



1           **WHEREAS**, creating a visitors' center and preserving the Depot are both concepts  
2 reflected in the Railyard Master Plan; and

3           **WHEREAS**, on September 8, 2004, the Governing Body approved a memorandum of  
4 understanding among and by the City of Santa Fe, the City of Santa Fe Archaeological Review  
5 Committee, the New Mexico State Historic Preservation Officer, the New Mexico Cultural  
6 Properties Review Committee, the Santa Fe Railyard Community Corporation, and the Trust for  
7 Public Land regarding redevelopment of the Santa Fe Railyard; and

8           **WHEREAS**, previously, the city initiated plans to use the nearby state archive building  
9 for a regional scale multi-modal transfer center to provide services for the Rail Runner passengers  
10 (Resolution No. 2009-48); however, the project is not anticipated to be designed and completed in  
11 the near future; and

12           **WHEREAS**, the Depot site and the state archive building site in the long term are  
13 contemplated by the Railyard Master Plan for activities accommodating connections between the  
14 Rail Runner, city buses, bikes, pedestrians, taxis and hotel shuttles and could serve as phase one  
15 of the previously planned multi-modal center at the state archives building providing services  
16 including, but not limited to, a welcome kiosk with promotional materials and bus, shuttle and  
17 train schedules; taxi cab and pedicab stands; counters for bicycle, moped, electric car, scooter,  
18 and traditional car rental agencies; newspaper sales/sundries shop and/or café/pastry shop; Santa  
19 Fe Southern Railway ticket and merchandise sales; waiting area; and restrooms; and

20           **WHEREAS**, although the city owns the Depot, it is within the city's overall lease of the  
21 Railyard to the Santa Fe Railyard Community Corporation and thus, the Corporation would need  
22 to lease the Depot back to the city; and

23           **WHEREAS**, currently, the Depot is occupied by the Santa Fe Southern Railway for its  
24 excursion railroad ticket and related merchandise sales office; and

25           **WHEREAS**, the Santa Fe Southern Railway lease of the Santa Fe Depot from the Santa

1 Fe Railyard Community Corporation has expired and is currently leased on a month-to-month  
2 basis; and

3 **WHEREAS**, the Depot has adequate space, as determined by staff from the Public  
4 Works Department and the Convention and Visitors' Bureau, to accommodate both the needed  
5 Convention and Visitors' Bureau functions as well other possible tenants including, but not  
6 limited to, the Santa Fe Southern Railway if the Santa Fe Southern Railway is unable to locate  
7 another space on the Railyard; and

8 **WHEREAS**, although the city owns the railroad corridor (tracks and adjacent rights-of-  
9 way) used by the Santa Fe Southern Railway and the Rail Runner, there is no comprehensive  
10 agreement between the city and Santa Fe Southern Railway or the New Mexico Department of  
11 Transportation governing operational issues such as usage, safety, maintenance and  
12 environmental concerns related to the Santa Fe Southern Railway and the Rail Runner; and

13 **WHEREAS**, there is a desire to formalize the terms under which the Santa Fe Southern  
14 Railway and the Rail Runner operate at the Railyard in order to best address functional, safety,  
15 environmental and aesthetic concerns that have arisen; and

16 **WHEREAS**, currently, Track 1 located in the Railyard is reserved by Santa Fe Southern  
17 Railway for its use, except for scheduled Rail Runner service; however, if Track 1 were made  
18 available to the Rail Runner and additional electrical service installed, the Rail Runner could  
19 silently "recharge" thus avoiding its current practice of idling between scheduled trips behind  
20 residential neighborhoods and significantly minimizing noise and visual impacts in the city; and

21 **WHEREAS**, the Santa Fe Metropolitan Transportation Plan 2010-2035, approved by the  
22 Metropolitan Planning Organization's Transportation Policy Board on October 20<sup>th</sup>, 2010,  
23 includes a policy that "The City and the State should optimize the use of rail infrastructure on site  
24 (Railyard) to avoid running empty trains through the City"; and

25 **WHEREAS**, in order for the Santa Fe Depot to serve as a visitors' center and multi-

1 modal facility it is first necessary to conclude Santa Fe Southern Railway's lease of the Santa Fe  
2 Depot.

3 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**  
4 **CITY OF SANTA FE** that the Santa Fe Railyard Community Corporation is requested to  
5 conclude its lease with the Santa Fe Southern Railway for the Santa Fe Depot in accordance with  
6 the terms of said lease.

7 **AND BE IT FURTHER RESOLVED** that the city manager is directed to:

8 1. Develop a phased plan for the Santa Fe Depot, in consideration of the future  
9 multi-modal center planned for the state archive building site, for the purpose of operating a  
10 visitors' information center and related services in the Depot including necessary building  
11 improvements, operational requirements (including, but not limited to, staffing, custodial services  
12 and building maintenance), and related budgets;

13 2. Request and negotiate a lease with the Santa Fe Railyard Community  
14 Corporation so that the Convention and Visitors' Bureau may operate a visitors' information  
15 center in the Depot;

16 3. Negotiate appropriate subleases for the provision of related visitor services;

17 4. Negotiate operating agreements with the Santa Fe Southern Railway and the New  
18 Mexico Department of Transportation to address use of the railroad corridor as well as safety,  
19 maintenance, environmental and aesthetic concerns related to the operation of the Santa Fe  
20 Southern Railway and the Rail Runner including details regarding the impacts on adjacent  
21 residential neighborhoods along the entire railroad corridor in the city.

22 **AND BE IT FURTHER RESOLVED** that staff is directed to complete the above tasks  
23 and the minimal necessary improvement to the Depot, consistent with the memorandum of  
24 understanding regarding redevelopment of the Railyard entered into on September 8, 2004, in  
25 order for the Convention and Visitors' Bureau to occupy the Depot no later than May 1, 2011.

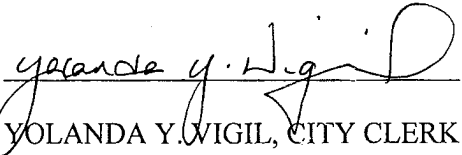
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PASSED, APPROVED, and ADOPTED this 26th day of January, 2011.



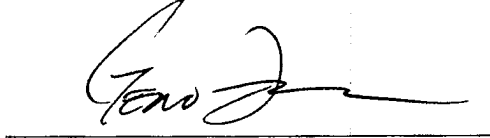
DAVID COSS, MAYOR

ATTEST:



YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:



GENO ZAMORA, CITY ATTORNEY