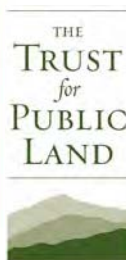
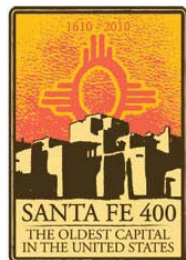
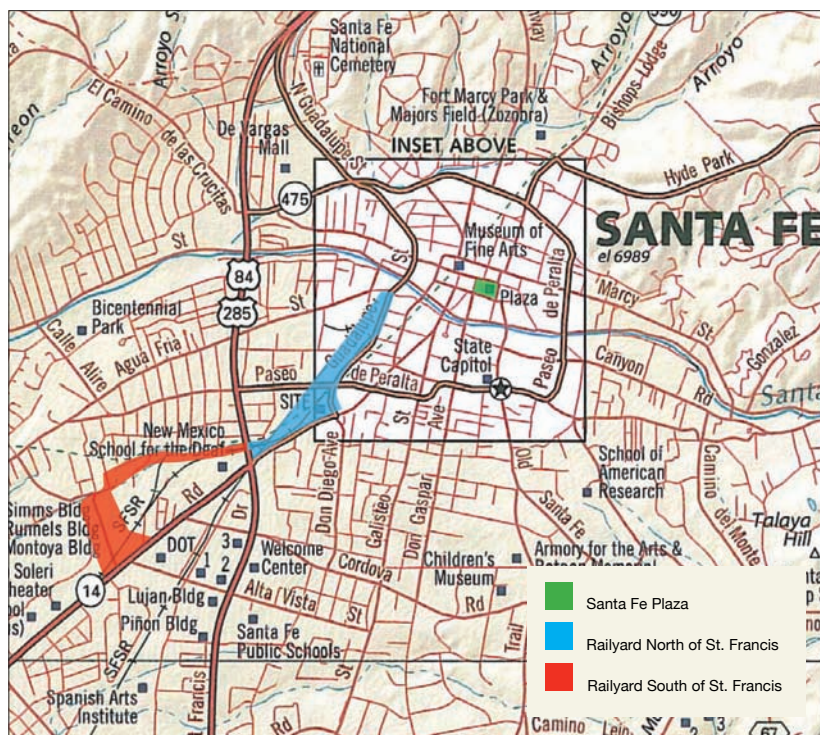


Santa Fe Railyard

Park, Plaza and Alameda

PUBLIC POLICIES AND PROCEDURES

VOLUME I



Approved by City Council: May 13, 2009
Final Publication: December 15, 2009

Product of
the Santa Fe Railyard Public Policies and Procedures
Working Group, Resolution #2007-8

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WELCOME TO THE SANTA FE RAILYARD !!

- The Preservation and Revitalization of the historic Santa Fe Railyard has occurred through the creative and dedicated collaboration of thousands of citizens. The Design Phase was led by five groups; the City of Santa Fe, the Trust for Public Land, the Santa Fe Land Use Resource Center, the American Institute of Architects and Design Workshop. The result of the design phase was the city zoning document called “The 2001 Railyard Master Plan”. The Construction Phase was also led by five groups, who continue to participate in the day-to-day operations of the Railyard: the City of Santa Fe, the Trust for Public Land, the Santa Fe Railyard Community Corporation, the State of New Mexico and the Railyard Tenants. The Public Policies and Procedures are intended to guide these organizations in their continuing day-to-day collaborations in the management and maintenance of the Railyard North of Saint Francis Drive.

CITY OF SANTA FE (CITY)

- The City of Santa Fe owns the property within the Santa Fe Railyard and is responsible for the day-to-day City services on the property in accordance with the terms of the Conservation Easement (with further explanation below under Trust for Public Land).
- The City of Santa Fe and the “Design Workshop” Team produced the “2001 Railyard Master Plan” which defines all zoning and principles for The Railyard.
- The City shall maintain and provide the following services in the areas comprising the Conservation Easement, the streets, and the parking facilities. Police, Fire, Public Works (parks, streets, parking, stormwater, sewers), Risk Management, Economic Development, Land Use and Historic Review.

SANTA FE RAILYARD COMMUNITY CORPORATION (SFRCC)

- The City of Santa Fe contracted with the Santa Fe Railyard Community Corporation to develop the property in accordance with the “2001 Railyard Master Plan” (exclusive of the area encompassed by the Conservation Easement) and to provide lease and event management for the entire site.
- SFRCC leases certain land parcels and buildings and provides property management for the Railyard project (exclusive of the area encompassed by the Conservation Easement) to third party tenants on long-term leases.
- SFRCC promotes and permits special events and entertainment on the Railyard, Park, Plaza and Alameda (the area encompassed by the Conservation Easement).

THE TRUST FOR PUBLIC LAND (TPL)

- The Trust for Public Land assisted the City in purchasing the Railyard in 1995. The City granted a “Deed of Conservation Easement” to TPL to monitor the compliance of the development and uses for the Railyard Park, Plaza and Alameda.
- TPL is the Grantee of the Railyard “Deed of Conservation Easement”.
- The City is the Grantor of the Railyard “Deed of Conservation Easement”.
- TPL contracted with the City to oversee the design, fundraising and construction of the Park, Plaza and Alameda.
- TPL and Santa Fe volunteer citizens co-founded the “Railyard Stewards” who will assist the City and SFRCC in the Railyard by providing enhanced maintenance of plants, enhanced programming of events in the Park, Plaza and Alameda, advocacy for design integrity, and enhanced fundraising in support of each of these efforts.

RAIL LINE CORRIDOR

- Definitions Pending

RAILYARD TENANTS

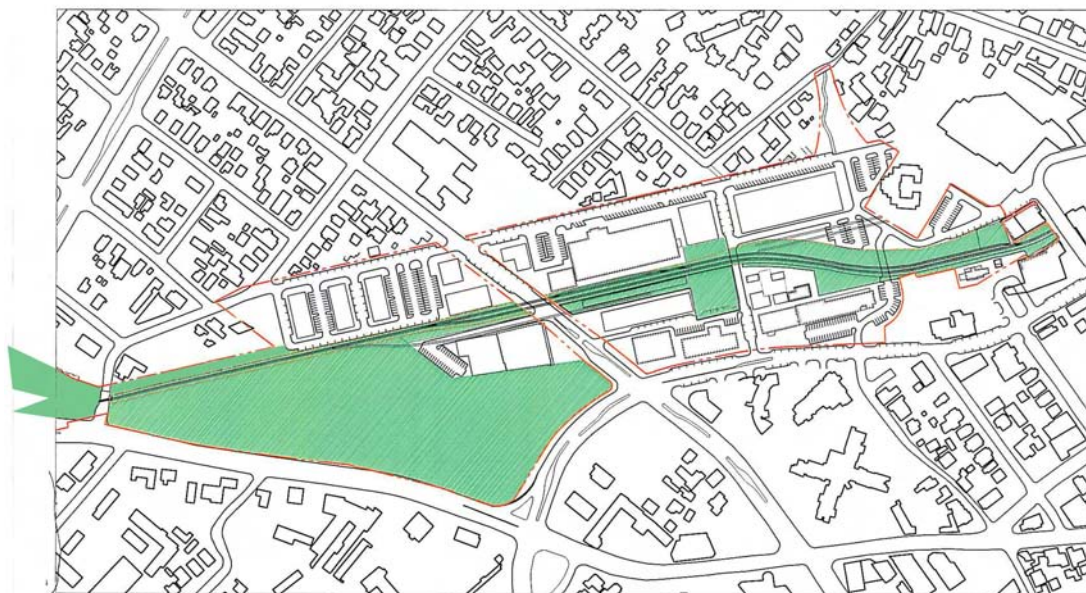
- On behalf of the City of Santa Fe for Tenants in the Railyard, SFRCC leases and manages some City land and some City buildings to Tenants.
- SFRCC also has managed and will continue to manage the construction of new buildings by Tenants in the Railyard, and the continuing administration of lease agreements on those properties.

CONSERVATION EASEMENT

- The portions of the SF Railyard as the Railyard Park, the Rail Line Corridor and Civic Places and Public Access Zone are subject to terms that certain Deed of Conservation Easement as amended between the City of Santa Fe and The Trust for Public Land, and their successors and assigns. These Public Policies and Procedures within these defined areas are subject subordinate to the terms and provisions of the Conservation Easement.

AMENDMENTS TO THESE POLICIES AND PROCEDURES

- May be recommended from time to time by SFRCC for the City Manager's approval with the recommendation of the City's Department of Public Works and, where such proposed amendments modify the rights and obligations of the parties to the Conservation Easement. TPL's approval is also required, provided, however, that any such amendment does not violate any City ordinance or conflict with other established City policies or practices.
- SFRCC may make nonmaterial administrative changes to these polices and procedures which do not violate the Conservation Easement and any established City policies or practices.
- The Forms may be amended from time to time by the party that created the form. The Fees may be modified from time to time by SFRCC, provided that any increase either reflects increases adopted by the City for its parks and other public places or does not exceed in any twelve-month period a total of 25% of such fee, all subject to City Council approval.



SANTA FE RAILYARD Santa Fe, New Mexico
Trust for Public Land = Grantee of the Easement
City of Santa Fe = Grantor of the Easement

North Railyard Conservation Easement

