



Agenda

CITY CLERK'S OFFICE

DATE 1-18-12 TIME 10:50

SERVED BY Heather Lamboy

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BUSINESS CAPITOL DISTRICT / DESIGN REVIEW COMMITTEE

THURSDAY – FEBRUARY 9, 2012

Field Trip, 4:00 P.M.

Meet at 1221 Cerrillos Road, old Mexico Lindo Building

****The field trip is open to the public.****

Public Hearing, 6:00 P.M.

City Council Chambers, 200 Lincoln Avenue

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES AND FINDINGS

1. Minutes: January 12, 2012

2. Findings: Case #2011-118 Starbucks Coffee at 907 S. Saint Francis Drive

3. Findings: Case #2011-136 John Muir Amendment to Railyard Master Plan

D. OLD BUSINESS

E. NEW BUSINESS

1. **Case #2012-007. Mexico Lindo - Amendment to Railyard Master Plan.** Richard Czoski, agent for the Santa Fe Railyard Community Corporation, requests an amendment to the Railyard Master Plan to demolish building NN as identified on the Railyard Master Plan. The property is in the Railyard Redevelopment Subdistrict of the BCD (Business Capitol District) and is located in the Baca Area at 1221 Cerrillos Road. (Heather Lamboy, Case Manager)

2. **Case #2012-008. Monte Vista Fuel and Feed (Office Building) – Amendment to Railyard Master Plan.** Richard Czoski, agent for the Santa Fe Railyard Community Corporation, requests an amendment to the Railyard Master Plan to demolish building G1 as identified on the Railyard Master Plan. The property is in the Railyard Redevelopment Subdistrict of the BCD (Business Capitol District) and is located in the Baca Area at 922B Shoofly Street. (Heather Lamboy, Case Manager)

3. **Case #2012-009. Monte Vista Fuel and Feed (Small Warehouse) – Amendment to Railyard Master Plan.** Richard Czoski, agent for the Santa Fe Railyard Community Corporation, requests an amendment to the Railyard Master Plan demolish building GG as identified on the Railyard Master Plan. The property is in the Railyard Redevelopment Subdistrict of the BCD (Business Capitol District) and is located in the Baca Area at 922C Shoofly Street. (Heather Lamboy, Case Manager)

4. **Case #2012-010. Monte Vista Fuel and Feed (Large Warehouse) – Amendment to Railyard Master Plan.** Richard Czoski, agent for the Santa Fe Railyard Community Corporation, requests an amendment to the Railyard Master Plan demolish building FF as identified on the Railyard Master Plan. The property is in the Railyard Redevelopment Subdistrict of the BCD (Business Capitol District) and is located in the Baca Area at 922A Shoofly Street. (Heather Lamboy, Case Manager)

F. BUSINESS FROM THE FLOOR

G. STAFF COMMUNICATIONS

H. MATTERS FROM THE COMMISSION

I. ADJOURNMENT

NOTES:

1. Procedures in front of the Business Capitol District / Design Review Committee are governed by Roberts Rules of Order. Postponed cases are postponed to: (1) a specific date; or (2) indefinitely until specific conditions have been resolved; or (3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from the postponed by a motion and vote of the Business Capitol District / Design Review Committee.
2. Due to time constraints not all issues may be heard and may be scheduled to the next scheduled Business Capitol District / Design Review Committee meeting. This agenda is subject to change at the discretion of the Business Capitol District / Design Review Committee.
3. New Mexico law requires the following administrative procedures to be followed by zoning boards conducting “quasi-judicial” hearings. In “quasi-judicial” hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

**An interpreter for the hearing impaired is available through the City Clerk’s Office upon five days notice. Please call (505) 955-6521. **

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CITY OF SANTA FE
BUSINESS CAPITOL DISTRICT / DESIGN REVIEW COMMITTEE**

February 9, 2012

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**CITY OF SANTA FE
BUSINESS CAPITOL DISTRICT / DESIGN REVIEW COMMITTEE**

THURSDAY – FEBRUARY 9, 2012 – 6:00 P.M.

A. A regular meeting of the City of Santa Fe Business Capitol District/Design Review Committee was called to order by Chair Patti Bushee on the above date at approximately 6:00 p.m. in the City Councilor's Chambers, City Hall, 200 Lincoln Ave., Santa Fe, New Mexico.

Roll Call

Roll call indicated a quorum as follows:

Members Present:

Councilor Patti Bushee, Chair
Elizabeth Bradley
Edmundo Lucero
Douglas Maahs
Daniel Pava
Graciela Tomé
Lorn Tryk

Members Absent:

Staff Present

Tamara Baer, Planning Manager
Heather Lamboy, Land Use Department
Kelly Brennan, City Attorney's Office

Others Present:

Richard Czoski, Executive Director, SF Rail Yard Community Corporation
Charmaine Clair, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference.

B. APPROVAL OF AGENDA

Mr. Maahs moved to approve the Agenda as presented. Ms. Tomé seconded the motion and the motion passed by unanimous voice vote.

C. APPROVAL OF MINUTES and Findings and Conclusions of January 12, 2012

1. Minutes: January 12, 2012

Page 4, third paragraph third from the bottom: "Mr. Hoeft said the 1000 gallon tank" should be 20,000 gallon tank.

Page 5, fifth paragraph should read: "Mr. Hoeft said that Starbucks didn't want the fence to run the entire distance."

Throughout the minutes Mr. Maas should be correctly stated as Maahs.

Mr. Pava moved to approve the Minutes of January 12, 2012 as amended. Mr. Maahs seconded the motion and it passed by unanimous voice vote.

2. FINDINGS: CASE #2011-118 Starbucks Coffee at 907 S. Saint Francis Drive

Ms. Lamboy corrected the date in the first paragraph to read January 12, 2012.

Mr. Lucero moved to approve the Findings in Case #2011-118 as amended. Ms. Tomé seconded the motion and it passed by unanimous voice vote.

3. FINDINGS: CASE #2011-136 John Muir Amendment to Railyard Master Plan

Mr. Maahs moved to approve the Findings in Case #2011-136 as presented. Mr. Lucero seconded the motion and it passed by unanimous voice vote.

D. OLD BUSINESS- None

Chair Bushee noted a field trip was taken to the site that afternoon and was open to the public.

E. NEW BUSINESS

- 1. Case #2012-007. Mexico Lindo - Amendment to Railyard Master Plan.** Richard Czoski, agent for the Santa Fe Railyard Community Corporation, requests an amendment to the Railyard Master Plan to demolish building NN as identified on the Railyard Master Plan. The property is in the Railyard Redevelopment Subdistrict of the BCD (Business Capitol District) and is located in the Baca Area at 1221 Cerrillos Road. (Heather Lamboy, Case Manager)

Ms. Lamboy requested that all four cases be considered at the same time and each case should have a separate motion.

Ms. Lamboy said the demolition request was made because the buildings were not specified for demolition in the Rail Yard Master Plan and this would be an amendment to the Rail Yard Master Plan.

The buildings requested for demolition were described: the Mexico Lindo building was a 1946 wood frame construction for distribution of propane products and had several additions; the small office building for Monte Vista Feed and Fuel was a 1948 adobe construction with a wood frame addition; the small warehouse constructed in 1949 with an addition in 1969-1977 was wood frame with corrugated metal siding; a large warehouse constructed between 1936-1940 is a wood frame building with roof truss system that referenced the railroad era and has the fewest modifications.

Ms. Lamboy said the Mexico Lindo building was not subject to historic review because it was not referenced in the Master Plan as worthy. The Monte Vista buildings on Shoofly Street were reviewed by the Historic Preservation Division and the memo was included in the packet.

Ms. Lamboy said Staff has outlined whether the proposal meets the standards for approval in the BCD. Many of the standards were related to potential redevelopment of the site and none of the buildings have been landmarked officially by the City.

Mr. Czoski thanked the Committee for attending the field trip earlier. He said the Staff report was thorough but he would make a few points. He noted that the Rail Yard was not an historic district so the H-Board (Historic Design Review Board) was not involved in the review of the cases.

He said there were no immediate plans to demolish buildings primarily because of budgetary concerns and the request was to prepare for future development. He said any replacement buildings must comply with the Master Plan and provide parking on the leased parcel to meet code and that would drive density down. He said the parcel ratio coverage for the Shoofly buildings is 60% and the 1221 building is 40 percent.

Mr. Czoski explained that any replacement building larger than 10,000 ft.² has to go to the Planning Commission for approval. He thought the 1221 site might be smaller than that.

He said the City owns the building and land and the Rail Yard Corporation leases the Rail Yard from the City and has the obligation of leasing, management and development. The City Inspection Department stated that all of them are in a state of disrepair and does not comply with code.

Mr. Czoski said the Mexico Lindo tenant after five years, determined it was not economically feasible to renovate; there are environmental issues of asbestos and lead paint. The tenant that occupied the Shoofly buildings defaulted at the end of 2011. Their goal was to redevelop the building but after six-eight years couldn't come up with a viable economic plan and decided they couldn't pay the rent without redevelopment. They then started to discuss demolishing the building.

Mr. Czoski said the agreement with the City requires any decision reached by the Committee to go to City Council and the Master Plan requires an amendment for demolition of any building not specified in the plan.

Mr. Czoski said the Rail Yard Master Plan has been amended 9 times and all were vetted by BCD-DRC as well as City Council. If demolition is approved by City Council it would go to SHPO (State Historic Preservation Office) which has approved every new building and every demolition because the Rail Yard is subject to an MOU (Memorandum of Understanding) between the SFRCC, Trust for Public Land, the City and SHPO.

Mr. Czoski said the Rail Yard Master Plan originally called for retaining the Shoofly buildings (now called the Milestone buildings) but the challenge of redeveloping the building shell into a usable product was daunting.

Mr. Czoski said approval of the demolition would benefit existing tenants and enable replacement buildings to occur earlier. He said a number of local businesses have built in the Baca portion of the Rail Yard and more density would increase the value of their buildings and they were told they could get a traffic signal.

Mr. Czoski stood for questions at this time.

Chair Bushee asked Mr. Czoski about prospective tenants.

Mr. Czoski said there were no prospective tenants for the buildings and he had talked with dozens of people about over the years. The general opinion was the buildings don't work as they are and most people were intimidated by the process to demolish.

Mr. Czoski said if approved, the sites would be advertised in a different way to generate more interest. The current interest primarily is multi-family rental projects and the hope is that freeing up the sites would attract more tenants.

Ms. Bradley asked about Mr. Czoski's leasing process and advertising.

Mr. Czoski said a national listing service is used and the sites were recently sent to the service. He added there are signs on every parcel and sporadic newspaper announcements and when possible he addressed the local commercial brokerage organizations.

Ms. Bradley said the site had only been available since December and that wasn't a lot of time for people to learn about it.

Mr. Czoski said Milestone actively marketed the sites and brought investors in and potential uses and proposals were looked at. The approval process for demolition diminished the chances and the talks never went further.

Chair Bushee opened the floor to public comment. Those who wished to speak were sworn in.

PUBLIC COMMENT

Barbara Fixe, 610 Alicia said the neighborhood was interesting and had dealt with a lot. She told about the request to build a 65,000 ft.² grocery store with a 500 space parking lot. She said what is done has to be economically viable.

She said her main concern is the effect on the neighbors and her hope was that the BCD Committee would reaffirm the responsibility that the neighbors be consulted and not surprised. She mentioned another concern was the underground field treatment.

Gayla Bechtol said the Committee had her e-mail to Ms. Lamboy in their packet. Her main concern was the large warehouse which is unique and over 55 years old and a site built structure built in 1936 when Santa Fe's population was around 10,000 people. The building has special details she didn't want to see lost and one of the last warehouses built in that era. She said the historical character of the building is an issue.

Ms. Bechtol said the Master Plan was based on a community plan that had an intense amount of public process. She said what they see today is a planning process of 400 years of Santa Fe history.

Ms. Bechtol said 75 years later the building is still here and deserves to continue. She thought there is a great opportunity to use the buildings in an adaptive way and more options than just to tear it down. She added that this was never meant to be a development project.

Ms. Bechtol asked the Committee to recommend that City Council honor not only the master planning process, but the 75 years the building has been here and the 400 years Santa Fe has been here. She quoted a letter to the editor "one more yellow sign and one less adobe" and said they have to stop at some point and to see how to use what they have.

Suby Bowden said she has participated in the Rail Yard process for 26 years; she participated in the community plan and was hired by the City as one of the lead Master Planners and continues to play a variety of stewardship roles with the City, the SFRCC, Trust for Public Lands and the Rail Yard Stewards.

Ms. Bowden recognized that the buildings are deteriorated and structurally unsound and have a lot of problems. She said most buildings described that way have three pages of Staff report but these buildings have 85 pages; the buildings are significant. She said the buildings are 50-75 years old and in horrible shape and does not comply with code but that is not a reason not to pursue.

She said the buildings are not historically landmarked and at the time of the master plan, SHPO thought it important to protect the Milestone (the Monte Vista) buildings and the City had been concerned with Pueblo and Territorial (style.) She said the Master Plan was approved in 2001 and was the first time the community said the style is significant and important. Now only ten years later, the buildings are still vulnerable and why it is important they are considered.

Ms. Bowden asked the Committee to consider two buildings: the Sanbusco; a dilapidated building that was brought to code and the only real property that protects the old warehouse feeling. The other building is the Gross Kelly.

She said the current trend in the Rail Yard when buildings are in bad shape is to tear them down but that doesn't mean you don't rebuild them. She said tear them down but require the footprint, shape and siding and historic wood etc. be rebuilt so the buildings feel like the old buildings in the area.

Ms. Bowden said the Rail Yard project was defined as a community asset and not a development project. She said it *is* a development project and the City owns the buildings and the land. She said if buildings have deteriorated under the City's watch the City has a responsibility to rebuild in a way that is respectful. She suggested the large and small warehouse and the fuel and feed office be rebuilt.

Ms. Bowden said secondly if the buildings were removed there would be an empty lot and developers would want to build on a different scale. She encouraged the buildings to be put back because it would help to maintain the scale and fabric of the Baca District. She asked that the City to talk to SHPO. She said SHPO should be part of the collaborative process.

Ms. Bowden said the BCD-DRC and the H-Board were the only committees dedicated to design as opposed to code and she would request that be considered. She said she would be glad to speak on BCD-DRC's behalf because she felt the Committee was extremely important.

Chair Bushee recognized David Rasch and confirmed he was present to answer questions.

Mr. Czoski noted that the large warehouse was the only building in SHPO's MOU deemed worthy of landmark.

Ms. Tomé said the field trip was interesting not only because of the buildings but the area. She thought the scale would be changed completely if two story buildings were allowed.

Mr. Lucero said the Mexico Lindo appeared to have so many structural and drainage problems that it would be very difficult and expensive to refurbish and bring to code. He said the property that faced Cerrillos could be better utilized and there wasn't a lot of reason to save it. He said the small house was worth saving with the features of flagstone, brick, vigas etc. unique to Santa Fe.

Mr. Pava said he echoed the sentiments about the large warehouse some Committee members had expressed. He said it was an interesting structure and he hasn't seen anything like that in Santa Fe. He thought it would be interesting if the large warehouse could be put to adaptive reuse and evokes what the Rail Yard is about.

Ms. Brennan said there is a disconnect in the language SHPO uses and what the City uses. The City looks at exteriors; the jurisdiction given them by the state and landmark criteria to evaluate the buildings from the way they are usually looked at. The MOU refers to a building as historic but nowhere defines what historic is and does not derive equivalence between what the City designates as a landmark. She said the warehouse is the building called out as having worthy historic qualities.

Mr. Maahs said Ms. Bechtol's viewpoint on maintaining the feeling of density struck him more than the value of the building itself; preserving the historical value of what the property represented. He agreed the Mexico Lindo building was dangerous and not feasible to rejuvenate.

Ms. Bradley asked about the number of demolitions since the MOU. She had read that City Council had approved nine structures for demolition; five in addition to the four approved. She asked if that included the Santa Fe Clay Building.

Mr. Czoski said it did but Santa Fe Clay has not been demolished and was renewed for five more years. He said they would only be demolished if the development for the cinema required that.

Ms. Bradley said the nine structures that were not included in the MOU made her uncomfortable. She had concerns about the structures, particularly Monte Vista; they are points of reference. She said it was obviously easier to rebuild than to renovate but that was not the purpose of the Master Plan and something integral is lost even if rebuilt the way it was. She thought it would be more interesting and historically significant and a learning experience for the original structures to be incorporated into the renovation.

Ms. Bradley said she had issues that the buildings were in such poor repair. She asked if there was something the City should have done or could do in the future to make it more interesting to an investor.

Ms. Bradley asked about the timing of the demolition and said Monte Vista had barely been on the market for three years. Ms. Bradley said there is potential that hasn't been explored. She asked that the Rail Yard

Corporation look into that.

Ms. Bradley said she questioned Mr. Czoski's statement that to tear down the structures would benefit the existing tenants. She asked to hear from anyone who was a tenant but there were none present.

Mr. Czoski said in the current economic situation, if the buildings are not approved for demolition they would be there a long time. He said with the requirements on the redevelopment of the site; to keep the buildings- the likelihood of development would be put off longer than if the sites were vacant.

Mr. Czoski said a vacant building next to an occupied building is never a good thing and becomes a nuisance. New development breeds new development and as long as the old buildings are there, would dissuade others from building.

Chair Bushee said similar arguments came before BCD with Santa Fe Clay and all of it was speculation. She said she was grateful that Santa Fe Clay would remain but the Master Plan emphasis was to keep an active train and rail station and preserve the nonprofit uses and to some degree, the sense of what went on.

Chair Bushee said she is pleased with the BCD Committee members' thoughtfulness on the buildings and Santa Fe history and the community and particularly, the Baca Street area. She said the neighborhood had fought off the grocery store and had additional traffic thrown on them.

Chair Bushee said BCD doesn't deal with land use per se but could discuss the overall effect. Her concern was if the large warehouse was replaced with a condominium. She asked if there was a way some of the buildings could be repurposed.

Chair Bushee asked Ms. Brennan to talk about uses.

Ms. Brennan said the BCD has BCD uses and other uses for the City are available and extremely broad and that made it hard. The design standards are related to scale and massing and defined for various neighborhoods and all are within the scope of the BCD.

Mr. Tryk talked about the Fuel and Feed as a community center. He said the place in the middle was as important as the buildings themselves and he was uneasy about rushing to tear it down. He thought it amazing that the big building is still standing. He said Ms. Bowden had pointed out the interesting adaptive reuse of Sanbusco.

Mr. Tryk said part of the attraction to the Fuel and Feed was the assembly of buildings. He disagreed they suffered neglect; they were always that way. He said it could be difficult to find someone to adaptively reuse the building but they should try harder.

Mr. Czoski asked to respond to the three other buildings approved for demolition. He said Santa Fe Clay is one that has not been demolished; the Morelli building and another building used for furniture storage was demolished in 2005. The La Porta warehouse between the Mexico Lindo and the Milestone buildings was approved for demolition but adaptive reuse made more sense because that building was significantly more sound and of a higher quality. Replacement buildings have to comply with the Master Plan and certain

limitations would dictate the architectural envelope.

Chair Bushee said a condominium project would be a two story minimum and the massing and footprint would be different, the ingress and egress, the use, the impact to the neighbors, etc. She said given someone wasn't knocking down the door; they could possibly wait. She asked if there were proposals from Milestone that would attempt adaptive reuse.

Mr. Czoski said the Corporation didn't get the buildings back until December and Milestone was seeking an investor or a new plan. Originally Milestone wanted adaptive reuse but got nowhere and had recently started to talk about demolition. He said that was someone who was paying rent and motivated and in the end could not make it work.

Mr. Tryk said one notion brought up was rebuilding the buildings. He said normally that is not an historic approach but he thought the Committee should not be opposed to that. He was in favor of not passing a motion to allow for demolition. He thought it would be intriguing if someone replicated and repaired the buildings in their foot print.

Mr. Lucero moved that the BCD-DRC recommend demolition for Case #2012-007, the Mexico Lindo building. Mr. Pava seconded the motion and it passed by unanimous voice vote.

2. **Case #2012-008. Monte Vista Fuel and Feed (Office Building) – Amendment to Railyard Master Plan.** Richard Czoski, agent for the Santa Fe Railyard Community Corporation, requests an amendment to the Railyard Master Plan to demolish building G1 as identified on the Railyard Master Plan. The property is in the Railyard Redevelopment Subdistrict of the BCD (Business Capitol District) and is located in the Baca Area at 922B Shoofly Street. (Heather Lamboy, Case Manager)

Mr. Tryk moved the BCD-DRC recommend denial of demolition for Case #2012-008. Ms. Bradley seconded the motion and the motion passed by majority voice vote. Mr. Pava voted against the motion.

3. **Case #2012-009. Monte Vista Fuel and Feed (Small Warehouse) – Amendment to Railyard Master Plan.** Richard Czoski, agent for the Santa Fe Railyard Community Corporation, requests an amendment to the Railyard Master Plan demolish building GG as identified on the Railyard Master Plan. The property is in the Railyard Redevelopment Subdistrict of the BCD (Business Capitol District) and is located in the Baca Area at 922C Shoofly Street. (Heather Lamboy, Case Manager)

Ms. Tomé moved the BCD-DRC recommend denial of demolition for Case #2012-009. Ms. Bradley seconded the motion and it passed by majority voice vote. Mr. Pava and Mr. Maahs voted against the motion.

4. **Case #2012-010. Monte Vista Fuel and Feed (Large Warehouse) – Amendment to Railyard Master Plan.** Richard Czoski, agent for the Santa Fe Railyard Community Corporation,

requests an amendment to the Railyard Master Plan demolish building FF as identified on the Railyard Master Plan. The property is in the Railyard Redevelopment Subdistrict of the BCD (Business Capitol District) and is located in the Baca Area at 922A Shoofly Street. (Heather Lamboy, Case Manager)

Mr. Tryk moved the BCD-DRC recommend denial of demolition on Case #2012-010. Mr. Pava seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

There was none.

G. STAFF COMMUNICATIONS

Ms. Baer said the BCD should meet one more time to approve the minutes and the findings of this meeting. She explained the code amendments for Chapter 14 dissolved the BCD Committee after all current business was completed. She noted there are no further applications and that after March 1 the Committee would no longer exist.

The members discussed the next meeting date and decided on 5 p.m. on Thursday the March 29, 2012.

H. MATTERS FROM THE COMMITTEE

Chair Bushee told the Committee she appreciated working with them. She said that evening was representative of the work she expects and gets from the Committee; the thoughtfulness and thoroughness and looking at issues from many different angles. She thought that was important.

Chair Bushee said the BCD is a unique area and deserves its own review.

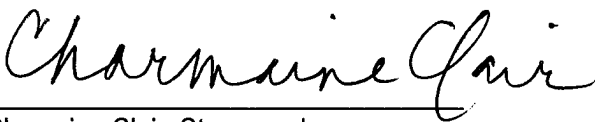
F. ADJOURNMENT

Having no further business to discuss Chair Bushee adjourned the meeting at 7:31 pm.

Approved by:

Patti Bushee, Chair

Submitted by:


Charmaine Clair, Stenographer



City of Santa Fe Business Capitol District Design Review Committee Site Visit Minutes

<i>Project Name</i>	Monte Vista Fuel and Feed/Mexico Lindo Demolition Proposal (Railyard Baca Portion)
<i>Project Location</i>	In the Vicinity of Baca Street, Shoofly, and Cerrillos Road
<i>Project Description</i>	Request to demolish 4 buildings in the Baca District of the Railyard (Monte Vista Fuel and Feed, Mexico Lindo buildings)
<i>Applicant / Owner</i>	SFRCC
<i>Agent</i>	Richard Czoski, Santa Fe Railyard Community Corporation
<i>Site Visit Date</i>	Thursday, February 9, 2012
<i>Land Use Staff</i>	Heather L. Lamboy, AICP
<i>Other Staff</i>	Tamara Baer, Kelley Brennan, David Rasch
<i>Attendance</i>	Richard Czoski, Graciela Tome, Lorn Tryk, Douglas Maahs, Elizabeth Bradley, Dan Pava, Edmundo Lucero, Barbara Fix, Deborah Shapiro

Notes/Comments:

Ms. Brennan began the site visit by stating that the purpose of the visit was to view the buildings. She stated that it is important not to express opinions and to not discuss the merits of the different cases. She told the Committee to reserve commentary and substantive questions for the public hearing. She also commented how it was important that the group stay together.

The first building that was visited was Mexico Lindo (1221 Cerrillos Road – Case #2012-007). Mr. Czoski reviewed the history of the building, and then led the group through the building, pointing out the different types of construction and the evolution of the building over time. The committee members asked general questions about the type of construction, the heat source, and whether the building was up to code.

The second building that was visited was the Large Warehouse on the Monte Vista Feed and Fuel site (922A Shoofly Street, Case #2012-010). Ms. Lamboy commented that, of all the buildings, this one was the least modified. The Committee asked questions related to the wood truss construction and whether there was electricity in the building.

The third building that was visited was the Small Warehouse on the Monte Vista Feed and Fuel site (922C Shoofly Street, Case #2012-009). Ms. Lamboy explained that this building had been constructed in the 1940s, and an addition was added between 1969 and 1977. The Committee noted the change in roof pitch between the original building and the addition.

The fourth building that was visited was the Office building on the Monte Vista Feed and Fuel site (922B Shoofly Street, Case #2012-008). Mr. Czoski and Committee members noted that this was the only building under consideration for demolition that was of true adobe construction. The Committee also noted a small wood frame addition that was added to the rear.

The field trip concluded at about 4:30pm.