyard Development Plan.** WoodMetal Concrete Art & Architects, agents for WSB Management LLC, request a Development Plan approval to construct an 11,000 square-foot three-story building. The property is located on Lease Parcel P within the Santa Fe Railyard and zoned BCD-RED (Business Capitol District – Redevelopment District). (Dan Esquibel, Case Manger)

Commissioner Kapin recused herself from consideration of these two cases and left the meeting.

Mr. Esquibel presented the staff reports for both of these cases together. He explained that both are recommendations to the Governing Body. The Staff Reports for Case #2017-07. 1611 Alcaldesa St. Railyard Master Plan Amendment and Case #2017-08. 1611 Alcaldesa St. Railyard Development Plan are available at the City web site.

Staff recommended approval of the Master Plan Amendment and the Development Plan. The Railyard Master Plan design parameters are left up to the reviewing body in this area of the Railyard (Guadalupe Street edge). The Applicant has gone through the Railyard Corporation review process which has two committee reviews. Exhibits D and E in the packet show the architectural graphics. The infrastructure is already in place. The Applicant has addressed all criteria for the Development Plan and all

criteria for the Master Plan amendment. He would answer questions on BCD zoning and uses and the mixed use in the Guadalupe edge.

This is one of 3 undeveloped parcels. Parking was a concern and he put enough information in to say that parking has been addressed. He showed the site plan and pointed out the parking areas. A letter from their attorney speaks to it. The plan meets occupancy requirements for parking.

Applicant's Presentation

Mr. Richard Czoski was sworn and clarified he represents the nonprofit charged with leasing and property management for the Railyard. The only part not leased is the 10-acre park. He used a power point to show the application details.

He described first, the Master Plan amendment and what the Railyard Corporation considered, including density, parking, views and use and community benefit of this property. They held two ENN meetings - one in December and one in January. Regarding density, the proposal is a three-level building. The Master Plan has flexibility built in and was approved 15 years ago by the City. This project adds 7,000 square feet to the density (over the 4,000 in the Master Plan), or about 1.77% increase. So, materiality is important. They also combined two parcels in the Railyard to make one parcel. Parking came up in the ENN meetings. He showed a chart on reconciliation of parking which provides 94 more parking spaces than the Master Plan required. Based on the BCD code, it could not have shared parking. This particular property requires 18 spaces. The calculation is based on net leasable area. He showed a chart on estimated demand for parking in the north railyard at full development.

The view corridor came up in the ENN meeting as well. The map showed the protected view corridor and the project is 50 feet to the east. The Master Plan shows this property as a mixed-use parcel. The application has retail, office and restaurant uses. In Santa Fe, the average office use has 8 employees. Right now, the smallest retail space is 838 at Market Place.

Mr. Tom Easterson Bond, 23A Arroyo Griego, was sworn and provided copies of the presentation just given and reviewed some of the architectural components. A copy of the hand out provided is attached to these minutes as Exhibit 1. It showed several views and he described the details of the structure including setbacks, walkways, and easements. The elevator was located at the back toward the loading dock on the Gross Kelly side. On top is a roof deck and part of the restaurant. He said it is not a complete third story but only half. The building is within the height limitations and is at a level below Gross Kelly.

Public Hearing

There were no speakers from the public regarding this case and the public hearing was closed.

Commission Discussion and Questions

Commissioner Hochberg thought the parking was addressed by the parking facility which is distant from a lot of areas. People must walk to the site. Everybody is upset with parking. Yet the Commission is told there is plenty. But it is just not near his facility. He voted enthusiastically for the apartments. Everything now in discussion needs a lot of traffic. With small offices and restaurant, he asked if the Applicant has considered that they have to park so far away.

Mr. Czoski said this is 30-40' from the pedestrian entrance to the parking garage.

Commissioner Hochberg said maybe for this particular building it is but you are planning to walk to see the other businesses. Compel them to walk by a beautiful place to see but park in the corner.

Mr. Czoski said the parking concept was for shared parking, derived during the seven years when the Master Plan was created. Also, paramount, is that there is no large parking area allowed in the Railyard. By design, parking doesn't work here unless people park in the garage. That covers 47%. You might have to walk as far as 3 blocks and the surface parking fills up first. When people look for parking, they look first for surface parking space and surface garage next and last for an underground garage. The Railyard has adequate parking if people use the garage. They get free parking when going to the theater. And a lot of office use is in the weekdays. The chart adjusts for parking and time of day. This discussion is similar with what happens at the Plaza in downtown Santa Fe.

Chair Kadlubek felt the parking is well located for this building. He asked if the garage is full most of the time.

Mr. Czoski said his experience with it is that a new release at the theater and large events on weekends fill it up. But many people don't realize there are three levels. There is always space in the parking garage.

Chair Kadlubek said how amazing it is to see how little parking that developments want these days. Shared parking is working. We do have need for restaurants at the Railyard. There is a need for this absolutely.

Commissioner Hogan commended staff on the complete packet information. He was delighted to have this problem worried about too much activity. The uses of the building are great. He was a little concerned about massing relative to the buildings next to it. SHPO has a role in the Railyard review with the landmark status of Gross Kelly and he didn't know if the proximity was addressed.

Mr. Czoski said they visited with David Rasch and asked if there are any approval requirements - He said it is not a historic district and there is no H Board requirement for this project. He had an email affirming that but didn't bring it with him.

Commissioner Hogan was surprised to see that it was not visible from Guadalupe. Because the site is four feet lower than Gross Kelly - you cannot see the building over Gross Kelly - You could look down Alcala but not from Guadalupe.

Commissioner Propst was excited about the restaurant, quoting from the description for the commercial casitas.

Mr. Czoski said it should be mixed use and provide opportunity for small businesses. It is the model for small businesses with leases will be easy to get into and easy to get out of and no long-term lease contract. A landlord usually wants a 3-year or 5-year lease, but that is hard for a small business. The revenue from the restaurant will offset lower revenue from the leases on the other two floors. The fact that it is set back from Gross Kelly Building. - there are five others as tall or taller than this one. The economic realities required the building to be larger.

Commissioner Greene agreed this is great but to follow up on looking from Guadalupe, it does jut out beyond Gross Kelly. He asked if it is aligned with Welder's Supply and how wide the sidewalk is. He would recommend 7-8' for that width. He asked if the planned southeast corner along the loading dock is potentially a visibility issue.

Mr. Czoski said the building is aligned with Welder's Supply at the back. Both come to the existing sidewalk. There is a porch cover. The façade of the building is set back by the depth of the porch. The sidewalk is 5'. The same width through the Railyard. The entrance to retail is on the main pedestrian walkway on the west side of the building.

Commissioner Greene understood but said there is a door on the south side and should also be an entrance. It seems an inconsistent façade either to the east or to welder's supply. At the southwest is the loading dock and a truck backing in there would be a triangle issue.

Mr. Czoski said the building is up to the lot line and that is allowable. The upper right hand corner is an open-air access so it is stepped back. We knew that we wanted people to walk up those stairs and the elevator is specifically for ADA use. The beer trucks usually back up into that location - it is one-way. So, it feels the building is not overwhelming it.

Commissioner Greene liked the open space. The 3rd floor is also interior. He asked if that could be pushed back to the line of the Gross Kelly Building.

Mr. Czoski said they would lose some square footage. They did set it back so it was not on the surface. They would use perforated metal and step it back about a foot from the actual property line. They would probably lose two feet.

Commissioner Greene recommended moving it back to a line with Gross Kelly.

Mr. Czoski said there is an access easement between this site and Gross Kelly that we have to keep open. We could not shift the building back any more than it is now. The structure on the roof is not offset on the east side.

Mr. Czoski said it is stepped back and not a straight vertical wall but stepped back a foot.

Commissioner Greene said it should be stepped back to match Gross Kelly or not at all.

Mr. Czoski understood. He felt this is a good compromise and that allows us to be inside in the dining area and still have rooftop also. Sometimes those areas are difficult to maintain.

Commissioner Propst asked regarding the Farmer's Market if there is a way to cut across safely.

Mr. Czoski said the goal with a 20' easement is an open walking space that connects with the park.

Commissioner Propst said people come from the Second Street Brewery so she asked if there will be a crosswalk planned.

Mr. Romero said people think that cross walks provide an amount of safety but they don't. They are used to concentrate people at that particular location. Because of the nature of the area, he didn't think it would be unsafe here. People cross the plaza safely all the time without a cross walk. It is a local street and not needed there. There are even some instances where crosswalks have created more crashes.

Commissioner Greene said on the Master Plan, between the Plaza and Violet Crown Theater, there is no cross walk.

Mr. Romero said a cross walk could be located there to survive the train but there are flashing lights and signage. Because of the Rail Runner, the City has to get approval from the Railroad Commission and a few years ago, we reviewed all of them to explain the safety for pedestrians.

Mr. Czoski said the City has negotiated with NMDOT for that crosswalk and build the connection Commissioner Greene is talking about. They have not agreed on it yet. But they are working with Legal. The City has to make the agreement with NMDOT for that to happen.

Action of the Commission

MOTION: Commissioner Hogan moved to recommend approval of Case #2017-07, 1611 Alcala St. Railyard Master Plan Amendment to increase the allowable massing to change from two separate single-story buildings to one three-story building within the height limits of the Railyard Master Plan requirements, including recommendations by Staff. Commissioner Propst seconded the motion and it passed by unanimous roll call vote with Commissioners Hogan, Greene, Gutierrez, Propst, Abeyta, Hiatt and Hochberg voting in favor and none voting against. Commissioner Kapin was recused and not present for the vote.

Commissioner Hochberg said this development plan is consistent with the original plan.

Commissioner Hogan moved to approve Case #2017-08, 1611 Alcala St. Railyard Development Plan. Commissioner Hiatt seconded the motion and it passed by unanimous roll call vote with Commissioners Hogan, Greene, Gutierrez, Propst, Abeyta, Hiatt and Hochberg voting in favor and none voting against. Commissioner Kapin was recused and not present for the vote.

Chair Kadlubek noted a sign on the parking at La Familia for directions needed. A big sign for parking that way. The other is on Agua Fria to cut through for parking.

Commissioner Propst excused herself from the meeting.

H. STAFF COMMUNICATIONS

Mr. Smith said the concerns regarding the TIA are noted and will be put in the packets. He said Staff has tried to minimize the printed materials.

He said the concerns with density should be considered by the Long-Range Planning Committee.

Mr. Smith announced there will be no Planning Commission meeting on March 16.

Staff will present in April or May the construction progress at St. Vincent Hospital in whatever way the Commission wants.

Commissioner Hochberg said that on Friday next, they will have the ceremony for height. They have spent \$16 million so far.

I. MATTERS FROM THE COMMISSION

Chair Kadlubek gave a keynote speech to the NAIOP in Albuquerque before 200-400 developers. Part of it was on the St. Michael's link and the people were excited.

He asked about Cerrillos Road - I-25 intersection as a gateway into Santa Fe. The Art Commission could provide a visual design. He asked if there has been any discussion on that.

Ms. Martínez said, going back 9 -10 months ago, there was a movement by Santa Fe Beautiful who had some grant money for signage and were looking to improve that area. She didn't know if they lost the funding but she promised to follow up on it with an entrance coming in from Las Vegas and from the north - to provide consistency.

Commissioner Greene said there are southside planning meetings that could be added to the April agenda for a report on their efforts and concerns.

Commissioner Greene heard a great lecture yesterday by the Greensboro Mayor on development downtown and vibrancy.

Chair Kadlubek cautioned that it is not the role of the Planning Commissioners to do any designing as Commissioners. We should just listen to our code and if it meets it - to approve it.

Commissioner Hochberg agreed and added that we don't need to micro manage everything but we are the last barrier to them. We have a duty and we do effect change for what developers don't want to do. We have wonderful overlays and if we have to always make exceptions we will end up with a hodge podge. Today, the developer told us why this property could not be used for anything else.

Commissioner Greene said the Commission has never seen a neighborhood planner stand here and negotiate on behalf of the neighborhood. There is no consideration for trail and trail head.

Mr. Shandler cautioned him that the Commission can't talk about the case now.

Mr. Smith explained that the neighborhood planner is not a Full-Time position. There is a fine line regarding Chair Kadlubek's question about Planning Commission authority - We always have the authority to enforce the rules in the code.

Commissioner Gutierrez reported that the Summary Committee met and had one case that passed. He welcomed Commissioner Abeyta to the Summary Committee.

Commissioner Hiatt thought the argument about storage was interesting but he was concerned when the Commission tries to redesign what they've spent lots of money to plan. He didn't mind talking about trails and sidewalks but substituting our thoughts is not appropriate. The statute is where we have to focus. He also didn't think the neighborhood planner is any help at all.

Commissioner Hogan reminded the Commission that he wears a number of different hats, including an employee of the County. The County wants to make sure they go through the process in a public and transparent way. The County will make a presentation to HDRB. This body might also want an informational presentation perhaps in the next couple of months.

Secondly, he was looking for clarity. He had been interviewing for a project in his private practice. He has recused himself in the past but the rules are a little fuzzy and he wanted to avoid impropriety. He has found precedents in both ways. He is putting it on the table. It could influence whether he gets hired for the job or not.

Commissioner Hiatt asked if he could do it without making a presentation.

Commissioner Hogan was not sure. He has made his living making presentations to public bodies.

Commissioner Hochberg said he does need to recuse himself.

Commissioner Hogan said it could affect the success of that project.

J. ADJOURNMENT

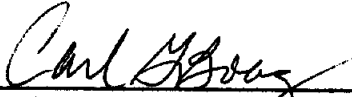
The meeting was adjourned at 9:25 p.m.

Approved by:



Vince Kadlubek, Chair

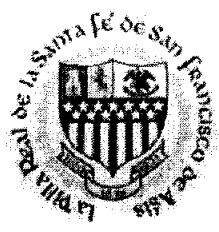
Submitted by:



Carl Boaz for Carl G. Boaz, Inc.

Planning Commission
March 2, 2017

EXHIBIT 1



(date stamp)

DEVELOPMENT PLAN
APPLICATION

Parcel Information

Project Name: Railyard Parcel P
Address: 1611 Alcaldesa Property Size: 7,526 sq. ft.
Current Use of Land: Vacant Proposed Use of Land: Commercial Building
Does a Rezoning application accompany this application? YES ☐ NO ☒ Are any variances required? YES ☐ NO ☐
Preapplication Conference Date: 12/1/16
Early Neighborhood Notice (ENN) meeting date: 12/27/16 1/12/17 BCD-Redevelopment

Property Owner Information

Name: WSB Management LLC
Address: 609 Alto St. Suite/Unit #
City: Santa Fe NM 87501 State: NM ZIP Code: 87501
Phone: 505) 204-1575 E-mail Address: Rose.Starsmeare@gmail.com

Applicant/Agent Information (if different from owner)

Company Name: Wood Metal Concrete Architecture LLC
Name: 23-A Arroyo Griego
Address: Santa Fe NM 87506 Suite/Unit #
City: Santa Fe NM 87506 State: NM ZIP Code: 87506
Phone: 505) 699-7430 E-mail Address: Build@WoodMetalConcrete.com
Correspondence Directed to: ☐ Owner ☐ Applicant ☒ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: 1611 Alcaldesa
I/We authorize Wood Metal Concrete Architecture LLC to act as my/our agent to execute this application.
Signed: WSB Date: 1.18.17

Submittal Checklist (Requirements found in Section 14-3.8 SFCC 1987)

☐ Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:

<input type="checkbox"/> Letter of Application (intent, location, acreage)	<input type="checkbox"/> Statement addressing approval criteria	<input type="checkbox"/> Legal Lot of Record, Legal Description	<input type="checkbox"/> Development Plan (as defined by Section 14-3.8 SFCC 1987)	<input type="checkbox"/> Landscape, Parking and Lighting Plan, Signage Specifications
<input type="checkbox"/> Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	<input type="checkbox"/> Traffic Impact Analysis (if required)	<input type="checkbox"/> Proof of Compliance with Conditions of Annexation Approval (if applicable)	<input type="checkbox"/> Sewer and Water Plan (including profiles and details)	<input type="checkbox"/> Phasing Plan (if applicable)
<input type="checkbox"/> Archaeological Clearance (if applicable)				

Development Plan Submittal Requirements, as defined by Section 14-3.8(C) SFCC 1987:

Applicants for developments that require development plans under this section shall submit plans and other documentation as required by the land use director that show compliance with the applicable provisions of the Santa Fe City Code as provided in Section 14-3.1(C) (Form of Application), including plans that show:

- (a) existing conditions on the site and within two hundred (200) feet of the site;
- (b) proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
- (c) the types, extent and intensity of land uses that are proposed;
- (d) proposed modifications to the infrastructure serving the site, including public and private streets, driveways and traffic control measures and utilities;
- (e) documentation of compliance with development standards such as required yards, lot coverage, height of structures and open space;
- (f) the phases of development, if applicable;
- (g) for residential development, a proposal for provision of affordable housing as required by Section 14-8.11 (Santa Fe Homes Program);
- (h) a development water budget as required by Section 14-8.13;
- (i) for a development plan or final development plan, sufficient detail to clearly show how each applicable development standard is to be met and identify any variance or waiver required;
- (j) for a preliminary development plan, sufficient detail to demonstrate the feasibility of meeting all applicable development standards, including an analysis of the type and extent of variances or waivers required, specific requests for which may be included.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: W. S. [Signature] Date: 1.18.17

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the Land Use Department staff at (505) 955-6585 with any questions.

WoodMetalConcrete

art&architecture

brick,concrete,door,edge,floor,gal
vanized,home,ink,jamb,keystone,
light,metal,nail,owner,paint,quarry
,roof,stone,tread,utility,viga,wood.
xerox,yellow,zinc

23-A Arroyo Griego • Santa Fe, New Mexico 87506
phone 505-982-4173 • woodmetalconcrete.com

January 18th, 2017

Mr. Dan Esquibel, Senior Planner
City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87504

RE: *Letter of Application for
Development Plan and BCD Plan Submittal
Parcel P of The Santa Fe Railyard*

Dear Mr. Esquibel,

WoodMetalConcrete Architecture is pleased to serve as the applicant for WSB Management LLC's proposed building on Parcel P and is hereby submitting for Development Plan and Business Capital Plan approval for a new Retail, Office and Restaurant project on the above reference site.

The project is located on Parcel P within the Santa Fe Railyard and is subject to comply with established guidelines in Chapter 14 Comprehensive Land Development Ordinance (*Chapter 14*) and the City of Santa Fe Railyard Master Plan. This submittal serves to comply with both the Development Plan submittal requirements as required by the City, as well as, a Business Capital Redevelopment Sub District as required by Chapter 14 and the Santa Fe Railyard Master Plan.

This Letter of Application outlines the submittal requirements, approval processes and the request we are seeking. *A summary of the submittal documents is found on the last pages of this letter.*

DEVELOPMENT PALN SUBMITTAL AND APPROVAL PROCESS

Based on the requirements of a Development Plan submittal, we have attached all the submission requirements in accordance with articles 14-3.8 from Chapter 14 Comprehensive Land Development Ordinate 2104-31 - 1 along with our responses:

- Purpose and Intent
 - This development Plan submittal intends to illustrate full compliance to enable the governing body, land use boards and the land use director to ensure compliance with Chapter 14.
- B. Applicability (Ordinance No. 2013 -16 - 11)
 - We have conducted a pre-application meeting with the City (December 1st, 2017) and 2 (two) Early Neighborhood Notification (ENN) public hearings on 12/27/16 and 1/12/17. Postings and mailing requirements for both ENN meetings were met by SFRCC. ***This project is required go before the Planing Commission as it is greater than 10,000 square feet.***
- C. Procedures
 - Please find attached our plans and other documents to show compliance with applicable provisions of the Santa Fe Development Code as provided in the Submittal Checklist from Section 14-3.8 SFCC 187:

- Letter of Application (*This 8-1/2" x 11" letter dated 1/18/17 to Mr. Dan Esquibel*)
- Statement addressing approval criteria (*8-1/2" x 11" dated 1/18/17*)
- Legal Lot of record (Attached)
- Development Plan (Attached)
- Landscape Plan (Attached)
- Terrain Management Plan (Included on the Development Plan)
- Proof of Compliance with condition of Annexation, if applicable (Not applicable)
- Sewer and Water Plan (Included on Grading and Drainage/Landscape Plan)
- Phasing Plan, if applicable. (Not applicable. Project will be built in one single phase.)

Please also find additional documentation to show compliance with applicable provisions of the Santa Fe Code as provided in Section 14-3.1 (C) Form of Application to show:

- Submittal Requirements
 - Existing condition on and within 200 feet of the site. (*See attached Existing Conditions and Development Plan Sheets*)
 - Proposed modifications including locations of new structures, grading, landscaping, lighting, pedestrian and existing loading dock modifications. (*See attached Development and Landscape Plans*)
 - The type, extend and intensity of land uses proposed (*See attached Development and Landscape Plans and Project Data*)
 - Proposed modifications to the infrastructure serving the site including public and private streets, driveway and traffic control measures and utilities (*Proposed modifications include upgrades to the existing shared loading dock*)
 - Documentation of compliance with development standards as required yards, lot coverage, height of structures and open spaces.
 - Phase of development. (Not Applicable, as the proposed project will be built in one phase)
 - Provision for affordable housing as required by Section 14-8.11 (Not Applicable - No Residential Units)
 - A development Water Budget (*See attached Water Budget dated 1/18/17*)
 - Sufficient detail to clearly show how each applicable development standard is being met. (*See BCD for compliance criteria*).
 - For a preliminary development plan, sufficient detail to demonstrate feasibility of meeting all applicable development standard. (Not applicable).
- Coordination with other Review Procedures
 - Development Plan for re-zoning (Not Applicable)
 - A special Use Permit (Not Applicable)
 - Development Plans in conjunction with rezoning (Not applicable)
 - Development Plan only (Not applicable)
 - Review of a Master Plan by planing Commission (*We are submitting for a >10,000 square foot variance*).
 - Action by the Planning Commission must be taken at a public hearing with notice provided as required by section 14-3.1 (H)
- Consistency with Master Plans and Preliminary Development Plans
 - Development Plans much be consistent with applicable provisions of approved master plans (*See attached Development Plan and the attached BCD compliance criteria.*)
 - Final Development Plan within an area subject to an approved Preliminary Development Plan (Not Applicable)
- Scope of Amendments to Development Plans
 - Minor Modification approval by land use director to Development Plan (Not Applicable)
 - Minor modification approval by planing commission to Development Plan (Not Applicable)

- Administrative Approval
 - Approval of Development Plan by land use director (Not Applicable)
- Recording of Plans
 - The signed original mylars of the Development Plan shall be filed with the land use director and shall be the basis for the construction plans (We intend to comply)
 - Dedication of the public right- of-way require a dedication plan (Not applicable)
 - Infrastructure improvements shall comply with Article 14-9 standard (We intend to comply)

Approval Criteria

- Necessary Findings - To approve a Development Plan, the Planing Commission must make the following findings
 - Approve the plan under Section of chapter 14 and;
 - approving will not adversely affect the Public Interest and;
 - Associated building is compatible with and adaptable to, buildings, structures and uses of the abutting property and other properties in the vicinity of the premises.
- Conditions of Approval to accomplish the proper development of the area to implement the policies of the General Plan:
 - Special yards or open spaces (None requested)
 - Fences, walls or landscape screening (As indicated on the Development and Landscape Plan sheets)
 - Provisions and arrangement of parking and vehicular circulation (Not applicable - Parking provided by Railyard Master Plan requirements)
 - On-site or off-site street, sidewalk or utility improvements (Sidewalks and utility connections as indicated on the Development Plan sheet)
 - Noise generation or attenuation (Some noise will be generated by new rooftop mounted condensing units - screening will be provided - See Building Elevations)
 - Dedication of rights of way or easements or access rights (Not Applicable)
 - Arrangement of buildings and use ares on the site (As indicated on the Development and Landscape Plan sheets)
 - Special hazard reduction measure such as slope plantings (Not Applicable)
 - Minimum Site Areas (None Requested)
 - Other conditions to address unusual site conditions (None Requested)
 - Limitation on the type, extend and intensity of the uses and development (None Requested)
 - Maximum number of employees or occupants permitted (None Requested)
 - Hours of operation (None Requested)
 - Phases of development (None Requested)
 - Establishment of an expiration date (None Requested)
 - Establishment of a date for annual review of other period reviews (None Requested)
 - Plan for sustainable use of energy, recycling and solid waste disposal (Solar ready provisions as indicated in attached 8-1/2"x11" statement addressing BCD approval criteria)
 - Other appropriate conditions and safeguards inconformity with Chapter 14. (None Requested)
 - Conditions may not be imposed that restrict the use to a specific person or group (None requested)
- Expiration

- Development Plans expire as provided in Section 14-3.19 expiration, extension and amendment of Development Approvals.

BCD Process Packet Checklist

Based on the requirements of the Business Capital District (BCD) process packet checklist as required by the Santa Fe Rail yard, we have attached all the submission requirements in accordance with their following requirements. many of these are duplicates as required by the City Development Plan submittal.

This project is in the "North Rail yard Area" and considered in the "In Between" zone. The massing is a simple box (with internal setback balconies on the second floor) with a single 1/2 pitched roof on the upper level. This application intends to fully comply with the BCD standards. A separate Individual Parcel review is provided along with

Sheet 1 - Cover Sheet (New sheet provided for compliance to the BCD checklist)
Location/vicinity map

Sheet 2 - Existing Conditions (New sheet provided for compliance to the BCD checklist)
Map to scale showing existing conditions and structures
Lot coverage for everything under roof
Lot Area

Sheet 3 - Site Plan (Development Plan Sheet)
Proposed Structures
Placement of Buildings
Setbacks from property lines
Outdoor Uses
Lot coverage
Gross Floor area of structures included heated and non-heated area
Recorded and proposed easements
Phasing, if proposed
Provisions of activities which use the project at different time of the day and night during various seasons.
Transition to adjacent properties
Solid Waste Plan
Shopping cart parking if applicable
Bicycle racks, if applicable
Build to lines as shown in Master Plan
Building Lighting (Exterior)

Sheet 4 - Grading/Drainage/Landscape
Primary Utility hookup information (Sewer) Existing water line through existing easement
Pedestrian Access (West Side of Lot)
Loading Dock Access and Grading Points
Building and Site Drainage around perimeter of lot
Landscape Notation (Second Floor Planters on Romeo Balconies)

Sheet 5,6,7 Massing and Building Styles (Building Elevation and Perspective Sheets)
Scaled and dimensioned elevations
Building height and scale
Elevations and Color
Architectural and Mechanical Features
Topography
Color, technical renderings
Textures and colors

3D Massing
Preservation of scenic vistas

Submittal

In an effort to consolidate and streamline the review documents while fully responding to the requirements for the Development Plan and BCD Railyard submittal requirements, we have include the following 24"x36" drawing sheets:

A-1	Cover sheet
A-2	Existing Conditions
A-3	Site Development Plan
A-4	Grading/Drainage/Landscape
A-5	Building Elevations
A-6	Building Elevations
A-7	Building Perspectives

In addition the following 8-1/2"x11" information is being provided

BCD Intent and Compliance
Individual Parcel Review for the North Railyard
Water Budget
Previous Traffic Impact Analysis provided by the Railyard
Previous Archeological Clearance Report provide by the Railyard
Previous Environmental Clearance Report provided by the Railyard

We look forward to receiving review comments from City Staff and to our collective upcoming presentation to the Planning Commission. We feel the ENN meetings were a positive step forward and are hopeful to receive positive input form everyone with a vested interest in the development and planning process.

Please let us know if you have any questions or concerns regarding anything in this packet.

Thank you again,

I appreciate your time and efforts.



Tom Easterson-Bond Architect
New Mexico License No. 3207

Cc Richard Czoski - The Santa Fe Railyard

Application Form
Application Payment Check
Six (6) Copes - 24"x36" Development Plan Sheets
Six (6) Copes - BCD and Master Plan Compliance, Individual Parcel Review - North Railyard,
Water demand offset, Water Demand Appendix, Water Demand Application instructions,

Provided on CD Previous Traffic Study ad Parking Plan, Previous Archeological Clearance Report for the North Railyard Area Environmental Clearance and related documents.
One (1) CD with the above information in electronic PDF Format

January 18th, 2017

RAILYARD MASTER PLAN **INTENT AND COMPLIANCE**

The project is located on parcel P in the 'In Between' area of the Santa Fe Railyard (On the North Side of Alcaldesa Street (behind the Gross Kelly Building)). An individual parcel review document is included with this Application.

I. Introduction (MP page 1)

This parcel is subject to the requirements of the Santa Fe Railyard Master Plan as required under provisions for a Business Capital Redevelopment Subdistrict as defined by Chapter 14 Comprehensive Land Development Ordinance 2104-31 § 1. This designation was established in 1987, when the City declared the Railyard a "blighted" area and created the Metropolitan Redevelopment Commission to oversee the redevelopment of the area. The State statute that allows creation of the redevelopment district also requires a simplified development review process to expedite the redevelopment of these normally economically distressed areas. This is further explained on page 26 of the Master Plan.

The purpose of this document is to go through the individual sections of the Santa Fe Railyard Master Plan to list the applicable sections and illustrate our response for conformance to the Master Plan requirements. Our descriptions of the various requirements of the Master Plan are abbreviated. Please refer to the actual pages of the Master Plan for the full description as it relates to each requirement. Page references to the masterplan are shown in parenthesis. Our responses are shown in **bold type**.

II. Masterplan - Physical Characteristics (MP page 9)

Masterplan is designed to protect the essential physical characteristic of the Railyard by:

- Keeping a size and scale distinction to the architecture on the Railyard different from the Neighborhoods. **The proposed building design is distinct in scale from the neighborhoods.**
- Encouraging buildings to keep a southwest to northeast alignment and a close proximity to the rail tracks. **The proposed building is parallel to the railroad tracks.**
- Retaining the existing tracks in the north railyard as part of the active rail line or as historic artifacts. **The existing rail tracks at the loading dock will remain in place.**
- Maintaining a strong visual open corridor along the main rail line and within the rail switching yard. **The proposed building is within the boundaries of defined parcel P and maintains the visual main rail line corridor.**

III. Land Use

- The Railyard encourages a wide range of diversity of uses and variety of use by type, scale and time of day usage. (MP page 18). **The proposed development consists of first floor Retail spaces (11) second floor office spaces (11) and a Rooftop Restaurant/ Outdoor Deck serving beer and wine.**
- **The proposed development will provide retail, office and restaurant uses in an urban compact form.**
- In Between North Railyard area allows for all BCD use standards as limited by the leases. (MP pages 20 and 21) **Refer to table provided. The allowed parcel coverage is 100% (Excluding Utility and Lease defined Access and Utility Easements). The massing is simple. The height allowed is 26 feet to flat and 34 feet to ridge of pitched roof. The**

height excludes parapets (2 foot high maximum) and elevator towers. The proposed design complies with these provisions.

A. Master Plan Amendment (MP page 27)

Changes and modifications to the Master Plan will occur in the future. Minor adjustments to the plan will be within the purview of the Railyard management. Changes that would trigger a City Council approved amendments are listed below:

- Current configuration of the railyard park, Alameda and Plaza easements. **None requested.**
- Changes in the operation rail lines. **None requested.**
- Substantive changes in road alignments excluding the two rail line crossings in the north railyard. **None requested.**
- Changes in allowable land uses. **None requested.**
- Changes in zoning subdistrict requirements. **None requested.**
- Changes in allowable build-to-lines and building setbacks facing neighborhoods **None requested**
- Changes in allowable maximum heights. **None Requested**
- Changes in architectural design guidelines. **None requested.**
- Changes in urban spaces design guidelines. **None requested.**
- Allowable Square Footage. **10,000 GSF permitted, 10,898 GSF Requested.**

Specific to the North Railyard

- Changes in locations of parking areas. **None requested.**
- Changes in the orientation of new buildings. **None requested.**
- Changes in the drainage patterns. **None requested.**
- Major changes in the design concepts. **None requested.**
- Changes in the no-through street at Manhattan Avenue. **None requested.**
- Changes in the no-through street at Alarid Street. **None requested.**

IV. Circulation (MP page 30)

To provide a wide range of convenient, comfortable, and attractive travel choices for access to and with the site. The circulating plan recognizes that a site dominated by automobiles will lack the appeal of a site which offer travel choices to people and give them the ability to circulate in a safe primarily pedestrian scale environment. **The proposed development supports travel choices by providing additional access on the West side of Parcel P (pedestrian) leaving in place the existing loading dock and South Side Sidewalk.**

A. Pedestrian circulation (MP page 32)

Design Principles in support of pedestrian circulation:

- Direct convenient on site walkway system connect to all doorways and access point on the site. **See above**
- Preferred connection spacing of 200 feet or less. **Spacing between all entries is less than 200 feet**
- On site sidewalks connects to the sidewalk system. **Sidewalk connection provided on the South Side of the Lot (Open Space on West Side of Building - facing the Railtracks.**
- Sight lines, views and orienting landmarks support wayfinding. **The new development is within the parcel boundary and supports wayfinding. (the addition of the front access space and signage located on the West Side.**
- Sidewalk widths are adequate for social use. **The existing sidewalk along the South Side is**

5 feet wide.

- Pedestrian plazas to create places that tie building and uses together. **The open space on the Track Side is 10-0"**
- No parking areas across major site walkways. **None proposed.**
- Needs of the physically challenged travelers are addressed. **ADA Access doors, walkways and elevator are provided.**
- Sidewalks are buffered from streets by parking or landscape. **Existing Sidewalk is buffered from Street.**
- Intersections have safe crosswalks. **No new intersections are proposed.**
- Curb cuts are 90 degrees to roadway. **No new curb curbs are proposed.**
- Canopies provide shelter from sun and rain. **Canopies/Sunshades are provided on the rooftop deck (sun and rain protection) on the open west side of the Restaurant.**
- Way-finding information at key pedestrian intersections. **No new wayfinding is proposed.**
- Appropriate site furniture and lighting on walkways. **New lighting is proposed along sidewalks and on all sides of the buildings.**

B. Bicycle circulation (MP page 34)

- Support developing a comprehensive system of bike-ways and other bicycle facilities in and around the Railyard to build upon the strong interest in this mode of travel and help promote the Railyard as an important local and regional travel destination.
- Direct convenient routes. **No new routes are proposed.**
- Opportunities for connections. **No new connections are proposed.**
- Connections to other transportation modes. **No new connections are proposed.**
- Consideration for various skill levels. **No new connections are proposed.**
- Treatment at intersections. **No new intersections are proposed.**
- Bicycle parking at adjacent to primary portals of the buildings. **No new bicycle parking is proposed**
- Bicycle parking is identified. **No new bicycle parking is proposed.**
- Parking is visible and secure. **No new bicycle parking is proposed**
- Bike routes are marked. **No new routes are proposed.**
- Conflicts between pedestrians and bicycles are reduced. **No new routes are proposed.**
- Appropriate lighting and signage. Lighting is provided adjacent to bike parking area. **No new bicycle signage is proposed**

C. Transit, Rail, Intermodal and Roadway Planning (MP page 36)

This section largely is related to bus stops, taxis and shuttle services, rail, intermodal and long term roadway planning and does not apply to this development.

D. Parking Concept - No new Parking is planned for this Parcel (Parking exists and is provided for in the Santa Fe Railyard Master Plan)

E. Parking Checklist - No new Parking is planned for this Parcel (Parking exists and is provided for in the Santa Fe Railyard Master Plan)

F. Parking Demand Management - see provided parking demand study

**G. Limited Control Parking- Limited control parking was approved by City Council for existing for-profit leaseholds to accommodate for the unique circumstances related to those leaseholds. The following are provisions. (North of paseo only. Specific to existing tenants only. Chapter 14 in the BCD requires 1 space per unit)
Not applicable**

V. Grading and Drainage (MP page 60) - grading and drainage addresses the

management of terrain and storm water run off. The vision of the Community Plan was to develop the Railyards to demonstrate environmentally sound and sustainable practices for storm water management, including ponding and water harvesting. Goals include:

- To harvest or collect rainfall for re-use and to recharge local aquifers. **Refer to drainage system description below.**
- To incorporate water quality improvements into the storm water management system. **Refer to drainage system description below.**
- To utilize sustainable water harvesting and water quality practices that is appropriate, easy to maintain and cost effective. **Refer to drainage system description below.**

A. North Railyard Drainage Plan

- Large water harvesting and water quality ponds. **See below drainage system description**
- Smaller water harvesting pond. **See below drainage system description.**
- Water harvesting swales. **See below drainage system description.**
- An underground storm water harvesting and detention structure. **See below drainage system description.**
- Underground storm drain. See below drainage system description:
New Rooftop drains will tie into the existing stormwater system adjacent to Parcel P (South Side of the Building along Alcaldesa). A new permeable paver walk on the West Edge (Trackside) will also be part of that collection system
New utility services will be designed and constructed in accordance with the Water Division design standards and details. The existing power, communication, gas and sanitary sewer services will be utilized for this project. (Primary Utility Access through both Easements on the West and East Sides of Parcel P).

B. Water quality See above description

C. Water harvesting - Not part of this project

VI. Architecture (MP page 70) -To honor the architectural history of the Railyard and retain a unique sense of the Railyard in the 21st century:

- To reflect the warehouse, industrial and commercial history of the site and the concept of an arts and cultural district. **The building style is simple and reflects the character of the Railyard through the use of form (Simple large massing), material selections (Steel, Metal and Horizontal Siding), lighting, canopies (Overhead on Roof Deck, signage (Track Rail Signage and Building Railing).**
- Landscape and historic buildings reviewed under State and City agencies. **Not applicable.**
- Existing (not historic buildings) may have specific design guidelines. **Not applicable.**
- New Development is to be designed in simplified forms that reference the warehouse styles on the site with modern materials to distinguish from the historic and existing buildings. **The proposed development complies.**
- The Santa Fe Depot and Gross Kelly & Co. Warehouse buildings will remain unique. **No new proposed building elements are derived from these buildings.**
- Sustainable architecture will be encouraged. **The new development will incorporate many aspects for current best practices for sustainable design and will consider solar as option for some of Rooftop Restaurant.**

- A. Archeological (MP page 74) - **There are no contributing buildings on Parcel P.**
- B. North Railyard Existing Buildings (MP page 77)-**Not applicable**
- C. Architectural Design Standards matrix and Descriptions (MP page 86) - Parcel P is in the In Between North Railyard area.
- Simple Massing. **Simple massing proposed.**
 - Pitched Roof Height of 34'-0. **This meets the height guidelines of the Railyard.**
 - Wall dominated with 80% maximum openings on ground level and 40% maximum openings on upper floors . **Proposed building openings and within these maximum percentages. Specific percentages are indicated on the building elevation sheet.**
 - Stucco, metal and brick wall materials. **Proposed building design proposes metal siding and exposed metal beams.**
 - Galvanized, rusting or gray tone metals. Earth tone stucco colors. **Proposed building complies. Refer to building elevations and perspectives.**
 - Pitched Roof. **Pitched Roof will be of Metal per Railyard Guidelines. Proposed Flat Section (For Mechanical Rooftop Units) provide with 3/8" per foot roof slopes with new guardrail and screening.**
 - Roof material visible from the ground shall be galvanized or gray tone. **All roof materials visible from the ground will be grey in tone**
 - Skylights shall be a maximum of 12" above the roof plane. **No skylights are proposed**
 - Yard walls and fences shall be brick, adobe, block, stone, metal or wrought iron. **No yard walls are proposed. All flat work (Site work for concrete ramps and small retaining will be grey exposed concrete.**
 - Hanging canopies are encouraged. **Canopies are provided on the Restaurant Roof Deck.**
- D. Build to Line (page 87)- Infill buildings shall be built up to the 'Built To' lines. **Building Extends to property boundary (Minus Lease Easements) on the West, East and South sides. (A new 4'-0" Access Sidewalk is provide on the North Side..**
- E. Wrapper Buildings (page 87) -Applies to lots M1 to M4 in North railyard. **Not Applicable.**
- F. Massing (page 87) - simple massing is required. Universal boxes that are generally two to four time as long as they are wide with a few small scale offsets in plan or elevation. **Proposed design complies (with interior offsets @ second floor and @ stair aces cores).**
- G. Height (page 87)-Maximum of 34 feet at top of pitch. **Proposed design complies.**
- H. Roof Shape (page 88) - **Pitched Roof (Proposed design complies).**
- I. Roof Materials (page 88) - Exposed roof materials on pitched roofs shall be metal or shingle. **Roof will be metal.**
- J. Roof Pitch and Overhang (page 88) - Pitched roofs with longer spans than 36 feet shall have flatter pitches than 4 in 12 and may not exceed heights. **Pitch will be flatter that 4 in 12.**
- K. Screening (page 88) - parapets are not required. Mechanical equipment need not be screened except to prevent noise to neighbors. Dumpsters and outside material storage are required to be screened. **Rooftop Units will be screened to prevent additional noise disruption. Adjacent Dumpster Unit (Already Existing will be Screened)**

- L. Skylights (page 88) - Skylights are encouraged but shall have low profile. They must be parallel to the roof surface and not more than 12 inches tall. Bubble skylights are not allowed. **No skylights are proposed.**
- M. Exterior Material and Color (page 89) - materials used shall be metal, stucco and brick. Metal siding is encouraged. **Exposed Metal and Metal Siding are Proposed**
- N. Porches, Canopies and Overhangs (page 89). **Project design includes canopies off the Rooftop Massing (West Side).**
- O. Wall Openings and Glazing (page 90) - Encourages large doors and windows on the ground level. The design shall not present a blank wall to the neighborhood. Windows and door shall be in a non regimented pattern. **Large Glazing is present on all Public sides of the Building (North West and South). These are part of the small unit retail spaces of the ground floor.**
- P. Building Lights (page 91) - Down Lights for building facades. Industrial and surface mounted fixtures are encouraged. **These types of fixtures will be provided. Lights must be approved by the Santa Fe Railyard Community Corporation.**
- Q. Signage (page 92) - painted on the building or thin panels closely mounted. Projecting signs are not permitted. Small marquees and hanging signs under canopies is permitted. **The signage proposed is thin letters on track mounted flush to building. Signage must be approved by the Santa Fe Railyard Community Corporation.**
- R. Temporary Art (page 93)- Temporary art is encouraged especially along Paseo corridor. **No new temporary art is proposed for this project.**
- S. Sustainable Design (page 94)
- Energy conservation - **The project will use the latest energy saving features including R-21 batt insulation in exterior walls, R-38 batts in the roof, thermally broken windows frames, energy star appliances, high SEER rated HVAC equipment and a large percentage of LED light fixtures. The project will be designed to accommodate structural loads and pre installed roof penetrations for roof mounted photovoltaic panels at a later date should the owner elect to do so.**
 - Water Conservation. Project design will incorporate low flow plumbing fixtures throughout including kitchen sinks, lavatories and toilets. Landscape is indigenous and design with drip irrigation in compliance with chapter 14.
 - Renewable Resources. The proposed development will specify and utilize building products for site furnishings and interior finishes such as flooring materials with recycled content in accordance with current best practices in the design and construction industry.
 - Pollution Control. The proposed development will specify and utilize low VOC building products in accordance with current best practices in the design and construction industry. These products include paint, glues and low formaldehyde wood products. The proposed development uses electric appliances. No natural gas appliances will be specified. As part of a multi-modal transportation hub, the project site and locale offer a wide variety of local businesses and transportation choices thereby helping to reduce carbon emissions through automotive uses.

VII. Urban Open Space (page 96)

- The urban open space has already been constructed. No changes are requested.

END OF DOCUMENT

LEGAL DESCRIPTION

A certain lease parcel known as Parcel P within the Santa Fe Railyard lying and being situate within the Santa Fe Land Grant, Projected Section 23, Township 17 North, Range 9 East, City and County of Santa Fe, New Mexico and being more particularly described as follows:

Beginning at a point being the most Southern corner of the property herein described; from said point, a PK Nail with a Washer Tag labeled "MITCHEL K. NOONAN N.M.P.L.S. 6998" bears S09°12'25"E, 149.49', said PK Nail with Washer being a boundary corner for the Santa Fe Railyard Corporation along the West side of Guadalupe Street approximately 80 Feet Southwest of Alcalaesa Street;

Thence from said point of beginning N52°31'02"W, 71.16' to a point;

Thence N37°15'37"E, 55.56' to a point;

Thence N37°15'37"E, 49.88' to a point;

Thence S53°02'06"E, 71.16' to a point;

Thence S37°15'37"W, 106.08', to the point and place of beginning.

Containing .173 Acres or 7,526 Sq. Ft. more or less,

ADMINISTRATIVE PROCEDURES

For

WATER DEMAND OFFSET REQUIREMENTS

DEVELOPMENT WATER BUDGETS (Section 14-8.3 SFCC 1987)

CITY WATER BUDGET (Article 25-9 SFCC 1987)

CITY WATER BANK (Article 25-10 SFCC 1987)

WATER CONSERVATION CREDIT PROGRAM (Article 25-11 SFCC 1987)

WATER RIGHTS TRANSFER PROGRAM (Article 25-12 SFCC 1987)

(Ord. 2009- 38 Adopted on August 12, 2009 and Effective January 1, 2010)

**EXHIBIT A
RESOLUTION 2010-20
Adopted March 31, 2010**

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- B. Agreement to Construct and Dedicate (ACD)
- C. Agreement for Metered Service (AMS)
- D. Utility Service Application
- E. Water Offset Assessment and Dedication Form
- F. Water Conservation Contract Application Form and Instructions
- G. Retrofit Rebate Application Forms, Instructions and Verification Form
- H. Water Rights Transfer Certificate

Note; All forms referenced in this document will be available on the Water Division Engineering Section, Water Conservation Office and Water Budget Office (Land Use Department) websites. Hard copy will also be available at all three City offices.

Appendix III, Reference Documents

- A. Standard Water Use Formulas, Resolution 2009-83
- B. SFCC 14-3.16, Land Development Code Variances
- C. SFCC 14-3.17, Land Development Code Appeals
- D. Rule No. 9, SFCC 25 Exhibit A
- E. List of Qualifying Rebates Types

INTRODUCTION

These administrative procedures describe how City staff will implement Ordinance 2009-38. A Summary of each section of the Administrative Procedures is below.

Section 1; Development Water Budgets and Building Permit Requirements (SFCC 14-8.13)

This Section explains how City staff approves annual water budgets for prospective developers requesting water service from the City. Based on the estimated demand in the water budget, the procedures describe how applicants are required to offset their demand to obtain a building permit, either through dedication of water conservation credit or transferred water rights.

Section 2; Conservation Credit Programs (SFCC 25-11)

This Section describes how City staff manages the Water Conservation Contract Program and the Rebate Program. These are the two programs that generate conservation credit.

Section 3; Water Rights Transfer Program (SFCC 25-12)

This Section describes how City staff manages the program for transferring water rights to the City. It also explains the steps that need to be followed by an applicant

Section 4; City Water Bank (SFCC 25-10)

This Section explains that the City Water Bank holds water credit derived from conservation programs or from water rights transfers for future water demand offsets. The Section also describes how City staff manages the City Water Bank.

Section 5; City's Water Budget (SFCC 25-9)

This Section explains the how City staff conducts an annual evaluation of the water system supply and projected demand. It also describes how the governing body allocates any available water to the City priorities.

The Public Utility Director and Land Use Department Director can approve up-dates and modifications to the Administrative Procedures consistent with the authorizing ordinance passed by the Governing Body. The Governing Body approves modification of fees associated with the implementation of ordinances.

Throughout this document, the term "City Limit" means the current City boundary plus the annexation areas, as defined in the Annexation Agreement with the County and SPAZZO.

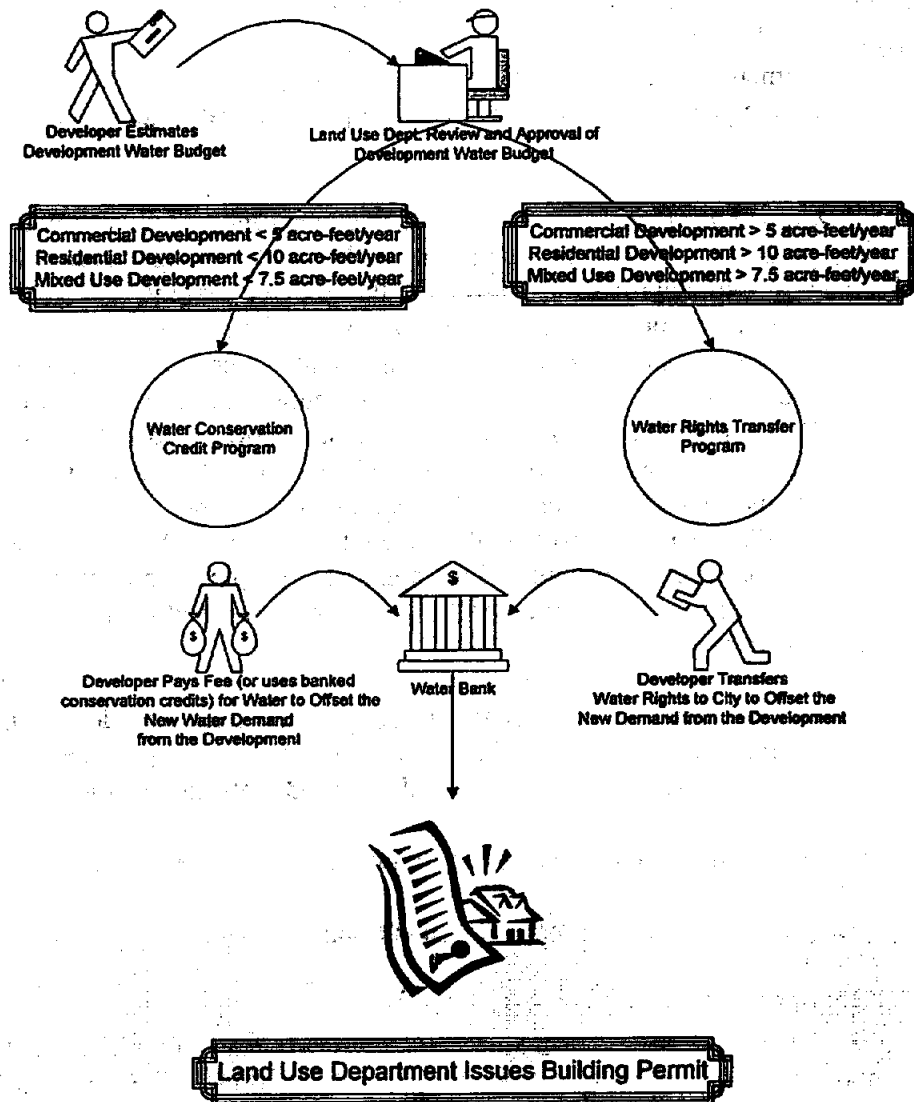
All forms referenced in this document will be available on the Water Division Engineering Section, Water Conservation Office and Water Budget Office (Land Use Department) websites. Hard copy will also be available at all three City offices. See links below.

Water Division Engineering Section; <http://www.santafenm.gov/index.aspx?NID=1150>

Water Conservation Office; <http://www.water2conserve.com/index.html>

Water Budget Office (Land Use Department); <http://www.santafenm.gov/index.aspx?NID=233>

OVERVIEW OF ADMINISTRATIVE PROCEDURES FOR WATER REQUIREMENTS ORDINANCE



Section 1

Development Water Budgets and Building Permit Requirements (SFCC 14-8.13)

1.1 Summary of Water Development Offset Regulations

The City requires that the impact of proposed new development be offset either through conservation in existing development or transfer of water rights to the City. In general, new development projects with lower water use may offset demand through transfer of water rights and/or through conservation achieved in existing development. New development projects with higher demand are only allowed to offset demand through transfer of water rights. Higher water use projects are commercial projects that require 5 acre feet per year or more, residential projects that require 10 acre feet per year or more or mixed use projects that require 7.5 acre feet per year or more.

To determine how much to offset for a proposed project, an applicant must first develop a water budget for their proposed project and submit it to the Water Budget Administrative Office (WBAO) for review and approval. However, if the project is required to go through the Development Review Team process, then WBAO staff will provide the water budget to the Water Division engineering staff for review and approval. Once the City approves the water budget, the developer must a) dedicate privately owned conservation credits to their project, b) pay a fee to the City for dedication of City owned conservation credits to their project, or c) dedicate water rights to their project. For projects with higher water demand, only water rights can be used to meet the off-set requirement. This applies to commercial projects that require 5 acre-feet per year (AFY) or more, residential projects that require 10 AFY or more and mixed use projects that require 7.5 AFY or more. If the applicant completes the dedication process and all other code requirements are met, the applicant can receive building permits for individual structures on the project site.

Representatives of a development project that have adopted an alternative development water budget and property owners that have agreed to a Conservation Contract shall provide disclosure statements to prospective buyers which shall be included on all recorded plats and development plans.

1.2 Determining Whether a Water Budget is Required, SFCC 14-8.13(C)

1.2.1 The type of new development projects that are required to develop a water budget are;

- a) Final subdivision plats, except in the case of:
 - plats that create tracts of land according to an approved master plan where additional subdivision of land or a more detailed development plan is necessary before permitting of buildings and
 - plats where the proposed development is included in and consistent with an already approved development water budget and has complied with the Water Rights Transfer Program or the Water Conservation Credit Program

- b) Development plans
 - if phased, each phase of the Development Plan is subject to SFCC 25-12 (Section 3.11 of this document).
 - preliminary development plans are exempt.
- c) Major project plans in the Business Capital District
- d) Building permits, except in the case of:
 - when the proposed structure is included in and consistent with an already approved development water budget and has complied with the Water Rights Transfer Program (Section 3 of this document) or the Water Conservation Credit Program (Section 2 of this document);
 - when WBAO staff verify that the property has already met the requirements of the water demand off-set based on the requirements established in the standard water use category (Appendix III.A.) or based on the approved property specific Option B water budget. Verified toilet retrofit credits (previous program), conservation credit, water rights or payment to the City's Water Bank could be used to meet the requirement.
 - additions:
 - where there are no new fixture installations;
 - where there are up to three new water fixtures provided that the increased building area does not exceed 500 square feet
 - shell only permits which will later require tenant improvement permits and
 - replacement of 33% or less of an existing building.
- e) Secondary plumbing permits independent of a building permit which results in an increase of water use, except in the case of:
 - multiple installations in either commercial or multifamily residential uses;
 - spa not exceeding 500 gallons or oversized tub not exceeding 100 gallons;
 - swamp cooler;
 - recirculation fountain not exceeding 1000 gallons of containment area and
 - garden pond not exceeding 2000 gallons.
- f) Changes in permitted land use resulting in an increase in water use;
- g) Projects located outside the City Limits, prior to application for an Agreement to Construct and Dedicate water lines; and
- h) If no water demand off-set was ever brought to the City for a residential structure, and an addition is proposed that does not meet the exception criteria listed above, a pro-rated water off-set will be required. The pre-rated amount will be based on the percentage of the proposed square footage in comparison to the existing square footage. For example, a 1,000 square foot addition on an existing 2,000 square foot residential structure on a lot less than 6,000 square feet, would need to bring .075 acre feet of water for the addition ($.15 \text{ for a full dwelling unit} \times 50\% = .075$).

1.2.2 A development water budget also may be established for a single phase of a multi-phase development project only if the project is formally phased for infrastructure permits and financial guarantee established for the phase.

1.3 Creation and Approval of a Development Water Budget, SFCC 14-8.13(C)

An approved development water budget is required to obtain a building permit for new structures and for all new uses, as described above.

- 1.3.1** In creating a development water budget, applicants may choose one of the following options. As described above, the applicant will submit the water budget to WBAO for review and approval. However, if the project is required to go through the Development Review Team process, then WBAO staff will provide the water budget to the Water Division engineering staff for review and approval.

Option A; Calculate a development water budget based on standard formulas using historical water use data for similar type of development. These standard formulas and supporting data are found on the Utility Service Application, available at the City's Land Use Department, Water Budget Administrative Office. The Utility Service Application shall be updated by Water Division staff as new data becomes available in periodic revisions of the Water Use in Santa Fe Report; or,

Option B; Develop a detailed alternative development water budget for the development project supported by reliable data that demonstrates that the anticipated annual water use will be less than if based on the Water Division's standard formulas (Appendix III A of this document). This is called an "Option B" water budget.

- 1.3.2** The City shall allow reduction in the consumptive water rights required to be transferred by the amount of consumptive water rights required for any Santa Fe Homes Program unit, which is a Housing Opportunity Program unit as per a valid Housing Opportunity Program Agreement or any dwelling unit meeting the definition of a low-priced dwelling unit as set forth in SFCC 26-2. The reduction is contingent upon the applicant entering into an agreement or other approved document with the City regarding the low-priced dwelling units.

- 1.3.3** The Utility Service Application will be reviewed by WBAO with assistance from the Water Division engineering staff, if necessary. The Utility Service Application and the alternative development water budget shall contain the following information:

- a) A description of all proposed and existing structures on the subject parcel of land together with a complete description of all proposed and existing water fixtures and other water using devices and equipment to be installed or constructed on the subject parcel;
- b) A description of all proposed water uses for the subject parcel of land, separating such uses by indoor and outdoor categories and including the total area of proposed and existing landscaping, not including water to be used during and for construction; and
- c) A quantification in gallons and acre-feet of the total proposed water usage on the subject parcel of land on an annual basis. In the case of phased development, the quantification shall also include the proposed water usage by each phase of development.

1.3.4 The City's preliminary approval of the water budget shall be documented through issuance to the applicant of a Water Offset Memo, summarizing the total demand to the development project and signed by the WBAO official. For projects requiring Land Use Department development review and Governing Body approval, the preliminary water budget will be submitted as part of the subdivision, development plan or building permit application to the Land Use Department, whether preliminary or final. Once the proposed development is approved, the applicant will complete either the Agreement to Construct and Dedicate (ACD) or Agreement for Metered Service (AMS) forms. For smaller projects not requiring development review and approval, the preliminary water budget will be submitted to the Water Division along with the completed AMS form.

1.3.5 Completed AMS and ACD forms, and accompanying approved Utility Service Application will be reviewed by the Water Division engineering staff. Following review and approval, the Water Division will document approval through a memo addressed to the applicant and copied to WBAO. (Note; A template of the approval memo will be approved by the City Attorney's Office as to form). The final approved plat and/or development plan is recorded at the Santa Fe County Clerk's Office by the Land Use Department staff. If an Option B Water Budget is completed, that document must be recorded with the County by the applicant and a copy must be provided to WBAO.

1.3.6 For projects that can offset their demand through conservation, WBAO or the Water Division will issue an invoice to the applicant for the payment required. The offset fee is based on the City's cost for purchased water rights plus a \$1,000 administrative fee, as shown in Appendix I. The City's 2010 consumptive use water rights purchase price is \$15,000 per acre-foot. Applicants can also fulfill the demand offset through dedication of conservation credit derived from Conservation Contracts, as described in Section 2 of this document. As described in Section 2.4, credit will be applied for previous toilet retrofits verified by February 28, 2010.

1.4 Modification of a Development Water Budget, SFCC 14-8.13(B)

1.4.1 A development water budget may be modified when:

- a) A proposed new structure or use replaces and is similar to the existing structure or use, and when the prior structure was occupied or the use active no less than 12 months prior to water budget application. In this case the development water budget may be reduced to an amount equal to the average annual consumption in the previous 24 months, or some other time period approved by the Governing Body for a specific development. The credit shall only be given to the replacement of a similar land use category. If the prior use was a commercial use, then the credit can be applied if the proposed use is a commercial use. If the prior use was a residential use, then the credit can be applied if the proposed use is a residential use. These projects shall be required only to offset for difference in water use. Water demand offset payment is based on the City's current cost for purchasing water rights (\$15,000 per acre-foot) plus a \$1,000 administrative fee, as shown in Appendix I. Therefore, current rate is \$16,600 per acre foot.

- b) A development water budget may also be reduced by an amount equal to a specific approved annual water allocation made by the Governing Body for the development project as set forth in SFCC 25-9.6 (Section 5.3 of this document).

1.4.2 Forms for modifying a water budget are available at WBAO and should be submitted to WBAO for review and approval by the Land Use Department, Water Division, and the City Attorney. Approved modifications to water budgets shall be recorded by the applicant with the Santa Fe County Clerk.

1.5 Dedication of Water to Development and Building Permit Processing, SFCC 14-8.13(E)

1.5.1 A building permit application shall not be approved by the Land Use Department until the applicant has dedicated water to meet the approved development water budget for the development project plus a 9.8% contingency that covers water utility delivery requirements, as documented by the Water Offset Assessment and Dedication Form and complied with the conditions thereof.

(Note; The contingency water is comprised of water used for community health and safety purposes, such as fire fighting and fire hydrant testing, water used in production for flushing of water distribution and sewer lines, and also results from meter errors, line leaks, and losses from water main breaks.)

1.5.2 Based on the approved water budget for a development project, the applicant shall obtain water through either the Water Conservation Credit Program (Section 2 of this document) or the Water Rights Transfer Program (Section 3 of this document) to meet the development water budget according to the following criteria:

- a) Applications for residential uses which have a development water budget equal to or greater than ten AFY shall obtain water through the Water Rights Transfer Program;
- b) Applications for residential uses which have a development water budget less than ten AFY, designated as small development projects, shall obtain water through the Water Rights Transfer Program or the Water Conservation Credit Program or through a combination of both;
- c) Applications for non-residential uses which have a development water budget equal to or greater than five AFY shall obtain water through the Water Rights Transfer Program;
- d) Applications for non-residential uses which have a development water budget less than five AFY, designated as small development projects, shall obtain water through the Water Rights Transfer Program or the Water Conservation Credit Program or through a combination of both;
- e) Applications with both residential and non-residential uses each in substantial amounts which have a development water budget equal to or greater than seven and one half (7½) AFY year shall obtain water through the Water Rights Transfer

Program. Substantial means having more than 33% of the square footage in residential use; and

- f) Applications with both residential and non-residential uses each in substantial amounts which have a development water budget less than seven and one half (7½) AFY shall either obtain water through the Water Rights Transfer Program or the Water Conservation Credit Program or through a combination of both.

1.5.3 Building Permit Processing

- a) Stand alone structural permit

- i) Applicant will meet with WBAO staff prior to submittal of the building permit to assess the appropriate water use for the proposed project. WBAO staff will fill-out a Water Offset Assessment and Dedication Form which identifies the amount of water needed to offset the proposed development and the cost. The offset amount will be based on the standard formulas adopted by City Council 2009-83 (Appendix III A of this document). Staff will verify that the amount is available in the City's Water Bank. If the amount is not available in the City's Water Bank, staff will assist the applicant by providing contact names/numbers for conservation credit holders.

- ii) The applicant will include the Water Offset Assessment and Dedication Form with their building permit submittal (with only the "Assessment Section" filled-out by staff). Prior to issuance of the building permit, the applicant will pay the appropriate fee and provide a copy of the receipt to WBAO staff. WBAO staff will then submit the Water Offset Assessment and Dedication Form (with the "Dedication Section" filled-out) to the Building Permit Division to authorize issuance of the permit.

- iii) A copy of the Water Offset Assessment and Dedication Form and the receipt for payment will also be sent to the Water Bank Administrator. They will deduct the amount of credit from the Water Bank in the name of the specific project.

- b) Multi-family, Commercial or Subdivision Projects

- i) WBAO staff will fill-out the "Assessment Section" of the Water Offset Assessment and Dedication Form which identifies the amount of water and the cost for this specific building permit application. The offset amount will be based on the standard formulas adopted by City Council 2009-83 (Appendix III A of this document). Staff will verify that the amount is available in the project's account in the Water Bank. If there is not adequate water in the project's account, WBAO staff will advise the applicant to obtain conservation credit (if allowed for the particular project-type), transfer water rights to the City Water Bank or establish a financial guarantee to cover the full amount needed.

- ii) The applicant will include the Water Offset Assessment and Dedication Form (only the "Assessment Section" is filled-out by WBAO staff) with their building permit submittal. Prior to issuance of the building permit, the applicant will provide proof of conservation credit, water rights or financial guarantee. WBAO staff will then submit the Water Offset Assessment and Dedication Form (with the "Dedication Section" filled-out) to the Building Permit Division to authorize issuance of the permit.

iii) A copy of the Water Offset Assessment and Dedication Form and the receipt for payment (if payment is required) will also be sent to the Water Bank Administrator. They will deduct the amount of credit from the appropriate account in the Water Bank.

1.6 Variances and Appeals, SFCC 14-8.13(F) and (G)

Variances to the Development Water Budget requirements set forth in SFCC 14-8.13 are heard by the Governing Body according to the procedures set forth in SFCC 14-3.16 (Appendix III B of this document). Appeals of City staff decisions regarding implementation of the Development Water Budget requirements shall be heard according to the procedures set forth in SFCC 14-3.17 (Appendix III C of this document).

1.7 Monitoring, Violations and Penalties, SFCC 14-8.13(D)

Beginning the first year that a customer's water service is subject to usage restrictions from an alternative development water budget or a contract for water conservation, the Water Division shall monitor water customer's water usage on an annual basis.

1.7.1 If a water customer exceeds water usage allowable under the customer's alternative development water budget or Conservation Contract in any annual period, the Water Division shall monitor the customer's water usage on a monthly basis and compare current monthly use to the previous year's use in the same month to determine whether the customer has returned to compliance. The Water Division shall also notify the customer of the following;

- a) that the alternative development water budget or Conservation Contract has been exceeded,
- b) that the customer's usage will be monitored monthly to determine whether the customer has reduced water usage to the amount permitted under the alternative development water budget or the Conservation Contract, and
- c) of the consequences that will ensue if the customer does not return to compliance.

1.7.2 Water customers shall be charged a 50% surcharge over the base rate of water on the excess water delivered over annual budgeted or contracted amount for that year.

1.7.3 If, after four months of monitoring, the customer is in compliance with the alternative development water budget or Conservation Contract, the customer shall be so informed and shall then be returned to monitored on an annual basis.

1.7.4 If, after four months of monitoring, the customer's water usage still exceeds the alternative development water budget or Conservation Contract by 10% or more on a monthly pro-rata basis, the Water Division shall immediately notify the customer that they have exceeded the agreement. The Water Division shall re-calculate the alternative development water budget or the Conservation Contract for the customer based on actual consumption over the period of noncompliance and shall notify the customer of the

additional water rights or conservation credit needed to meet the new budget or contract. If the customer does not transfer sufficient water rights or conservation credit to the City within 90 days to make up the difference, the Water Division shall transfer sufficient water conservation credit to the customer to offset the net difference and shall include in the customer's next billing the current cost of those water conservation credit. In addition, the City shall bill the customer the 50% surcharge for the water delivered during this second year over the budgeted or contracted amount.

- 1.7.5 A customer may, at any time, transfer additional water rights or conservation credit to the City to increase the customer's alternative development water budget or Conservation Contract restriction in order to forestall the imposition of further surcharges for excess water usage.
- 1.7.6 Customers that fail to provide sufficient water rights or conservation credit or to pay the cost of the water conservation credit and the imposed surcharges shall have water service disconnected in accordance with Rule No. 9, Exhibit A of SFCC 25 (Appendix III D of this document).

1.8 Disclosure, SFCC 14-8.13(D)

Representatives of a development project that have adopted an alternative development water budget and property owners that have agreed to a Conservation Contract shall provide disclosure statements to prospective buyers which shall be included on all recorded plats and development plans. The statements shall include the amount of water to which each lot, unit or other portion of the project is limited under the alternative development water budget or Conservation Contract and shall include a description of the penalties set forth in this paragraph.

Section 2

Water Conservation Credit Programs (SFCC 25-10)

2.1 Summary of Water Conservation Credit Programs

This Section describes how City staff will manage the Water Conservation Contract Program and the Rebate Program. These are the two programs that generate conservation credit.

Water conservation used to offset new demand on the City's water system resulting from new development is partly generated through the Water Conservation Credit Program. Water conservation generated under this program is referred to as water conservation credit. A water conservation credit is accounted for in consumptive-use acre-feet per year (AFY), and represents an amount of water that the holder can be served by the City water system on an annual basis and is transferable within the City of Santa Fe for annual usage.

Upon the request of a water customer, the City may schedule and conduct an on-site water conservation audit to determine ways that the customer may reduce water usage and provide an estimate of the quantity of water that can be conserved. Contact the Water Conservation Office at 955-4225 to schedule an audit.

Water conservation credit may be created through either a Water Conservation Contract or Retrofit Rebate. A Conservation Contract allow water customers to commit to saving water in exchange for monetary savings. Retrofit Rebates partially compensate water customers for retrofitting older water fixtures and appliances with newer more efficient models.

2.2 Water Conservation Contract Program, SFCC 25-11.3(C)(1)

2.2.1 Water customers with a minimum current uninterrupted five year history of water usage and water customers subject to an alternative development water budget may agree to a Water Conservation Contract with the City Water Division. The customer agrees to reduce their annual water usage at their property from the past five year average or from the amount approved under the alternative development water budget. The amount is defined by a fixed quantity in AFY, with a minimum reduction of two one-hundredths (.02) of an AFY (equal to 6,517 gallons per year).

2.2.2 The applicant will fill-out the Water Conservation Contract Application Form (see Appendix 2). The Form will be available on the Water Division website.

2.2.3 The Water Division staff, in coordination with the Utility Billing staff, will retrieve the applicant's past five years water use records and calculate the average annual water use. The Water Division staff will draft, review and approve all Conservation Contracts. (Note; A template of the Conservation Contract will be approved by the City Attorney's Office as to form).

2.2.4 Water Division staff shall verify that conservation measures meet specific criteria for commercial or residential use. Changes from residential uses to commercial uses shall not be eligible for a water Conservation Contract.

- a) Conservation measures for commercial customers shall consist of the following;
 - i) a change in the nature of the business;
 - ii) a change in commercial process;
 - iii) retrofit of older commercial appliances or fixtures with newer, more water-efficient units; or
 - iv) installation of new water conservation technology.
- b) Conservation measures for residential customers shall consist of the following;
 - i) retrofit of older appliances or fixtures with newer more water-efficient units
 - ii) installation of new water conservation technology.

2.2.5 Upon execution of the contract, the contract will be recorded with the County Clerk's Office and a copy will be filed with the City Clerk's Office.

2.2.6 After the Conservation Contract is recorded, the Water Division shall:

- a) track the customer's usage annually to ensure that the promised water conservation savings are achieved and maintained; and
- b) issue to the customer, water conservation credit reflecting the volume of City-transferable water that the customer has committed to conserve. This credit shall be deposited in the Water Bank in the customer's name.
- c) monitor compliance with terms of Conservation Contract (Section 1.7 of this document)

2.2.7 Water conservation credit realized through a Water Conservation Contract may be:

- a) held in a separate water bank account in the customer's name for use by the customer to offset the impact on the City's water system of new development projects (according to Section 1.5.2);
- b) donated to the City for a specified public purpose;
- c) transferred (sold) to the City; or
- d) transferred to another individual's water bank account if the City chooses not to purchase the conservation credit.

2.3 Water Conservation Retrofit Rebate, SFCC 25-11.3(C)(2) and 11-4

The City may obtain and deposit in the City's account in the Water Bank water conservation credit through direct payment to residential and commercial customers of a rebate. This would occur when a customer replaces a high-water-usage appliance, fixture or landscaping with a qualifying water-saving device. Conservation credit could also be added to the City's account in the Water Bank through the City's direct installation of water saving devices at City facilities. A current list of qualifying rebates, the rebate application form and participant instructions will be posted on the Water Division Engineering Section, Water Conservation Office and Water Budget Office (Land Use Department) websites. Hard copy will also be available at all three City offices.

2.3.1 For the rebate to be paid to program participants and credit to be applied to the City's Water Bank account, the following must be met:

- a) The City shall require satisfactory proof from the program participant to confirm that the water customer meets all the requirements of the terms and conditions;
- b) Participating customers shall allow the City Water Conservation Office staff to conduct an inspection prior to, during and after the installation of any retrofits and to provide for collection and disposal of old appliances to ensure that the old appliances do not return to service; and
- c) Upon payment by the City of the Retrofit Rebate to a customer, the City shall deposit the appropriate amount of water conservation credit in the City's Water Bank account.

2.3.2 Administratively, the Water Division engineering and water conservation staff shall establish minimum standards of water-use efficiency for qualifying Retrofit Rebates, as per SFCC 25-11.4. These standards for qualifying use will be posted on the Water Division Engineering Section, Water Conservation Office and Water Budget Office (Land Use Department) websites.

2.3.3 The City shall also establish the quantity of water conserved by each retrofit and the price that it will pay for each water conservation Retrofit Rebate credit, as per SFCC 25-11.14. This information will be posted on the Water Division Engineering Section, Water Conservation Office and Water Budget Office (Land Use Department) websites.

2.3.4 Water conservation credit realized through a Retrofit Rebate shall be held in the City's Water Bank account. This credit shall be used for the following purposes:

- a) for sale to new water customers to fulfill an applicant's approved development water budget; and
- b) for sale to water customers who exceed their allowed water usage under an alternative development water budget or a water Conservation Contract.

2.4 Previous Toilet Retrofit Program

2.4.1 Certified retrofit credits generated from the previous retrofit program (toilet retrofits), and held in the name of various persons or entities, shall be available for use to meet the water demand offset of new development. These certified retrofit credits will be applied based on .025 AFY per retrofit. The new Rebate Program does not allow participants to sell or market rebate generated conservation credit. See Section 2.3.1 (c) of this document.

2.4.2 Certified retrofit credits may be used by the holder for any action identified in 2.3.2.a above. There is no expiration for toilet retrofit credits performed by December 31, 2009 and submitted by May 30, 2010. In addition, the retrofits must be verified by June 30, 2010.

2.4.3 Toilet retrofits not verified by June 30, 2010 will not be recognized for conservation credit. The new Rebate Program must be utilized for toilet retrofits performed after December 31, 2009.

2.4.4 When a fraction of a toilet retrofit is to be applied for water demand offset, the amount will be rounded up to the full .025 acre feet.

Section 3

Water Rights Transfer Program

(SFCC 25-12)

3.1 Summary of the Water Rights Transfer Program

As described in Section 1.5.2, proposed new development projects with larger impacts to the City's water system are required to offset their impact through the transfer of water rights to the City. The following describes the process that staff will use to oversee an applicant's submittal to tender water rights to the City. Review steps and fees are described. This section also describes how City staff will oversee an applicant's water rights transfer application. Sale of water rights and appeals to the New Mexico Office of the State Engineer (OSE) are also described.

3.2 Designating Water Right Transfers, SFCC 25-12.3

The applicant must notify the City, in writing, at the time of the initial tender of water rights for City review and possible acceptance, whether the water rights are to be dedicated to a development water budget or whether the water right is designated for the Water Bank. At any time after their tender, water rights initially designated for the Water Bank can be dedicated to a development by written notification provided by the applicant to the City.

3.3 Tender of Water Rights, SFCC 25-12.4

3.3.1 Water rights proposed to be transferred to the Water Bank for dedication to a development shall be tendered to the City Attorney at whichever review stage is applicable and occurs first in the review of a particular development, according to the following requirements:

- a) Not later than 60 days after the final approval by the Land Use Department, the planning commission or the governing body of the final subdivision plat, except for parcels within a commercial subdivision for which actual use with attendant water budget has yet to be determined;
- b) Not later than 60 days after the final approval of the final development plan by the Land Use Department, the Planning Commission or the Governing Body; or
- c) For developments located outside the City Limits, prior to execution of an agreement with the City to construct and dedicate water lines.

3.3.2 In the case of phased development, water rights tendered for the first development phase shall adhere to 3.3.1 above, and water rights for a subsequent phase of the development shall be tendered to the City Attorney at the time that the infrastructure financial guarantee is posted for that phase of development.

3.3.3 For residential or commercial projects, the applicant has 60 days from recordation to tender the water rights for the whole project or by phase for a phased project. No individual structural permits will be issued until the proportionate amount of water rights

have been transferred to the City. If conservation credit is allowed for the specific project, then the proportionate amount of conservation credit will have to be verified prior to issuance of an individual structural permit.

- 3.3.4** For a phased project that requires water rights, a combination of conservation credit and water rights can be accepted for building permit up to the first five acre feet for a commercial project, up to seven and one-half acre feet for a mixed use project and up to ten acre feet for a residential project. However, after those milestones have been met, all of the water for the entire project must be brought to the City as water rights. The entity responsible for exceeding the milestone must bring the entire project amount in water rights and would be reimbursed for the water credit previously obtained for the project.
- 3.3.5** Water rights designated for the City's Water Bank may be tendered to the City Attorney at any time.
- 3.3.6** The information contained in the tender shall include:
- a) The name and address of the current owner(s) and/or seller(s) of the water rights;
 - b) A description of the development project(s) for which the water rights are designated, or direction that the water rights are designated for the City's Water Bank;
 - c) Proof of ownership of the water rights in the form of: a declaration of water rights; the most recent change of ownership form for the water rights; and any deeds regarding the water rights in the county where the water rights are located;
 - d) A title search or title report for the property to which the water rights are appurtenant;
 - e) Any permits, licenses, or court orders for the water rights, together with a description of the place and purpose of use and point of diversion for the water rights;
 - f) A copy of the agreement between the seller(s) and applicant under which the applicant intends to acquire the water rights; a copy that redacts the price may be acceptable; however, if the applicant uses a letter of credit or escrow pending application approval, however, the City may require an unredacted copy;
 - g) An affidavit from the seller(s) to the effect that the water rights are free and clear of all encumbrances and liens, or that encumbrances shall be released before or at closing and furthermore an affidavit to the effect that no part of the water rights has not been lost through abandonment or forfeiture; and
 - h) Such other documentation as the City may reasonably require related to the water rights.
 - i) Upon tender of water rights for the City's review, the applicant, and not the applicant's representative, shall sign an agreement prepared by the City Attorney acknowledging that the applicant shall abide with the conditions of the regulations.

- j) Upon tender of water rights to the City for review, the applicant shall pay a deposit of \$1000 to be applied against the hydrologic due diligence review of the tendered water rights. The City Attorney shall issue an invoice for this amount and it shall be paid at a City cashier window.
- k) The cost for acquiring the water rights will be determined by the developer and the offerer. The cost is not the rate that is shown in Appendix I. The City is not a party to the developer water rights purchase.

3.4 Due Diligence Review Procedure and City Fee, SFCC 25-12.5

- 3.4.1 The City Attorney shall review the documentation provided within a 60 day due diligence review period and determine in its sole discretion whether the water rights are acceptable to the City for its use in its system and whether the transfer of the rights to a point of diversion acceptable to the City is feasible.
- 3.4.2 During the review period, the City Attorney may request from the applicant additional documentation to aid in the City Attorney's determination. Upon such request, the review period shall be tolled until the additional documentation is provided to the City Attorney.
- 3.4.3 If the City Attorney determines that any or all of the water rights are acceptable for purposes of the transfer, the City Attorney shall notify the applicant in writing of the total amount of consumptive use acre-feet per year acceptable to the City.
- 3.4.4 If the City Attorney determines that the water rights are not acceptable, then the City Attorney shall notify the applicant in writing, specifying the reason(s) for the determination. Upon receipt of this notice, a new review period shall commence, and the applicant shall take steps to change the acceptability of the water rights as specified by the City Attorney in the written notice. If the City Attorney rejects the water rights outright, the applicant may tender other water rights for transfer and a new review period shall commence for the City. This process may be repeated until the City Attorney accepts tender of all water rights required by the City.
- 3.4.5 Applicant shall reimburse the City for its hydrologic due diligence review of the tendered water rights by paying the actual costs as evidenced by invoices from consultants prior to the City Attorney's final written acceptance of water rights into the Water Rights Transfer Program. The City Attorney shall issue an invoice for this amount, and it shall be paid at a City cashier window.

3.5 Acceptance of Water Rights into City Water Right Transfer Program, SFCC 25-12.6

Upon payment of the fees due from the applicant for the City Attorney's due diligence review and determination that tendered water rights are acceptable to the City, the City Attorney shall issue to the applicant the final written acceptance of the water rights into the Water Rights Transfer Program, specifying the total amount of consumptive use in acre-feet per year that the City has approved.

3.6 Water Right Transfer Application and Fees, SFCC 25-12.7

- 3.6.1** After City acceptance of water rights into the Water Rights Transfer Program, the applicant shall prepare a draft application to the OSE to transfer the water rights to the City's designated point of diversion. The draft application shall show the City as a co-applicant. The draft application shall include no less than the total number of consumptive use acre-feet accepted by the City. The application is found on the state engineer's website. The applicant shall publish all necessary legal notices in appropriate newspapers.
- 3.6.2** The content of the water rights transfer application shall be determined by the applicant and the City and completed in a manner acceptable to the OSE. The final water rights transfer application shall be executed by the seller, if applicable, the applicant, and the City. Following the execution and submittal of the transfer application to the OSE by the applicant, the applicant shall not file any subsequent OSE application with regard to those water rights without the written consent of the City.
- 3.6.3** The City and the applicant shall reach mutual agreement regarding the application. The City shall have the discretion to modify or withdraw the application and to discontinue the transfer process if proceeding threatens exercise of the City's water rights under Permit No. RG-20516 et al. The applicant may also withdraw the application, provided the applicant notifies the City in writing one week in advance of any such withdrawal.
- 3.6.4** The applicant shall pay applications fees required by the OSE and legal notice publication fees and costs incurred in any administrative hearing as well as subsequent appeals, if pursued. The City shall receive notice of any hearings and may participate in the hearings as it deems appropriate. The City has ultimate decision-making authority regarding any conditions of approval that any protestant or the OSE may offer that affect the City's existing permit, RG-20516 et al. The applicant has ultimate decision-making authority regarding any conditions of approval that any protestant or the OSE might offer that affect the validity and extent of the water rights being transferred.

3.7 Financial Guarantee Procedure for Issuance of a Building Permit Prior to Completion of Water Rights Transfer and Conveyance, SFCC 25-12.8

- 3.7.1** These financial guarantee provisions shall apply to all water rights designated for development projects within the City Limits. These financial guarantee provisions may also apply to water rights designated for development projects connecting to the City water system outside the City Limits.
- 3.7.2** No building permit shall be issued before water rights transfer completion and conveyance to the City, as set forth in SFCC 25-12.10 (Section 3.9 of this document) and SFCC 25-12.11 (Section 3.10 of this document), except as provided in this section.
- 3.7.3** The applicant may apply for a building permit before water rights transfer completion and conveyance of water rights to the City if the City has accepted the water rights and a water right transfer application has been filed with the OSE. The applicant may obtain such a building permit only if escrow funds or an irrevocable letter of credit is provided

to the City in a manner acceptable to the City Attorney. The purpose of this provision is to secure the applicant's obligation to transfer water rights that can either be used for the City's water right permit compliance or diverted and delivered by the City water utility in such a manner that the development, based upon the approved development water budget, does not increase the demand on the City's water utility.

- 3.7.4** According to an agreement prepared by the City Attorney, the escrow funds or irrevocable letter of credit shall be in the amount of 100% of the current value of the water rights sought to be transferred by the applicant and shall be provided to the City Attorney at the time of building permit application. The City Attorney shall assure renewal of the letter of credit, if necessary.
- 3.7.5** The current value of the water rights shall be presumed to be the current fair market value of pre-1907 consumptive use water rights from the Middle Rio Grande Basin. The City shall have the sole discretion to determine the current value of the water rights, which determination shall be reasonably made based upon the known market for such rights and upon the purchase price of the water rights, as evidenced by the purchase agreement required in SFCC 25-12.4(D) (Section 3.3 of this document).
- 3.7.6** Upon completion of the water right transfer and issuance of the City's Water Rights Transfer Certificate as set forth in SFCC 25-12.10 (Section 3.9 of this document) for the full amount accepted by the City, the City shall release the irrevocable letter of credit. In the case of escrow, upon completion of the water right transfer of the full amount accepted by the City and issuance of the City's Water Rights Transfer Certificate as set forth in SFCC 25-12.10 (Section 3.9 of this document), the City shall return to the applicant the balance of escrow funds, as well as any accrued interest on this amount.
- 3.7.7** If the amount of water rights approved by the OSE for transfer is less than the amount of water rights accepted by the City, the applicant shall have 90 days from a final, non-appealable order within which to make up the difference by conveying to the City the balance of required water rights or water credit. If the applicant does not convey the required water rights or water credit within this time, the City shall transfer to the Water Division's operating budget a portion of the applicant's escrow fund or irrevocable letter of credit equal to the proportion of the water rights for which the OSE denied transfer. The transfer of the funds shall be in lieu of the requirement on the applicant to transfer any additional water rights. Upon such transfer of funds to the Water Division, the applicant will have fulfilled their requirement to transfer water rights and the City shall release the portion of the letter of credit or return to the applicant the portion of the escrow fund that represents the percentage of the accepted water rights required to be transferred for the development water budget as compared to the amount of water rights that were actually transferred to the City, less any unpaid transaction costs owed by the applicant, as well as any accrued interest on this amount. The Water Bank Administrator will then utilize the portion of the applicant's escrow fund or irrevocable letter of credit equal to the proportion of the water rights for which the OSE denied transfer to secure water credit in the City's Water Bank.

3.8 Office of State Engineer's Approval of the Water Right Transfer, Appeals, and Conveyance of Water Rights Title to City, SFCC 25-12.9

3.8.1 A water right transfer shall be deemed complete once the OSE has approved a transfer of all or a portion of the water right to the new point of diversion(s) and the new place and purpose of use and has issued a final permit for the transfer that is not appealed, or the permit is appealed but the permit becomes a non-appealable, final order by the OSE.

3.8.2 The City, as the lead applicant, shall have final decision-making authority regarding appealing any conditions of approval that affect Permit No. RG-20516 et al. unless the applicant or the City chooses to withdraw the application, and can do so in such a way that there will be no effect from the application process on Permit No. RG-20516 et al. The applicant shall have final decision-making authority regarding appealing any decisions affecting the validity and extent of the water rights being transferred. The party that decides to appeal shall pay the cost of the appeal.

3.8.3 If the application is denied and not appealed, then a new tender period shall commence.

3.8.4 When water rights are dedicated to a specific development water budget under SFCC 25-12.3(A) (Section 3.2 of this document), upon completion of the water right transfer, the applicant shall within 90 days, convey to the City all right, title and interest to the transferred water rights, at no additional cost, free and clear of all encumbrances and with special warranty covenants. Within this same 90 day period, the applicant shall execute and file all appropriate documentation with the Santa Fe County Clerk and with the OSE in order to effectuate timely issuance of the OSE final permit, pursuant to NMSA 1978, § 72-1-2.1. If the applicant fails to do so, the City shall disallow use of water from the City's system for the applicant's development unless the applicant has provided a letter of credit or escrow funds as set forth in SFCC 25-12.8 (Section 3.7 of this document) in which case the letter of credit or the escrow funds shall be retained by the City. The applicant shall reimburse the City for all water rights transfer application transaction costs borne under SFCC 25-12.6 (Section 3.5 of this document). Unpaid transaction costs shall be treated as utility charges as set forth in SFCC 15-1.4 and 15-1.5 (not included in this document).

3.8.5 When water rights have not been designated for a specific development water budget, upon completion of the water right transfer, the water rights shall be held as undesignated water rights in the Water Bank in the applicant's name. At such time as the water rights are designated for a specific development water budget, the applicant shall convey legal title to the City and file an appropriate change of ownership with the OSE and the Santa Fe County Clerk as required above.

3.9 Issuance of City of Santa Fe Water Rights Transfer Certificate, SFCC 25-12.10

Upon completion of the transfer of the water rights to the City's permit as set forth in SFCC 25-12.9 (Section 3.8 of this document) and issuance of the OSE's final permit, the Water Division shall deposit the water rights in the City Water Bank in the applicant's name and issue to the applicant a Water Rights Transfer Certificate evidencing the deposit. If the water rights were tendered for application to a specific development under

SFCC 25-12.3(A) (Section 3.2 of this document), that shall be indicated on the Water Rights Transfer Certificate and the Water Bank's records. Upon issuance of the Water Rights Transfer Certificate, the water rights transfer applicant shall then be referred to as the water rights transferor.

3.10 Water Rights Dedication to Obtain a Building Permit, SFCC 25-12.11

The water rights transferor or assigns may withdraw banked water rights from the Water Bank for dedication to a development water budget, as described in Section 1.5.3 of this document.

3.11 Sale of Water Rights, SFCC 25-12.12

At any time before or during the approval and transfer process, the applicant may sell and assign any or all of the applicant's interest in tendered water rights to the City or any other party, based upon a fair market price to be negotiated between applicant and the purchaser, providing the applicant notifies the City in writing of such a change in ownership. Sale and change of ownership of a water right tendered to the City for a particular project shall not change the designation of the water right for dedication to that development water budget, as specified in SFCC 25-12.3(A) (Section 3.2 of this document), without written City approval. A water rights transferor may sell or assign to another any or all of the transferor's water rights on deposit in the Water Bank that are not designated for a particular project. The Water Bank shall transfer the water rights to the account of the assignee.

Section 4 City Water Bank (SFCC 25-10)

4.1 Summary of the Water Bank

The City Water Bank consists of various public and private accounts holding water credit derived from water rights transferred to the City and from water conservation. All water credit, accounted for in consumptive use acre-feet per year, represent the amount of water the account holder is allowed to be served on an annual basis by the City's water system. In order to be served by the City's water system, an applicant must first dedicate water credit to meet their project's water budget using a Water Offset Assessment and Dedication Form (Section 1.5.3 of this document).

4.2 Water Bank Transactions, SFCC 25-10.3

4.2.1 The City Water Bank will be administered by the Water Division, which will be responsible for keeping all records, providing all necessary forms, and producing all necessary reports and receipts.

4.2.2 Consumptive use water rights, water credit and water conservation credit may be deposited into the City Water Bank by any of the following entities:

- a) The City, in order to hold consumptive use water rights derived from water rights purchases, leases and water conservation credit obtained from Retrofit Rebates and from donation from customers signing Conservation Contracts; and infrastructure projects allowing reuse of water and return flow credit;
- b) Water customers, in order to hold water conservation credit transferable within the City of Santa Fe's water system obtained through Water Conservation Contracts as set forth in the Water Conservation Credit Program (Section 2 of this document);
- c) Water Rights Transfer Program transferors, in order to hold water credit consisting of consumptive use water rights transferred to the City as set forth in SFCC 25-12 (Section 3 of this document) and pursuant to the OSE policies, guidelines and procedures which credit may be applied to new development projects requesting service from the City's water system.

4.2.3 Water rights deposits into the City Water Bank will be documented by the Water Right Transfer Certificate.

4.2.4 The deposit of water credit derived from a Conservation Contract into the Water Bank will be documented by the executed Conservation Contract.

4.2.5 The deposit of water credit derived from the Rebate Program into the Water Bank will be documented by the completed Rebate Application and Rebate Installation Verification Form.

4.2.6 All water rights, water credit and water conservation credit held in the City Water Bank shall be accounted for in units of acre feet per year.

4.2.7 Upon request of an entity in whose name water rights, water credit or water conservation water credit are on deposit in the City Water Bank, the Water Bank Administrator shall:

- a) transfer the water rights, water credit or water conservation credit to another entity as directed. Banked water credit or water conservation credit may be sold or assigned at any time by the owner, providing the owner notifies the City in writing of such a change in ownership. If the owner's assign does not have a Water Bank account established, the City shall establish a Water Bank account in the assign's name for the purpose of water credit or water conservation credit assignment;
- b) issue a Water Offset Assessment and Dedication Form that applies those water rights, water credit or water conservation credit to a specific development water budget, or
- c) issue a Water Offset Assessment and Dedication Form that applies the water rights, water credit s or water conservation credit to the public purpose as directed.
- d) deduct water credit from a Water Bank account documented on the Water Dedication Form, stating the account balance after dedication.

4.2.8 Water rights or water conservation credit in the Water Bank in the City's name account may be designated for specific purposes pursuant to resolution of the governing body adopted under the City water budget process and applied to that purpose by a Water Dedication Form.

4.2.9 If in the event the City no longer requires developers to offset the anticipated demand of their development project, water credit held by Water Rights Transfer Program transferor and water conservation credit held by water customers under the Water Conservation Credit Program in the City Water Bank can be sold to the City at current market value.

4.2.10 The Water Division Water Bank Administrator will manage the electronic software that records and processes all Water Bank transactions.

4.3 Water Bank Public Posting, SFCC 25-10.4

The Water Division shall post on the City's website a current public listing of the identity of each person or entity that holds water rights on deposit in the Water Bank that requests listing and the amount of water rights held by that person or entity.

Section 5 City Water Budget (SFCC 25-9)

5.1 Summary of City Water Budget Requirements

This Article describes the annual process which City water managers undertake to account for current and projected water supplies and demands. This Article also describe the process by which the governing body allocates available water made available from City water rights purchases, leases, and City conservation measures to meet its priorities, including affordable housing.

5.2 Water Budget Report, SFCC 25-9.5

On an annual basis, the Water Division will evaluate the City's total water system supply and total water system demand, effective for the twelve month period from April 1 to March 31. The Water Division will summarize this evaluation in the Water Budget Report and present the report to the Public Utility Committee at the regularly scheduled April meeting and to the Governing Body at the regularly scheduled May meeting. The report shall include:

- a) The City's current total water supplies, under the present water resource management policies, including:
 - i) Water rights available to the City;
 - ii) Long-term sustainable yield from those water rights;
 - iii) Effect that a range of drought conditions would have on that sustainable yield; and
 - iv) Wet water available that year;
- b) The total water demand including:
 - i) Actual demands upon the City's water service itemized into amounts to serve current customers, City uses, line loss and other actual current demands;
 - ii) Utility reserve;
 - iii) Anticipated demands upon the City's water service from future customers with valid written agreements that will require water service within the twelve month period;
 - iv) Special contractual demands (e.g. Las Campanas, County of Santa Fe); and
 - v) Non-revenue water demands including total system losses set out by categories of loss;
- c) Water system annual operating plan estimating water production from the City's various supplies to meet projected annual demand;
- d) Water resource annual management plan describing the impacts on the City's water resources resulting from the annual operating plan, as well as any planned actions to mitigate those impacts;

- e) 20-year supply-demand projection, including near- and long-term anticipated demands upon the City's water service based on current growth projections and anticipated demands of future customers with valid written agreements;
- f) The quantity of water, if any, by which the sustainable water supply exceeds committed demand;
- g) Status of the City's Water Conservation Credit Program and Water Rights Transfer Program; and
- h) Quantification of all water credit held in the City Water Bank, including water rights belonging to the City resulting from water rights purchases and leases, water conservation credit, water held for affordable housing, and water held to meet the anticipated long-range surface water supply gap resulting from water right permit offset requirements.

5.3 Allocation of City's Available Water, SFCC 25-9.6

5.3.1 Upon review of the Annual Water Budget, the Governing Body shall determine if water is available for allocation. Water available for allocation shall be derived only from the following sources:

- a) The portion of surplus sustainable water supply in excess of committed demand that the Governing Body has transferred to the City Water Bank;
- b) City's water rights purchases and leases deposited in the City Water Bank;
- c) Retrofit Rebate conservation credit deposited in the City Water Bank under the Water Conservation Credit Program as described in Section 2 of this document;
- d) Conservation credit donated to the City rebates under the Water Conservation Credit Program as described in Section 2 of this document;
- e) Infrastructure projects allowing reuse of water or return flow credit.

5.3.2 The water available for allocation by the City shall be held in the Water Bank in the City's name established as described in Section 4 of this document.

5.3.3 The Governing Body may allocate by resolution some or all of the water available for allocation to both City and other uses and projects that meet the City's priorities. In making allocations, the Governing Body shall give priority to the following uses:

- a) Affordable housing. Annual allocations of water to affordable housing shall be made for at least three consecutive future years, and each year's allocation shall be set aside in a separate affordable housing account in the City Water Bank. When a specific development receives final approval, the Water Division shall debit the appropriate year's affordable housing account in the City Water Bank for the water necessary to serve the affordable housing in the development and issue water allocation approval

for that project in the form of a memo signed by the City Attorney, which will be submitted the City Water Bank. At the time of each annual allocation, the Governing Body shall adjust allocations made in previous years to account for changes that may have occurred in previously identified affordable housing projects in the intervening year and return to the City's pool of available water any water that is not being used as a result of proposed affordable housing project's being withdrawn or a reduction in its anticipated water demand.

- b) Water from Retrofit Rebate conservation credit and water bank reserve in the City's name shall be allocated for sale to developers of small development projects. The City shall maintain in its Water Bank account a reserve of 25 AFY from Retrofit Rebate conservation credit for sale to water customers to remedy violations of restrictions under alternative development water budgets or Conservation Contracts.
- c) Water right permit offset requirements, accounted for in the long-range surface water supply gap account held in the City's Water Bank account;
- d) City projects including, but not limited to, parks and open space, affordable housing, water for the Santa Fe River, City buildings and other City facilities;
- e) Other projects in which the City is a partner; and
- f) Private or non-City public uses and projects which recognize other City priorities such as economic development and stability, energy efficiency, job growth and community health.

5.3.4 After the Governing Body has approved an annual water allocation for a specific project, as documented by the memo from the City Attorney, the Water Division shall debit the City's account in the Water Bank and credit a special account for that specific project. When the specific project is ready to obtain building permits, the developer shall withdraw the water credit from the special account, dedicate them to meet all or part of the approved development water budget for the development, as documented by a Water Offset Assessment and Dedication Form, and provide that Form to WBAO. That dedicated water shall become a permanent portion of total water system demand calculations unless it expires or is relinquished. Section 1.5.3 of this document describes the building permit process.

5.3.5 A water allocation by the Governing Body only satisfies a development water budget; it creates no other land use approvals or right to approval of the requested number of lots, units or commercial development, or commercial buildings, building permits or water meters for a proposed development project. The actual number of lots or units, or the amount and type of commercial development or the number of building permits or water meters that may be approved shall be determined by the appropriate development, permit or meter application review process.

5.3.6 A water allocation is issued for specific developments, building permits or water hook-ups and specific geographic sites and they shall not be moved, sold, traded, transferred or exchanged in any way for different developments, building permits or water hookups.

5.3.7 If not dedicated to an approved development plan or building permit within two years of the allocation approval, a water allocation shall revert back to the City's credit in the Water Bank. An applicant may reapply for the previously allocated water credit when the previously designated development project is ready to proceed to the appropriate stage in the development permitting process. An applicant may also relinquish allocated water credit at any time and the water credit shall revert back the City's credit held in the City's Water Bank.

Railyard Parcel P**1611 Alcalaesa, Santa Fe NM 87501****Development Water Budget**

FLOOR	SQ. FT	SINKS	TOILETS	DINING SEATS	AFTY	#RETROFITS	COST
First Floor	4,901	2	2	0	0.06	3	\$ 996.00
Second Floor	3,801	2	2	0	0.26	10	\$ 4,416.76
Third Floor	2,287			100	1.5	60	\$ 24,900.00

Total**\$30,312.76**



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:

Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzbarger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

FL 3/6/06 D

Case number: AR-01(a-b)-05

Project type: ARCHAEOLOGICAL

PROJECT LOCATION (S): Santa Fe Railyard

Applicant: Office of Archaeological Studies for the Santa Fe Railyard
Community Corporation.

COMMITTEE ACTION

The decision of the Archaeological Review Committee was to approve the following reports:

JANUARY 20, 2005: Testing Results for the North Guadalupe, South Guadalupe, and Baca Street areas.

FEBURARY 17, 2005: Treatment Plan for the North Guadalupe, South Guadalupe, and Baca Street areas.

APRIL 21, 2005: Preliminary Data Recovery Results for Four Historic Sites in the North Railyard.

JUNE 2, 2005: Preliminary Data Recovery Results for Two Historical Sites near Baca Street.

AUGUST 4, 2005: Preliminary Data Recovery Results for a Historical Site in the North Railyard.

SEPTEMBER 1, 2005: Preliminary Data Recovery Results for Three Historic Acequia Sites located in the North Railyard.

OCTOBER 20, 2005: Preliminary Testing Results in the Santa Fe Railyard Park.

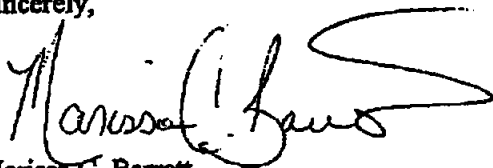
NOVEMBER 17, 2005: Data Recovery Plan for Five Sites in the Railyard Park.

"Committed to our community, and making a difference"

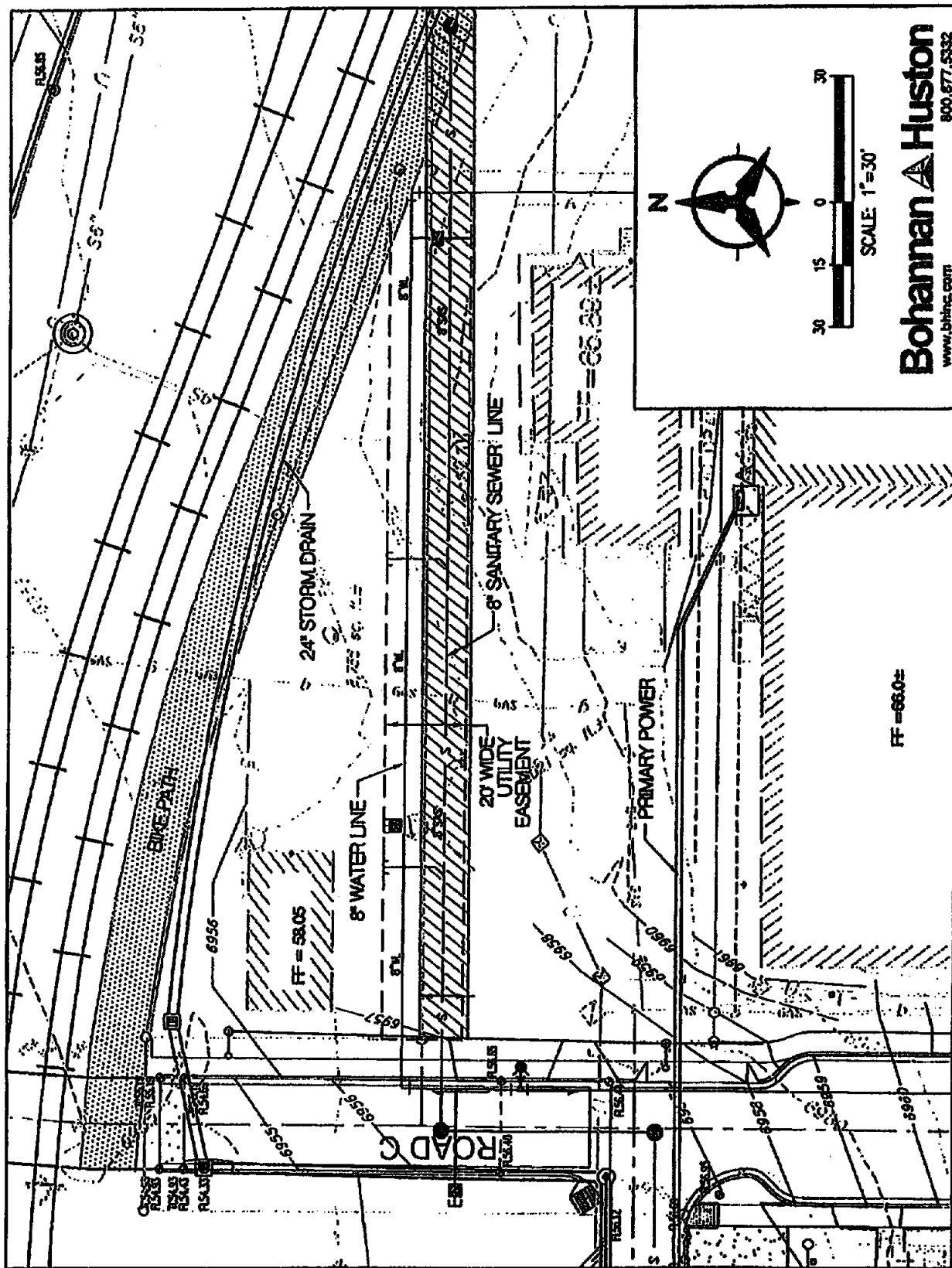
Construction activities are permitted in the completed archaeological excavated areas of the Santa Fe Railyard project area. Please attach this form to all sets of the building plans when submitting for permit. Final archaeological clearance will be issued once the final data recovery report is approved for the entire project area.

For further information please call 955-6660.

Sincerely,

A handwritten signature in black ink, appearing to read "Marissa C. Barrett", with a large, stylized flourish extending to the right.

Marissa C. Barrett
Historic Preservation Planner,
Archaeological Liaison



Bohannon  Huston
 www.bhinc.com 800.877.5332

RAILYARD PLAZA - LANDSCAPE CROSS SECTION

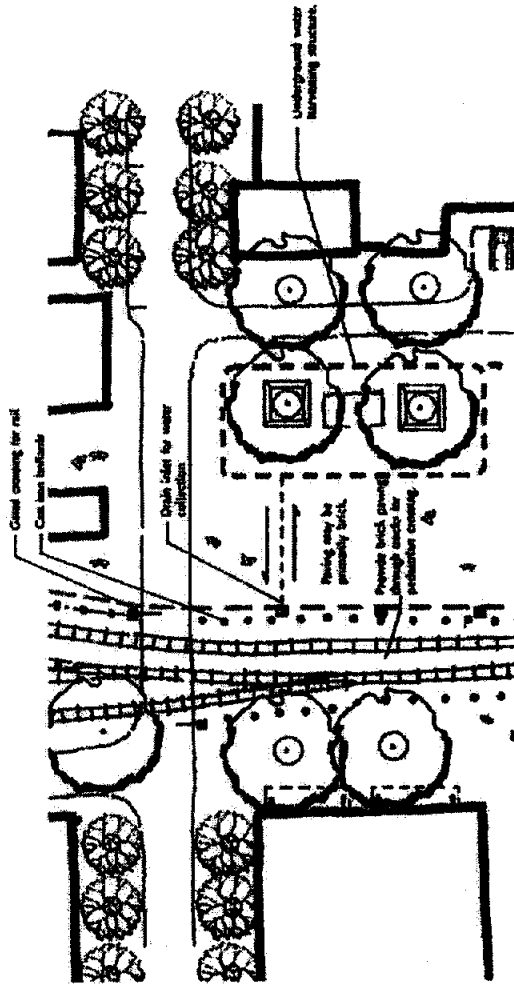
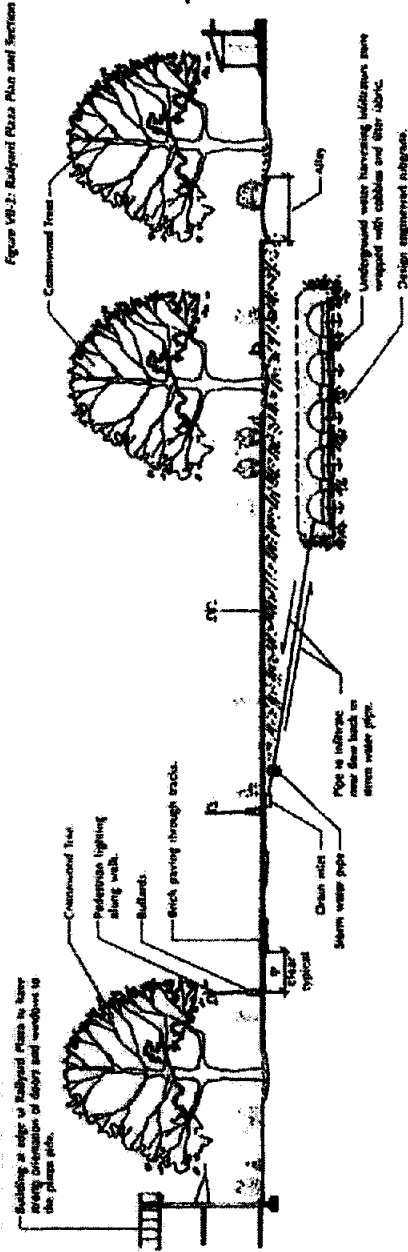


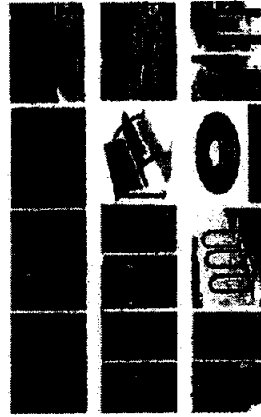
Figure VB-2: Railyard Plaza Plan and Section

The focus of community and social activity, the Plaza is to be the heart of the Railyard. Its design is open to encourage flexibility of use. Opportunities for special events, temporary performance areas, community gatherings and every day uses for small vendor and artists as well as limited traffic for the farmers market vendor traffic.

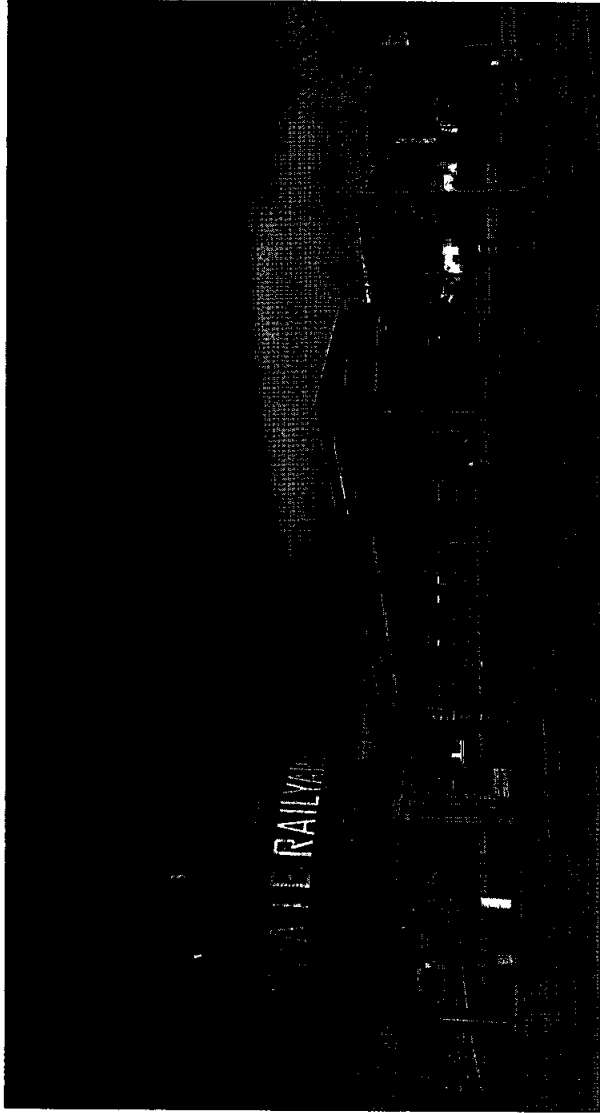
Unique issues that affect the design guidelines for the Plaza are:

- Maintain the long distance views to the Sengre de Cristo Mountains along the North Railyard rail line. In response to historic preservation requests to preserve the view, shade trees and tall structures are prohibited in a view corridor from the west face of the proposed Farmers' Market building to the east face of the Railyard Performance Center building.
- Paving in the Plaza is to be pedestrian friendly, handicapped accessible, and capable of sustaining truck vehicle weights where traffic is allowed.
- Until light rail is the primary rail use, safety separation bollards are recommended along the rail line in the Plaza.
- Brick can be a primary paving in the Plaza. Specialty paving that is suited in colors is allowed.
- An underground infiltration and water harvesting feature is proposed for an area to the east side of the Plaza. Its purpose is part of the site stormwater systems and for water harvesting. Detail subsurface engineering and design is required prior to development design.

See Landscape Materials matrix for specific materials allowed

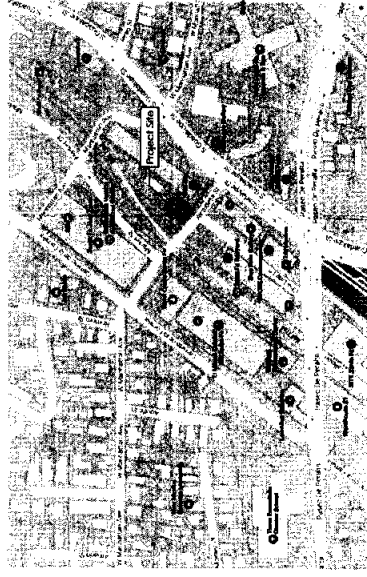


Case No. 2017-08



Context Rendering
NOT TO SCALE

Santa Fe Railway Parcel P Development



Vicinity Map
NOT TO SCALE



Sheet Number	Sheet Name
A-1	Cover Sheet
A-2	Surrounding Uses
A-3	Existing Conditions
A-4	Site Development Plan
A-5	Grading/Drainage/Landscape
A-6	Existing Railway Collection Plan
A-7	Building Elevations
A-8	Building Elevations
A-9	Loading Dock/Bicycle Info
A-10	Building Perspectives

Case Number:	
Case Title:	
Parcel P Development Plan	

Cover Sheet

A-1

WoodMetalConcrete
Architecture
1000 10th Street, Suite 100
Santa Fe, NM 87501
Phone: (505) 988-1111
www.woodmetalconcrete.com

Project Team

Architect:
WoodMetalConcrete

Structural:

MEP:

Civil:

Santa Fe
Railway
Parcel P
Santa Fe, New Mexico

2/6/17

Project Team

Architect:
WoodMetalConcrete

Structural:

MEP:

Civil:

Santa Fe
Railyard
Parcel P
Santa Fe, New Mexico

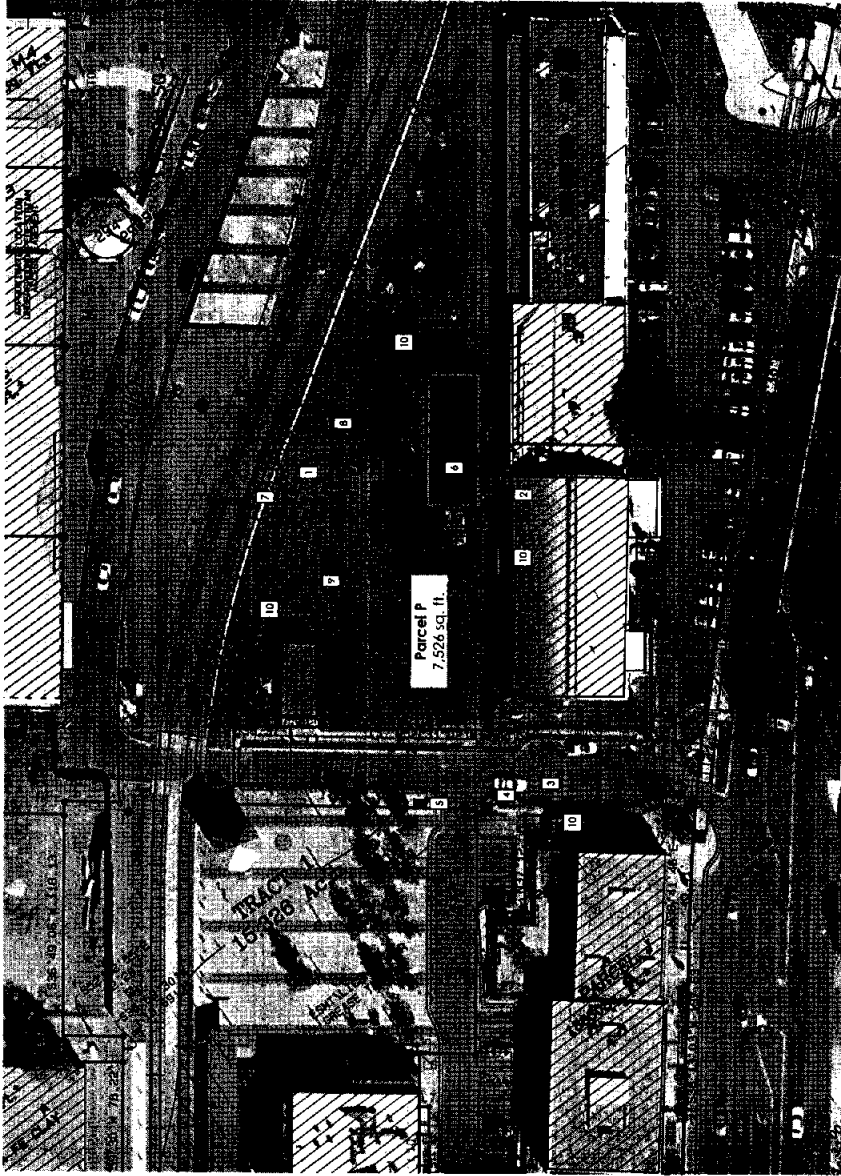
2/6/17

Existing Conditions

A-3

Sheet Keyed Notes

- 1 10' x 10' x 10' Concrete
- 2 5' x 5' x 5' Concrete
- 3 Existing Loading Dock
- 4 Existing Loading Dock
- 5 Existing Loading Dock
- 6 Existing Loading Dock
- 7 Existing Loading Dock
- 8 Existing Loading Dock
- 9 Existing Loading Dock
- 10 Existing Loading Dock



1 Site Plan

SCALE: 1" = 30'



Project Team
Architect: WoodMetalConcrete
Structural:
MEP:
Cost:

Santa Fe
Railyard
Parcel P
 Santa Fe, New Mexico

2/6/17

Site Development Plan
 A-4

Affidavit
 Know all persons by these present that the Owner has caused this Development Plan to be prepared. All that appears on this plan is made with the free consent and in accordance with the desires of the Owner.

Owner
 The foregoing was sworn, acknowledged and subscribed before me by _____ of _____ on this _____ day of _____, 20____.
 Notary Public: _____
 My Commission Expires on _____

Approvals
 Approved by the Santa Fe Planning Commission at their meeting of _____, 20____ as Case No. _____

Planning Commission Chairperson
 Planning Commission Secretary

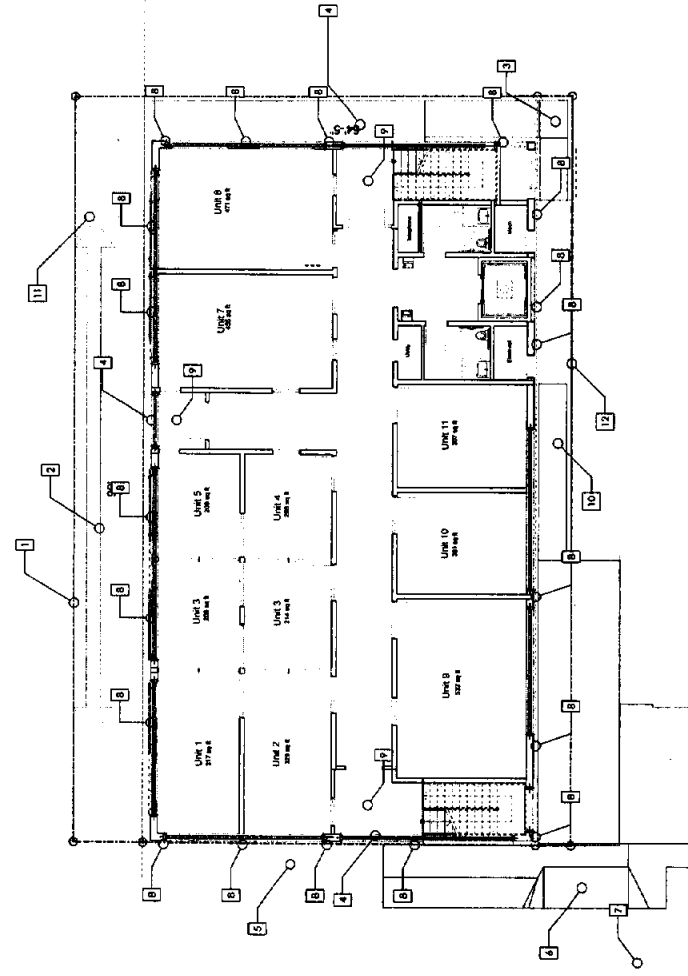
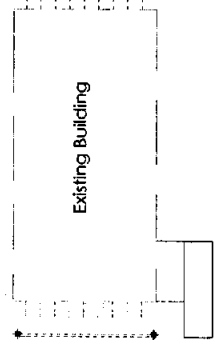
City of Santa Fe Approvals
 City Planner
 City Engineer for Land Use

Sheet Keyed Notes

1. 10' UT Utility Easement (Shaded Loading Dock)
2. 10' UT Utility Easement (Shaded Loading Dock)
3. 10' UT Utility Easement (Shaded Loading Dock)
4. 10' UT Utility Easement (Shaded Loading Dock)
5. 10' UT Utility Easement (Shaded Loading Dock)
6. 10' UT Utility Easement (Shaded Loading Dock)
7. 10' UT Utility Easement (Shaded Loading Dock)
8. 10' UT Utility Easement (Shaded Loading Dock)
9. 10' UT Utility Easement (Shaded Loading Dock)
10. 10' UT Utility Easement (Shaded Loading Dock)
11. 10' UT Utility Easement (Shaded Loading Dock)
12. 10' UT Utility Easement (Shaded Loading Dock)

Project Data

Location:	Santa Fe Rail Yard
Site Area:	7.56 Acres (326,000 sq. ft.)
Site Coverage:	17.4%
Ground Building Area (GBA):	Net Leasable Area
1st Floor:	4,901 sq. ft.
2nd Floor:	4,901 sq. ft.
3rd Floor:	4,901 sq. ft.
4th Floor:	4,901 sq. ft.
5th Floor:	4,901 sq. ft.
6th Floor:	4,901 sq. ft.
7th Floor:	4,901 sq. ft.
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96th Floor:	4,901 sq. ft.
97th Floor:	4,901 sq. ft.
98th Floor:	4,901 sq. ft.
99th Floor:	4,901 sq. ft.
100th Floor:	4,901 sq. ft.



Project Team

Architect:

Structural:

MEP:

Civil:

Santa Fe
Railyard

Parcel P

Santa Fe, New Mexico

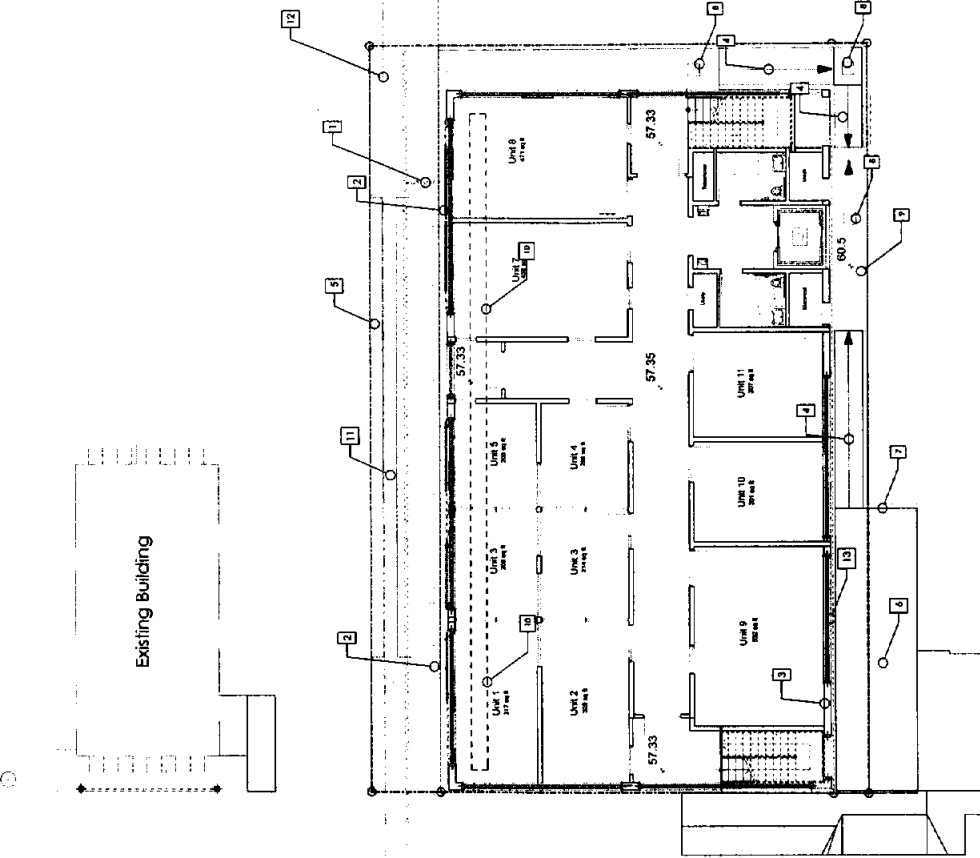
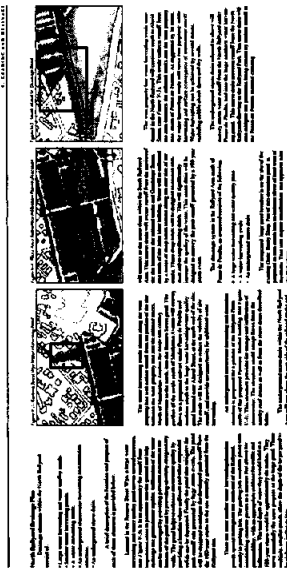
2/6/17

Grading/Drainage/
Landscape

A-5

Sheet Keyed Notes

1. Connection to Existing Sewer Line
2. 3'-6" Concrete Retaining Wall at Rear of Property
3. New Concrete Retaining Wall
4. Slope Loading Dock to Existing Curb Cut
5. Remove existing "hump" provide open access for Dock Surface
6. 12" Catch Basin (Connect to Road Downgrade)
7. 12" Catch Basin (Connect to Road Downgrade)
8. 12" Catch Basin (Connect to Road Downgrade)
9. 12" Catch Basin (Connect to Road Downgrade)
10. 12" Catch Basin (Connect to Road Downgrade)
11. 12" Catch Basin (Connect to Road Downgrade)
12. 12" Catch Basin (Connect to Road Downgrade)
13. 12" Catch Basin (Connect to Road Downgrade)



1 Grading/Drainage/Landscape

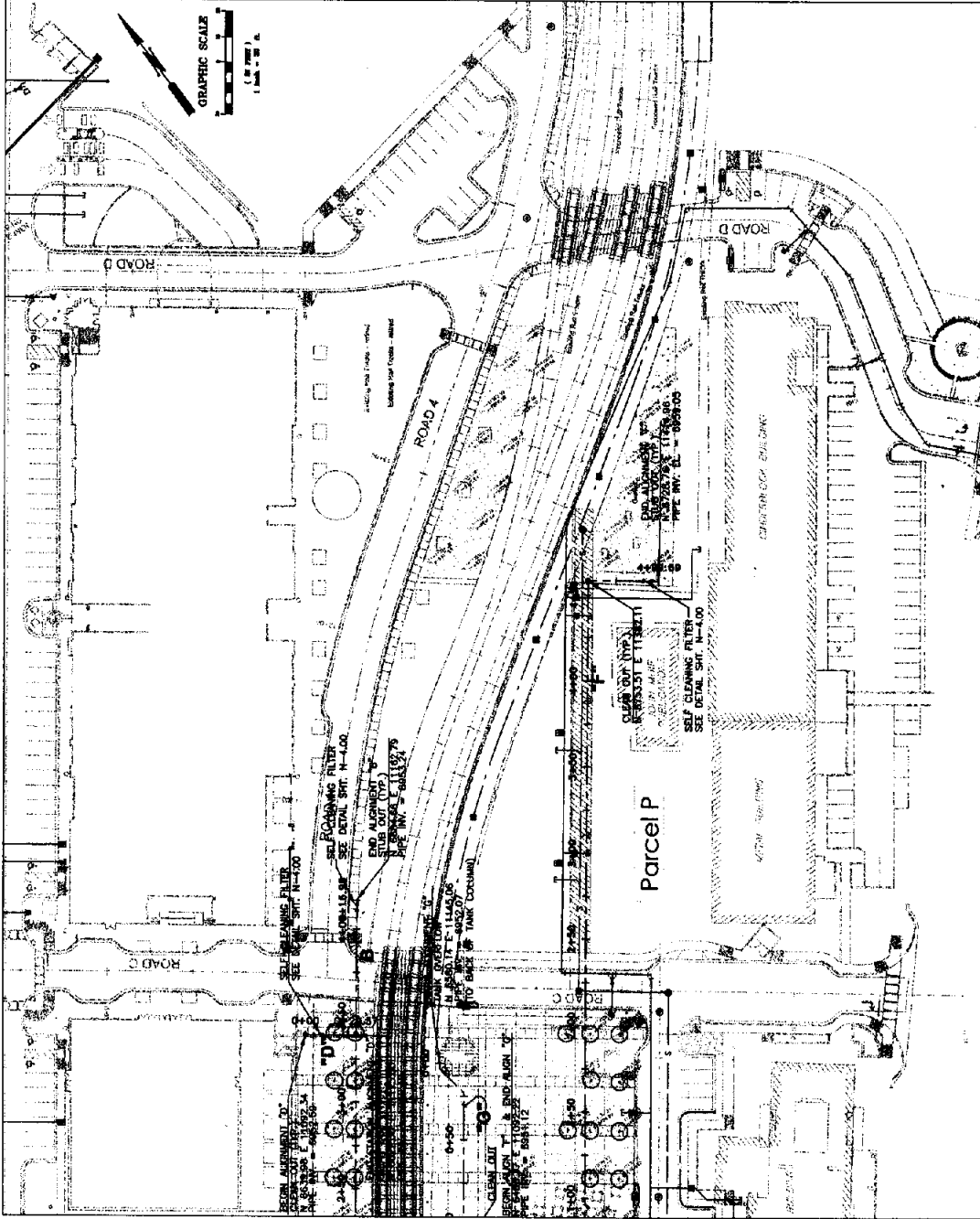


Project Team
Architect:
WoodMetalConcrete
Structural:
MEP:
Civil:

Santa Fe
Railyard
Parcel P
Santa Fe, New Mexico

2/15/17

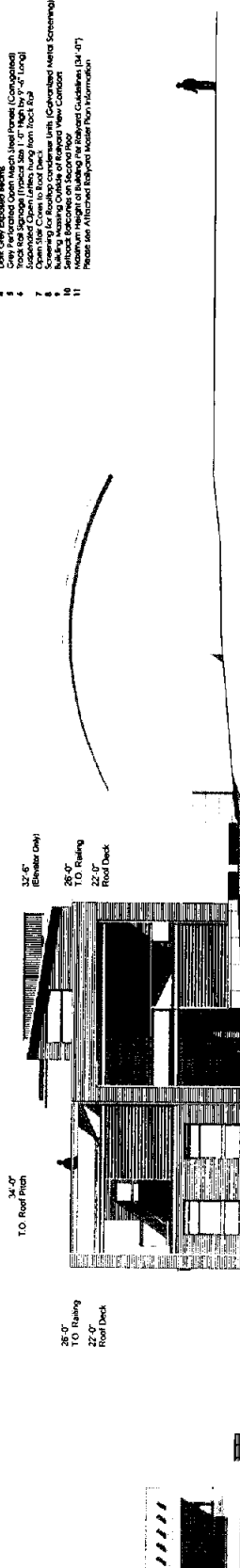
Existing Railyard
Collection Plan
A-6



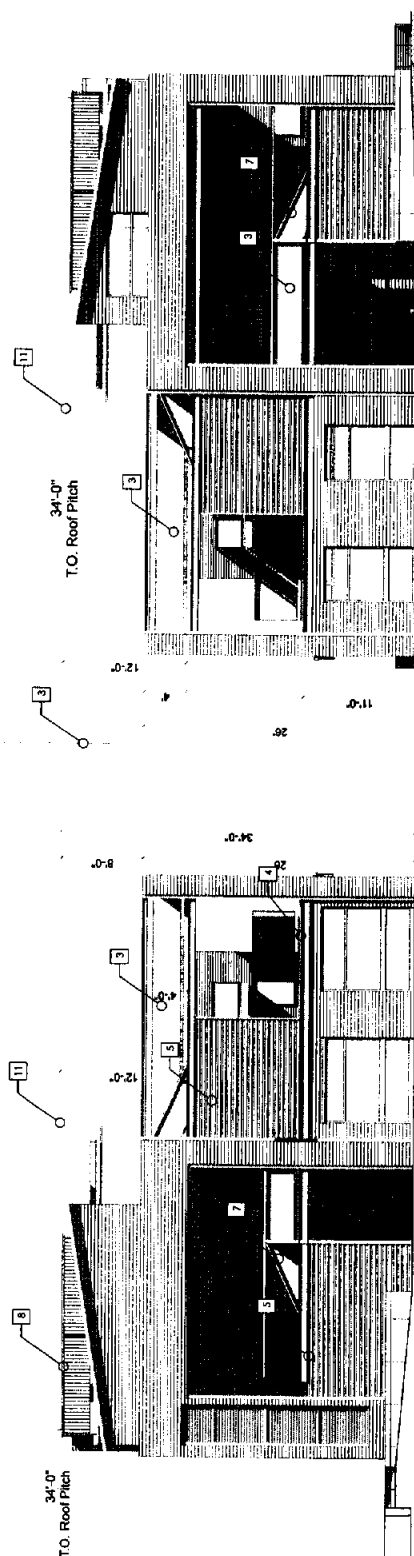
1 Existing Railyard Collection Plan

Concrete Reinforcing Bars

Grey Perforated Open Mesh Steel Panels
Dark Grey Exposed Rebar
Grey Perforated Open Mesh Steel Panels (Compacted)
Track Rail Signage (Physical Size 1' x 6" High by 9' x 4" Long)
Expanded Open Lattice hung from Track Rails
Open Star Cores to Road Deck
Knee-Walling for Road-to-concrete Joints (Colorized Metal Screening)
Sloped Concrete Roadway
Sealcoat Application on Side Road View Corridor
Sealcoat Application on Side Road View Corridor
Maximum Height of Building beyond Railroad Guidelines (34'-0")
Please see Attached Building Model Plan Information



1 South Elevation
SCALE 1/4" = 1'-0"



2 North Elevation
SCALE: 1/8" = 1'-0"

Inflow to Wet Operating Units				
	First Year			
		South Division	West Division	East Division
Wet Aisle	1,100 sq ft	1,100 sq ft	1,100 sq ft	1,100 sq ft
Operating Aisle	250 sq ft	144 sq ft	507 sq ft	72 sq ft
Wet Floor Clearing	298,150 sq ft	298,150 sq ft	298,150 sq ft	298,150 sq ft
		North Division	West Division	East Division
Wet Aisle	612 sq ft	612 sq ft	612 sq ft	612 sq ft
Operating Aisle	35 sq ft	154 sq ft	154 sq ft	154 sq ft
Wet Floor Clearing	35,750 sq ft	35,750 sq ft	35,750 sq ft	35,750 sq ft
		West Division	East Division	East Division
Wet Aisle	250 sq ft	250 sq ft	250 sq ft	250 sq ft
Operating Aisle	275 sq ft	275 sq ft	275 sq ft	275 sq ft
Wet Floor Clearing	298,150 sq ft	298,150 sq ft	298,150 sq ft	298,150 sq ft

Project Team

Architect
WoodMetalConcrete

Structural:

MEP:

Civil:

Santa Fe
Railyard
Parcel P
Santa Fe, New Mexico

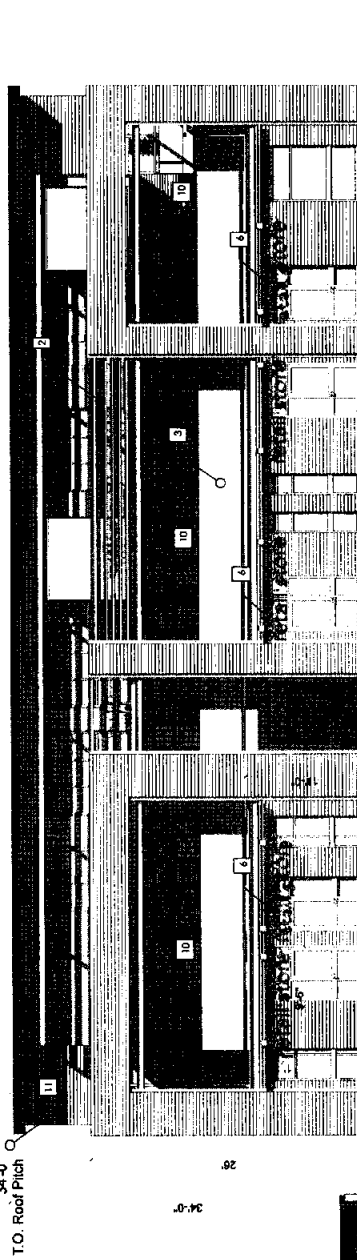
2/6/17

Building Elevations

A-8

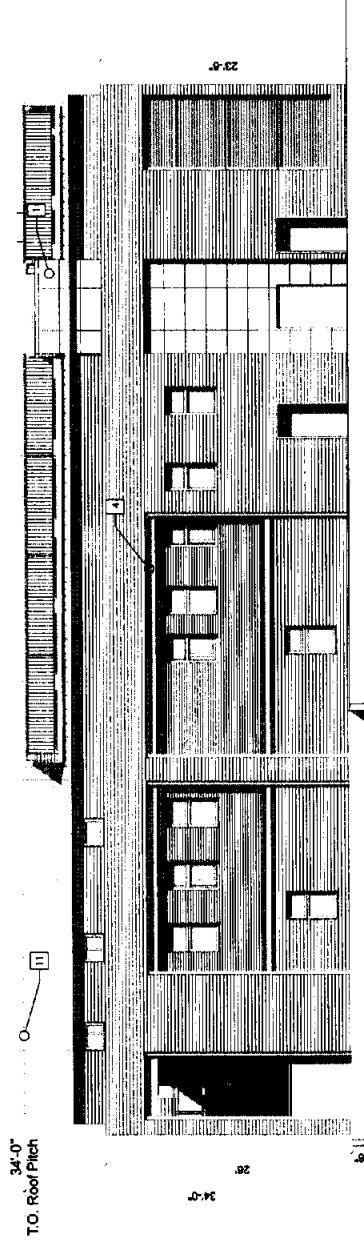
Sheet Keyed Notes

1. Concrete Elevator Core
2. Open Perforated Open Mesh Steel Panels
3. Open Perforated Open Mesh Steel Panels (Congested)
4. Open Perforated Open Mesh Steel Panels (Congested)
5. Steel Decking (Typical) 1" (1" High by 7" x 8" Long)
6. Steel Decking (Typical) 1" (1" High by 7" x 8" Long)
7. Steel Decking (Typical) 1" (1" High by 7" x 8" Long)
8. Steel Decking (Typical) 1" (1" High by 7" x 8" Long)
9. Steel Decking (Typical) 1" (1" High by 7" x 8" Long)
10. Steel Decking (Typical) 1" (1" High by 7" x 8" Long)
11. Steel Decking (Typical) 1" (1" High by 7" x 8" Long)



1 West Elevation

SCALE: 3/8" = 1'-0"



2 East Elevation

SCALE: 3/8" = 1'-0"

Window to Wall Opening Ratio					
Window to Wall Opening Ratio	First Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor
	Window Area	Window Area	Window Area	Window Area	Window Area
Window to Wall Opening Ratio	274 sq. ft.	412 sq. ft.	200 sq. ft.	222 sq. ft.	453 sq. ft.
Window to Wall Opening Ratio	144 sq. ft.	38 sq. ft.	32 sq. ft.	6 sq. ft.	24 sq. ft.
Window to Wall Opening Ratio	20% (1.00%)	20% (1.00%)	17% (1.00%)	18% (1.00%)	45% (1.00%)

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
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100	ISSUED FOR PERMIT

Project Team

Architect: WoodMetalConcrete

Structural:

MEP:

Civil:

Santa Fe
Railyard

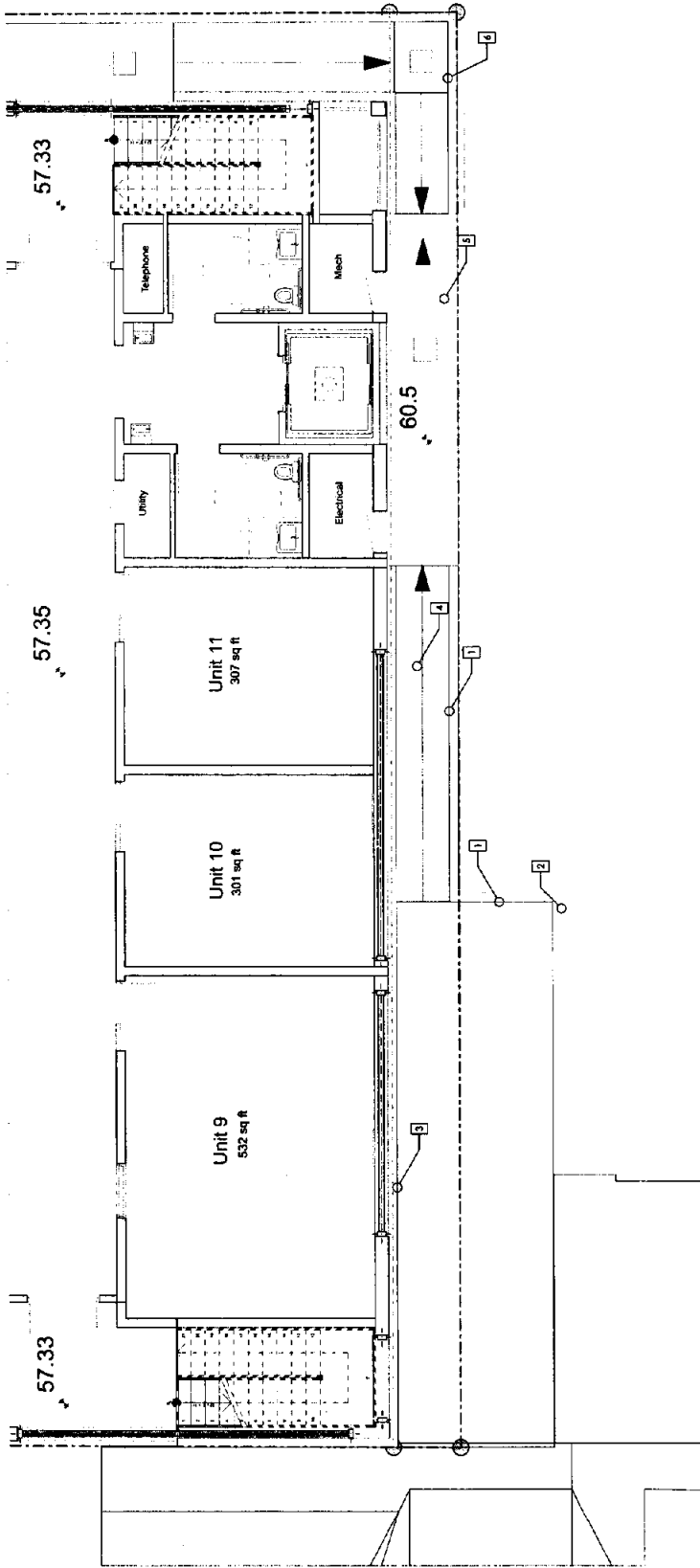
Parcel P

Santa Fe, New Mexico

2/6/17

Loading Dock / Bicycle
Info

A-9



1 Existing Loading Dock
SCALE: 1" = 10'

Steel Keyed Notes

- 1 Upgrade Existing Railroad Ties to Low Concrete Retaining Wall
- 2 New Concrete Retaining Wall to Existing
- 3 New Low Retaining Wall at New Building
- 4 Pump up to Existing Grade
- 5 Retaining Wall and Existing Building Core
- 6 Retaining Wall and Form Down to Grade



Bicycle Requirements met by Railyard Master Plan

Project Team

Architect:
WoodMetalConcrete

Structural:

MEP:

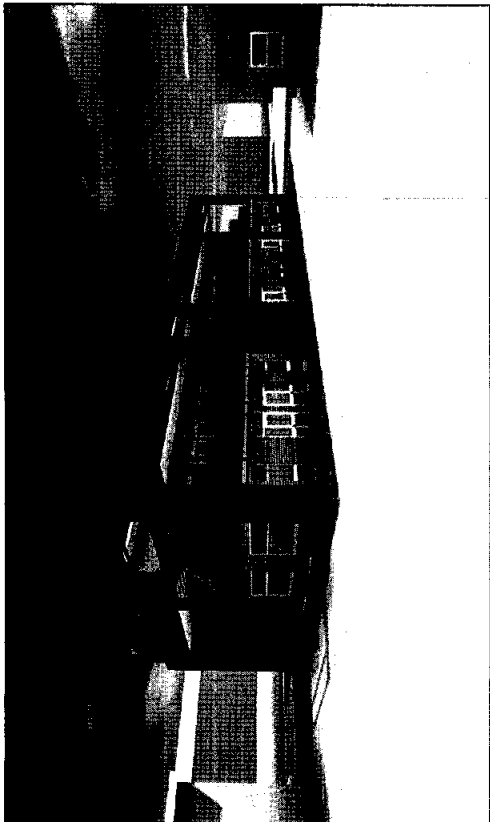
Civil:

**Santa Fe
Rallyard**
Parcel P
Santa Fe, New Mexico

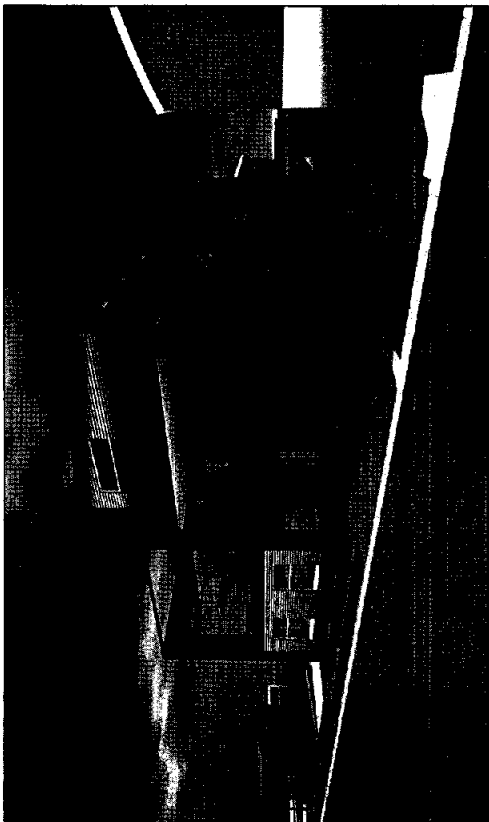
2/6/17

Building Perspectives

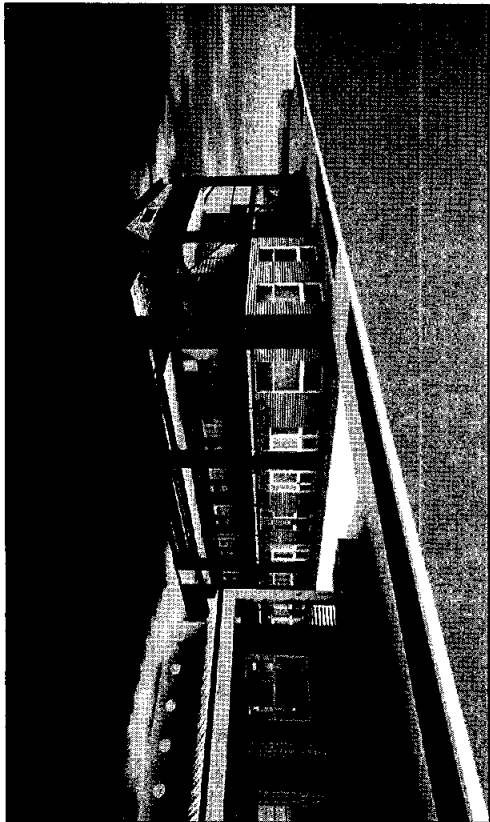
A-10



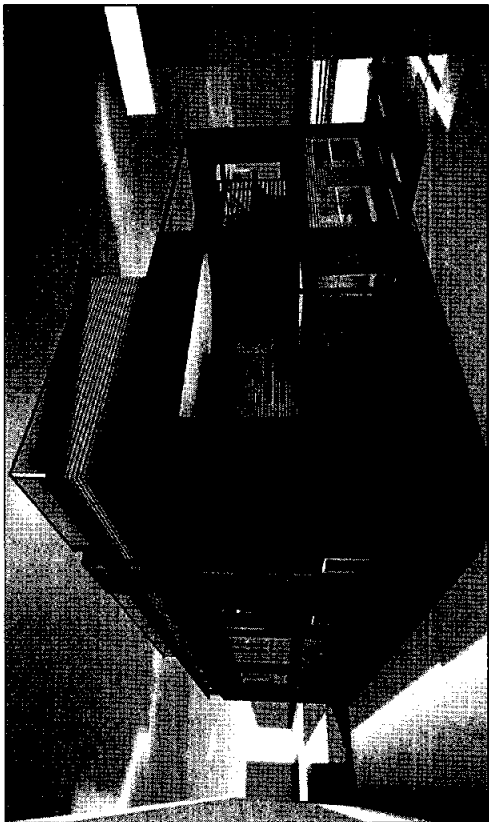
Northwest Corner
NOT TO SCALE



Southeast Corner
NOT TO SCALE



Southwest Corner
NOT TO SCALE



Northeast Corner
NOT TO SCALE