



Agenda

CITY CLERK'S OFFICE

DATE 1-25-2012 TIME 2:05

SERVED BY [Signature]

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AMENDED

PLANNING COMMISSION February 2, 2012 – 6:00 P.M. CITY COUNCIL CHAMBERS

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

MINUTES: January 5, 2012

December 1, 2011

FINDINGS/CONCLUSIONS:

Case #2011-127. Clark Road Preliminary Subdivision Plat.

- E. OLD BUSINESS
- F. NEW BUSINESS

1. **Case #2011-55. DeVargas Center Sign Plan Variance.** Modulus Architects, agent for DeVargas Center Associates, requests a variance to 14-8.10(E) Permanent Signs: Specific Requirements According to Class of Sign. The property is zoned SC-2 (Community Shopping Center) and is located at 564 North Guadalupe Street. (Daniel Esquibel, Case Manager) (**POSTPONED INDEFINITELY**)
2. **Case #2011-138. Beaver Toyota Annexation and Master Plan.** James W. Siebert and Associates, Inc., agent for Beaver Motors, LLC, requests Annexation of 19.218 acres. The site is located on the northwest corner of the Beckner Road and Cerrillos Road intersection. The application includes 2 variance requests to: 1) Terrain Management, and 2) Cerrillos Road Highway Corridor minimum building setback; and 2 waiver requests to Big Box regulations for 1) maximum parking, and 2) minimum building frontage along arterial streets. The property is located within the Phase 2 Annexation area and is zoned General Commercial (C-2). (Heather Lamboy, Case Manager) (**POSTPONED TO MARCH 1, 2012**)

- G. BUSINESS FROM THE FLOOR
- H. STAFF COMMUNICATIONS

Reed Liming – Saint Michael's Corridor Update

- 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

CITY CLERK'S OFFICE

DATE 1/11/12 TIME 11:15a

PREPARED BY Wag

RECEIVED BY Sepler

PLANNING COMMISSION
February 2, 2012 – 6:00 P.M.
CITY COUNCIL CHAMBERS

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

MINUTES: January 5, 2012

FINDINGS/CONCLUSIONS:

Case #2011-127. Clark Road Preliminary Subdivision Plat.

- E. OLD BUSINESS
- F. NEW BUSINESS

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2. **Case #2011-138. Beaver Toyota Annexation and Master Plan.** James W. Siebert and Associates, Inc., agent for Beaver Motors, LLC, requests Annexation of 19.218 acres. The site is located on the northwest corner of the Beckner Road and Cerrillos Road intersection. The application includes 2 variance requests to: 1) Terrain Management, and 2) Cerrillos Road Highway Corridor minimum building setback; and 2 waiver requests to Big Box regulations for 1) maximum parking, and 2) minimum building frontage along arterial streets. The property is located within the Phase 2 Annexation area and is zoned General Commercial (C-2). (Heather Lamboy, Case Manager)

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CITY OF SANTA FE
PLANNING COMMISSION
February 2, 2012

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**MINUTES OF THE MEETING
OF THE
PLANNING COMMISSION
February 2, 2012**

A regular meeting of the City of Santa Fe Planning Commission, was called to order by Chair Ken Hughes, at approximately 6:00 p.m., on February 2, 2012, in the City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Commissioner Ken Hughes, Chair
Commissioner Lisa Bemis
Commissioner Michael Harris
Commissioner Signe Lindell
Commissioner Lawrence Ortiz
Commissioner Angela Schackel-Bordegary
Commissioner Renee Villarreal
Commissioner Tom Spray

MEMBERS EXCUSED:

Commissioner Joe Catanach

OTHERS PRESENT:

Matthew O'Reilly, Director, Land Use Department
Tamara Baer, Planner Manager, Current Planning Division – Staff liaison
Kelley Brennan, Assistant City Attorney
Melessia Helberg, Stenographer

There was a quorum of the membership in attendance for the conducting of official business.

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AMENDED AGENDA

[Stenographer's Note: The Agenda was amended and properly posted prior to the meeting to add the minutes of December 1, 2011, and the approval of the Findings/Conclusions in Case #2011-127, Clark Road Preliminary Subdivision Plat.]

Tamara Baer noted that the DeVargas Center Sign Plan Variance has been postponed indefinitely, and when it comes back to the Commission, it will be renoticed, but it will have the same Case Number. She said the second case, Case #2011-138, Beaver Toyota Annexation and Master Plan, will be heard at the meeting of March 1, 2012.

MOTION: Commissioner Spray moved, seconded by Commissioner Bemis, to approve the Amended Agenda as presented.

VOTE: The motion was approved on a voice vote, with Commissioners Spray, Harris, Bemis, Lindell, Ortiz, and Schackel-Bordegaray voting in favor of the motion, none voting against, and Commissioner Villarreal absent for the vote. [6-0]

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

Responding to a question from Commissioner Spray, Ms. Baer said the Commission asked that the minutes of December 1, 2011, be redone. She said this evening the Commission will be considering approval of the minutes of December 1, 2011 as well as January 5, 2012. She said the December minutes were redone and resubmitted, and those appear in the Commission packets.

1. MINUTES – JANUARY 5, 2012

MOTION: Commissioner Spray moved, seconded by Commissioner Schackel-Bordegaray, to approve the minutes of the meeting of January 5, 2012, as presented.

VOTE: The motion was approved on a voice vote, with Commissioners Spray, Harris, Bemis, Lindell, Ortiz, and Schackel-Bordegaray voting in favor of the motion, no one voting against, and Commissioner Villarreal absent for the vote. [6-0]

2. MINUTES – DECEMBER 1, 2011

Commissioner Spray said Commissioner Lindell had issues with these minutes.

Commissioner Lindell said this is correct, because numbers were missing, but those numbers are now included in the redone minutes, and she has no issues with these minutes.

MOTION: Commissioner Schackel-Bordegaray moved, seconded by Commissioner Lindell, to approve the minutes of the meeting of December 1, 2011, as presented.

VOTE: The motion was approved on a voice vote, with Commissioners Spray, Harris, Bemis, Lindell, Ortiz, and Schackel-Bordegaray voting in favor of the motion, no one voting against, and Commissioner Villarreal absent for the vote. [6-0]

2. FINDINGS/CONCLUSIONS

A copy of the City of Santa Fe Planning Commission Findings of Fact and Conclusions of Law in Case # 2011-127, Clark Road Preliminary Subdivision Plat, is incorporated herewith to these minutes as Exhibit "1."

a) CASE #2011-127. CLARK ROAD PRELIMINARY SUBDIVISION PLAT.

MOTION: Commissioner Spray moved, seconded by Commissioner Schackel-Bordegaray, to approve the Findings of Fact and Conclusions of Law in Case #2011-127, the Clark Road Preliminary Subdivision Plat, as presented by staff.

VOTE: The motion was approved on a voice vote, with Commissioners Spray, Harris, Bemis, Lindell, Ortiz, and Schackel-Bordegaray voting in favor of the motion, no one voting against, and Commissioner Villarreal absent for the vote. [6-0]

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

1. **CASE #2011-55. DE VARGAS CENTER SIGN PLAN VARIANCE. MODULUS ARCHITECTS, AGENT FOR DE VARGAS CENTER ASSOCIATES, REQUESTS A VARIANCE TO 14-8.10(E) PERMANENT SIGNS: SPECIFIC REQUIREMENTS ACCORDING TO CLASS OF SIGN. THE PROPERTY IS ZONED SC-2 (COMMUNITY SHOPPING CENTER) AND IS LOCATED AT 564 NORTH GUADALUPE STREET. (DANIEL ESQUIBEL, CASE MANAGER). (POSTPONED INDEFINITELY)**

This case has been postponed indefinitely, and will be renoticed prior to being heard by the Planning Commission.

2. **CASE #2011-138. BEAVER TOYOTA ANNEXATION AND MASTER PLAN. JAMES W. SIEBERT AND ASSOCIATES, INC., AGENT FOR BEAVER MOTORS, LLC, REQUESTS ANNEXATION OF 19.218 ACRES. THE SITE IS LOCATED ON THE NORTHWEST CORNER OF THE BECKNER ROAD AND CERRILLOS ROAD INTERSECTION. THE APPLICATION INCLUDES 2 VARIANCE REQUESTS TO: 1) TERRAIN MANAGEMENT, AND 2) CERRILLOS ROAD HIGHWAY CORRIDOR MINIMUM BUILDING SETBACK; AND 2 WAIVER REQUESTS TO BIG BOX REGULATIONS FOR 1) MAXIMUM PARKING, AND 2) MINIMUM BUILDING**

FRONTAGE ALONG ARTERIAL STREETS. THE PROPERTY IS LOCATED WITHIN THE PHASE 2 ANNEXATION AREA AND IS ZONED GENERAL COMMERCIAL (C-2). (HEATHER LAMBOY, CASE MANAGER) (POSTPONED TO MARCH 1, 2012)

This case has been postponed to the Planning Commission meeting of March 1, 2012.

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

H. STAFF COMMUNICATIONS.

Ms. Baer noted that the next meeting of the Planning Commission is scheduled for March 1, 2012, and will be held at the Community Convention Center, because the Council Chambers have been reserved by the City Clerk for the Municipal Election. She said the exact room at the Community Convention Center is to be determined, and the Commission will be hearing the Beaver Toyota Case.

Ms. Baer introduced Reed Liming, Division Director, Long Range Planning Division, and Richard McPherson, Senior Planner, Long Range Planning Division, who will be presenting information on the St. Michael's Corridor Overlay.

1. REED LIMING – SAINT MICHAEL'S CORRIDOR UPDATE

A copy of the draft *St. Michael's Drive Overlay District – Design Standards & Guidelines* is incorporated herewith to these minutes at Exhibit "2."

A copy of the *Comment Sheet for the St. Michael's Drive Overlay District* compiled from the open house/meetings of August 11, 2011, August 12, 2011 and August 13, 2011, is incorporated herewith to these minutes as Exhibit "3."

Mr. Liming noted that during this process, Councilor Romero and Councilor Wurzbarger introduced a Resolution which was adopted by the Council, which called for an overlay district. He said there has been a lot of discussion over the past two years about the road, noting everyone involved knows in commercial corridors such as this one, the development and the road go hand in hand. He said the Council direction to staff was to do the overlay district first.

Mr. Liming said they have been working with the Long Range Planning Subcommittee of the Planning Commission – Chair Hughes, Commissioner Bemis and Commissioner Villarreal, noting there are two at-large community members. He said they have been working for two years to develop the proposed draft Overlay District for St. Michael's Drive.

Mr. Liming presented information on the proposed draft Overlay District via slide presentation [Exhibit "2"]. Please see Exhibit "2" for specifics of this presentation.

The Commission commented and asked questions as follows:

- Chair Hughes asked the definition of an overlay district versus regular zoning.

Mr. Liming said an overlay district is done by looking at a given area, the zoning for that area and saying we want to do things a little differently in some of the zoning regulations we have. He said in this case, it is to say that we want any new development that comes within the map area [Exhibit "2"], to go by these standards, not necessarily by the existing zoning standards that are in Chapter 14 now. He said an overlay supercedes the underlying zoning.

- Chair Hughes asked, when the Commission went through Chapter 14 with a fine toothed comb, if we included guidelines in the rewrite that apply to specific portions of Chapter 14 – are there guidelines in Chapter 14.

Matthew O'Reilly said there are no guidelines in Chapter 14, noting Chapter 14 is a "development code, it's an ordinance, so there are no guidelines, there are standards and requirements."

Commissioner Villarreal arrived at the meeting

- Chair Hughes said height will be a point of contention for many people. He noted the height of the new development at Pacheco and St. Michael's is 45 feet. He asked Commissioners to look at it the next time they are in the area, and think about whether that is too high and, if it is appropriate, in the context of this project.

Mr. Liming said the development about which Chair Hughes is speaking is Tres Santos, where there are four-story buildings. He believes the bottom floor is commercial, with 3 stories of residential above that. He said they applied for 130 units on 3 acres, so in that project, we're talking about density we don't see in Chapter 14. He said, "We're kind of taking a lead from that and saying, rather than holding down the residential density and constraining projects, we're doing this with the height, and we feel that's an important restraint right there." Mr. Liming said Tres Santos is located right behind McDonald's off Pacheco.

- Commissioner Spray said when this presentation was made to the Old Santa Fe Association, Mr. Liming had a handout which was all he showed at the time, so this is the next step in the process after going back to the City Council.

Mr. Liming said this hasn't been to the City Council. He said, to this point all of the work has been done by the Long Range Planning Subcommittee in consideration of the public input received at the 3 open houses.

- Commissioner Spray said he is speaking of the seven possible designs which were taken to the City Council which directed staff to go with the Overlay District, and Mr. Liming said this is correct.
- Commissioner Spray said Mr. Liming spoke, in the beginning of this presentation, about the street being a large issue, which seems to him to be "the issue, the critical issue, and if that doesn't happen, it doesn't happen." He said it is a State Highway and asked what that means and how that impacts everything here.

Mr. Liming said his sense is if the City were to approach the State Highway Department and told them "we see a much different St. Michael's Drive than what is out there now," he thinks there would probably be a road exchange. Or, the DOT would say, "City you're going to take whatever section of St. Michael's Drive you want to redesign, redevelop and rebuild." He said he doesn't know whether the DOT would want to maintain it as a state highway.

- Commissioner Spray asked, by road exchange, if this would then come under the City's purview.

Mr. Liming said yes, in essence, the City would own that section of the road.

- Commissioner Spray asked if this has happened elsewhere in the City or in this State.

Mr. Liming said it is his sense is that the DOT is interested in handing-off those urban sections of highways to cities when they can. He said in Santa Fe, there was an exchange involving Cerrillos Road and Airport Road in exchange for the State taking on 599, but he doesn't know how it was shared in terms of the south part of Cerrillos, because that was rebuilt from I-25 to Airport Road. He said he thinks the Airport Road exchange was done because the City wanted more traffic signals on Airport which didn't conform with State Highway standards.

- Commissioner Spray said then there is certainly a fiscal impact to the City to maintain these roads, and he assumes, if this is adopted as an Overlay District, the City would have to "come in behind that to be able to deal with the infrastructure, picking one of the plans with the road diet, shrinking that and the City would be doing all of that at this point."

Mr. Liming said yes, that is his assumption. However, he said he can't speak for the State DOT and what it would and would not be willing to do.

- Commissioner Spray said, regarding building heights, there is a photo on page 5 which is an example, and asked where that is located.

Mr. Liming said that building is located in Albuquerque.

- Commissioner Lindell said she really hasn't been in the loop on this project. She said her question is, in the very very big scheme of things, thinking about how much of St. Michael's Drive at this point is undeveloped, commenting it is pretty much developed. She asked how the City will go about encouraging people who already own property there to do a complete redesign of what they

have, noting this appears to be a long-term 60 year project. She is thinking this is somewhat akin to Nob Hill in Albuquerque, which has become an extremely pedestrian friendly retail area. She did see one picture of the new building in Nob Hill with Staples. She said they fought against that building for many, many, many months because of the height of the building, and it stands out as rather a behemoth as compared to the rest of the buildings in Nob Hill. She said it has remained mostly vacant.

- Commissioner Lindell said she understands completely how an Overlay District could be done, but she doesn't understand how, in any short amount of time, you change the streetscape of a street that's already developed.

Mr. Liming said this is a good point, and he doesn't think this will happen in any short amount of time, commenting that it took 40 years for St. Michael's to get the way it is. He said, with regard to how to convince someone to do what we would like to see on St. Michael's, we only can add value to their land. And one way to do that is to let them do something, perhaps additional, to their land. He said that's what they're trying to do with this Overlay District. It is to allow someone, actually to encourage them, even require them, if they're thinking about building or wanting to add more floor area to their lot, to just say here's how we want it to look and we're not going to give you a maximum lot coverage which you have to worry about exceeding – we're not going to keep giving you minimum setbacks.

Mr. Liming said, "I guess the only way you can get the change is to change the requirements that created the St. Michael's Drive we have, and that may be a discussion for some people. Perhaps some people would say, 'Well, I kind of like the way St. Michael's developed.'" He said this Overlay District is an attempt to flip that whole development pattern.

- Chair Hughes asked the reaction of the landowners when he met with them last Fall.

Mr. Liming said the Mayor, Councilor Wurzbarger and staff met with the landowners at the Santa Fe University of Art and Design, noting they didn't have the desired turnout. He said they also spoke with landowners, Mr. Thomas, St. Michael's Village West, who has opened the Cinema Café where they have held some events. He thinks generally they are in favor. However, it is difficult for people to see a situation as it exists and to envision something different.

Mr. Liming said if there is a building in front they can't see the businesses behind. This is something the developer would have to work out. He said we are trying to give them the ability to add square footage and to change the tenor of St. Michael's Drive. He said perhaps some of the back buildings would become different use types, or something new is built up front on St. Michael's, or something is turned into residential, or a back building is demolished and something residential is built which isn't on the street. He said some of the properties are sufficiently large that a number of different things could be done. He said rather than trying to dictate exactly how that will look, or dictate the mix, we are rather trying just to open it up.

- Chair Hughes said it is important to point out that when these kinds of space transformations are made, the public has to go first, because the private sector isn't going to do it. He said they need to know what you have in mind for the street. And if you want to shrink it, they want to know that. He doesn't think they'll object, but the level of uncertainty is too high for them to invest.
- Commissioner Bemis said she is a "visual person," the first thing that should be done, since St. Michael's really is a continuation of Old Pecos Trail, is to put medians in the middle and trees on either side. She said right now, St. Michael's is a raceway. She said if we put in the trees, which will have to grow, she believes that would make it easier for these other things to happen – if we focus on that, we will have something which will pull it all together.

Mr. Liming said this comment was made at the first meeting at the University, and he agrees, reiterating that the street is key to making this happen. He said his comment at that time was that the City would have to do that anyway. He said there are some things in the current Zoning Code which really don't allow for the development pattern they want to see on St. Michael's.

- Commissioner Harris said Chair Hughes and Commissioner Bemis captured his comments. He said he worked for many years as a developer, and he believes the public sector really would have to tell people and demonstrate to the property owners what they are going to do. He asked Mr. Liming what his vision would be for St. Michael's in order to make this work - what do you think it might look like.

Mr. Liming said one of the things they want to do is a traffic study that focuses on 3 things that are in the "booklet I was passing around." He said the great thing that came out of that is that different ways were suggested to handle St. Michael's Drive:

1. A multi-way or a tri-boulevard which Spears Architects suggested, sort of a main line with two medians and almost a side street for parking; or
2. A standard boulevard, taking the outside lanes for on-street parking.

He said obviously something has to happen with the road. He said one thing which would have to happen over time is that the access points and curb cuts would have to go away to have on-street parking. He said almost all of the road designs have a regulated street in terms of curb cuts, bulb-outs at intersections to encourage pedestrian crossing and not make people cross 90 feet which can be done with shrinking the street. He said landscaping is always key, commenting a median down the side is a natural calmer for a street like that. These are some of the things that would need to happen.

- Commissioner Harris asked if there is timeline during which the Overlay District might be adopted.

Mr. Liming said they hope to move the Overlay District forward in the next month to the Planning Commission for a public hearing, and then move forward from there.

- Commissioner Harris said the current Planning staff will have to implement the Overlay District, and he is curious what they think about this.

Ms. Baer said they have been discussing this with the Long Range Planning staff. She said one of their concerns which the staff took to heart and implemented, was the difference between standards and guidelines. She said Mr. Liming and Mr. McPherson understood their concerns and were able to extract the important elements they wanted to implement and make those into standards, rather than guidelines.

Ms. Baer said they still feel, however, that "the guidelines don't take you very far, and guidelines are more like for a planning document. But, when you're writing Code, you have to be really clear on what the regulations, the rules are, and the clearer you are the easier it is to implement." She said this was their main concern.

Ms. Baer said staffs' second concern certainly would be in agreement with what you've all said, which is that the street is the key to the whole thing, and if the street is able to happen first, the rest of it is more likely to happen because you're increasing opportunities and land values. She said it is hard for this to come last.

- Chair Hughes said one thing now in the guidelines, is the screening of equipment, and he thought that is in Chapter 14, and Mr. Baer said this is correct.
- Chair Hughes asked, "Why couldn't you bump that from guidelines to standards."

Mr. Liming said he would suggest taking it out, so there isn't too much confusion in having something as a standard and also in Chapter 14. He said, "I'm all for shrinking this, rather than enlarging it if possible."

- Commissioner Schackel-Bordegare said it seems that a lot of the possibilities of this happening rest on process, commenting we're in the process here of something we haven't done before for the City. We're looking at an Overlay District proposal which would accompany or supplement the Land Use Code, and that's difficult but creative. It's a creative process, and the fact that the street is key is a strategy, if the Council should decide to proceed with that first.
- Commissioner Schackel-Bordegare asked, planner-to-planner, if Mr. Liming knows of examples of redevelopment occurring in other cities where this has been possible to accomplish in a window of time, say 20 years. She is thinking of Lamar Boulevard in Austin, noting the difference is that is a main artery, narrower, and more like the early downtown section of Cerrillos Road. She likes Cerrillos Roads because the buildings are not set back so far, commenting that it creates a better street wall. She said in Austin, when the big money came in, Austin developed Lamar near the River in South Austin, and Whole Foods and Target were big anchors.

Commissioner Schackel-Bordegary commented that Austin is a City with big resources in the private sector, noting there is a huge difference here. She asked what we have to work with to make this happen. She said we discussed that the private sector will follow the demand. She is curious as to Mr. Liming's thinking as to how we actually can achieve this in all different ways – public education, outreach, road exchange. She said it seems a strategy is needed to accomplish this successfully over time.

Mr. Liming said these are good points. He said he believes cities around the country are starting to do this, but it can be fairly slow going when you are redeveloping an area which already is fully developed. He said there already is a pattern, such as the Plaza, or Nob Hill in Albuquerque, which we can stick in place and say, "This is what we want to see." He said cities are starting to look at the major corridors and trying to flip the development pattern, as we are doing here. He said, "But, I do think that the road becomes key." He said changing the dynamic, look and feel of the road becomes the "hook" that creates some of the demand.

Mr. Liming said it is his sense that if St. Michael's stays the way it is and we have an Overlay District that isn't touched, the competitive advantage is to go somewhere, such as Las Soleras, where there is Greenfield development which tends to be cheaper. He said it is part and parcel of the road development.

Mr. Liming pointed out that the staff was directed to develop an overlay district first, because there was a sense it was the low hanging fruit of this project – go out and change the zoning which may be prohibiting the development pattern we want to see. He said they will, he hopes, along the way work on what they see as a vision of St. Michael's for the future.

Mr. Liming said Commissioner Schackel-Bordegary is correct that this is a lot for a City of this size to tackle. It is a big road and would be expensive any way you look at it. He said they want to get an idea of the magnitude of the cost to do some of these design features and test the designs in terms of cost and handling the volume.

- Commissioner Schackel-Bordegary asked if there has been any analysis of the users of the business, primarily K-Mart. She said K-Mart keeps closing stores nationally, but they haven't closed the one here in Santa Fe. She would like to know the reason it is so popular, commenting it is always busy and was absolutely packed during the Christmas season. She said there is a market there, noting there is housing there. She is glad to see the landscaping, saying they are making it look different, so you can sit at the bus stop and not in a weed-choked field. She said these things are incremental, but everyone can work on a little corner of the neighborhood. She is making the case for people using that as a commercial corridor as an alternative to Zafarano, commenting that she hates the traffic there, although she loves going to Target. She believes there are a lot of "east-siders" that go to K-Mart, but don't go to Target because they don't want to drive that far.

Mr. Liming said perhaps K-Mart would want to do something different with its property, in addition, and that's part of where they're going - and trying not to determine what each business should and shouldn't do, but to try to open things up.

Mr. Liming said on any of these things, you always can debate what should happen first, but you have to start somewhere to get the ball rolling, and hopefully this is what they're doing with the Overlay District.

- Chair Hughes said he knows where something like this was done in other municipalities. He said Las Cruces got a grant from the EPA to look at redoing El Paseo, and that will be done over time. He said Lakewood in the southern part of the Denver area was totally transformed from a failed strip mall, which now has the City Hall and a new WalMart.

Mr. Liming said the 2010 census showed that both the geographic and population center areas are on the University of Art and Design campus, so both the geographic and population centers are right on St. Michael's.

- Chair Hughes said another example is Wilson Boulevard in Arlington which is being transformed because of a trolley which is old Route 29, which is amazing to him as a former resident of the area.

Chair Hughes said Steve Price did the drawing in the beginning of the book, noting Mr. Price has a web page, and Commissioners should check out the website where there are lots of examples of what places would look like if they should be transformed.

- Chair Hughes asked Mr. Liming to talk about the RFP for a traffic study.

Mr. Liming said they want to put out an RFP for a traffic count on St. Michael's. He said they want to find someone who is well versed in this, so they will be looking at who responds and their background. He said they want to take the existing street and volumes, some projection of future volumes, and then have them model or test a few of the road section types that we see in the booklet, and see how the road might function. He said we've heard from people who are defenders of St. Michael's, who say they can go fast, it's a great east-west route, and are concerned about what they will do if the City chokes down St. Michael's. He said he believes most studies are able to show that even going to four lanes with the volumes we see, if the curb cuts are removed and the signals are timed, we can still get a volume of traffic sufficiently to move 1-1/4 miles. However, there is still the perception that if we mess with St. Michael's we're going to choke traffic off. He said the next step is to start studying the street and get a firm to start looking at it, and to develop different design possibilities for the future.

Responding to the Chair, Mr. Liming said the traffic count can be as high as the mid-30's at the west end, but in traffic counts done at other locations, there were no counts above 25,000 on St. Michael's. He is unsure where another round of counts will be done, but they do want to get an accurate assessment of the traffic at the ends and in the middle of St. Michael's.

- Chair Hughes asked if thought has been given to the entrance to the University from Cerrillos, three blocks, up as the start of the project.

Mr. Liming said that has been discussed, noting he hasn't mentioned Al Moore's studies. He said Al Moore, one of the participants in the sketch design, was tasked by the Santa Fe Association of Realtors to look at St. Michael's Drive, using the height standards in the draft overlay district to see what kinds of housing you might be able to get. He said he came up with perhaps 1,000 units along St. Michael's Drive, which probably is a bit optimistic. He said one of the things Mr. Moore talks about in his study is starting with an intersection corner, a key area, where things aren't doing great, or look at one where things are doing better, rather than this thought that we have to go out there and tear up this street all at once. He said this will take a lot of time and the idea may be where to look for smaller projects to begin to kind of change the dynamics on St. Michael's. He said Mr. Moore's report is available, and it is on the Santa Fe Association of Realtors' website under government. It is a 28-29 page housing study of a future St. Michael's. Mr. Liming said he can send it to the members of the Commission if they would like.

- Chair Hughes asked Mr. Liming to send it out to the members of the Commission as an email attachment.
- Commissioner Ortiz talked about people wanting to get rid of the big boulevards because of cost to maintain. He said the City already provides a lot of maintenance on St. Michael's Drive – street sweeping, striping, and such, noting the State does provide some of the paint, although the City does most of the work. He asked DOT's feeling about trading St. Michael's to the City.

Mr. Liming said, to his knowledge, there have been no discussions directly between the City and the DOT about St. Michael's, although people have raised the issue.

- Commissioner Ortiz said if that should happen, he thinks part of the negotiation to take over St. Michael's should try to incorporate improvements and such to be done by the DOT in any such agreement.

Mr. Liming said that is a good point.

- Chair Hughes asked Mr. O'Reilly if there are any lessons to be learned from the development of the Railyard that could be transferred to the St. Michael's redevelopment, either in an overlay district or perhaps a redevelopment district to go along with this.

Mr. O'Reilly said former Karen Heldmeyer was the Chair of the Planning Commission which approved that, and he was the Vice-Chair. He said this really is a different thing, and we're talking about a corridor here, rather than just a redevelopment site. He said the Railyard Master Plan has been amended nine times, and it is being proposed to amend it again 2 more times. He said this tells him that no matter how many people are working on a plan like this, it has to change and evolve over time.

Mr. O'Reilly said, In the scenario at the Railyard, all infrastructure was set, and it was very clear where it was going to be, what it was it was going to be, and where people would park, which was mostly underground. The City built the underground parking facility, and lease tracts were left for redevelopment or brand-new development. He thinks that is in line with what he's heard the Commissioners say tonight – there is going to have to be some investment in St. Michael's drive "by someone at some time before we will see any significant interest by the property owners along this corridor in doing anything over there." He said this is the relationship he takes from the Railyard to St. Michael's.

Mr. O'Reilly said he didn't know the University of Art and Design was the geographic and population center of the City, although he would have guessed it would be somewhere in that area, and this is good to know. He said in 2008, the Commission voted on the Northwest Quadrant, and several times it was mentioned that St. Michael's corridor might have been a better location for the kind of development they were discussing for the Northwest Quadrant and the Northwest Quadrant itself for all of those reasons, by virtue of the fact that the College of Santa Fe was right there. The City's largest employer, a hospital, was at the other end. He said the Rail Runner runs through the area near an abandoned bus station that could be used as a train station. He said this corridor has a lot of potential and all of the infrastructure, utilities, etc., are there for the kind of infill he thinks we need to see and which has been discussed this evening.

Mr. O'Reilly said the other thing he would take away from the Railyard development is that it has been a success and the development has happened. The other thing which needs to be considered in the St. Michael's project, is that the Railyard is not managed by the City and it is managed by a not-for-profit corporation which screens tenants and upholds the Railyard Master Plan, stridently. He said that is another thing which could be done which, potentially, could move things forward.

Mr. O'Reilly said developers and builders need to know the rules, they need consistency and to be able to *pro forma* out what they're doing. He said they won't develop something to feel good, or because it's something the City wants. They are willing to do it only if they can make money doing it.

Mr. O'Reilly said Mr. Liming is correct in saying we have to increase the capacity of these lots if we want to see them redeveloped in the way that we want to see them redeveloped, which can be done in many ways. For example, it can be done by shrinking the road and giving the outside lanes back to the property owners, or through reduced fees for doing this kind of work. He said, before there will be any serious change on St. Michael's, the infrastructure has to be completed, in segments as suggested or potentially the whole thing, but it needs to be done similarly to the way the Railyard was done.

- Commissioner Villarreal said she grew up in this area. She asked the number of lots which aren't being used, and if Mr. Liming has approached those property owners.

Mr. Liming said he doesn't have a count on that. He said most of the discussions have been with Forrest Thomas at St. Michael's Village West, simply because he has let us use his facilities for the meetings. He said Mr. Thomas has some vacancies, and he does have some ideas.

- Commissioner Villarreal said she keeps thinking about the old Navarro lot, commenting that these things keep shifting, and wondered if the owners have been approached. She said, "Shift happens."
- Commissioner Spray asked if the next step, the RFP for a traffic study, has been approved and sent out.

Mr. Liming said no, they're just now working on that. He said that will go through the City Council, and the next step is the City Council committee process.

- Commissioner Spray asked about the timing of the adoption of the proposed Overlay District.

Mr. Liming said that needs to go to the Planning Commission, the Council committees and then to the City Council, noting it would be an ordinance, part of Chapter 14.

- Commissioner Harris said, as follow-up to Commissioner Villarreal's question, there are a lot of commercial vacancies in this are. He noted the vision is for as many as 1,000 residential units in the St. Michael's Corridor, and he is curious about the occupancy rate at Tres Santos, which is the largest residential complex in the corridor. He said he would like to get a sense of the residents and what they think about living on St. Michael Drive.

Mr. Liming said in the short term, that's really valid. He said what they are looking at, is a very long term plan – 25-30 years – to create a St. Michael's Drive which would attract more residential development. He said that would require a very different street, generally. He said he doesn't know the occupancy rate at Tres Santos, noting that staff is tasked with getting this down the road quite a bit further than the next 3-5 years. He said we have to do this incrementally in the short term, but ultimately the vision has to be larger and long term.

Chair Hughes and the members of the Commission thanked Mr. Liming and Mr. McPherson for the presentation.

I. MATTERS FROM THE COMMISSION

Cielo Azul Subdivision Status

Ms. Schackel-Bordegary said she read an article on one of the developments approved by this Commission for housing which is off Agua Fria, noting the controversy now is that they want to go back and do manufactured housing, and asked the status.

Ms. Baer said that is Cielo Azul, a Branch development, which was approved for 222 units as a single family subdivision in 2006. She said a time extension was granted, so it still is valid, even though they never recorded the subdivision plat, and we still are carrying that as a valid approval. She said they came in six months ago for a pre-application meeting with staff, to discuss the possibility of doing a mobile home rezoning, noting it currently is zoned R-5. She said they were looking to put mobile homes on the property, noting that anything built after 1978 which is built to HUD standards is now a manufactured home. She said the developers were thinking of changing it from site built housing to a mobile home park which they would then lease – a combination of leased lots where people would bring in their own manufactured homes.

Ms. Baer said an ENN meeting was done, and there was considerable negative reaction to the proposal. She said they were to do a follow-up meeting, which wasn't an ENN as reported in the newspaper. It was just a follow-up courtesy kind of meeting. The developer decided not to have that meeting because of the press they received, and they now are rethinking what to propose to do with that property.

Ms. Baer said in the meantime, the Code does not allow the lease of homes on single family stand alone lots. She said staff still is in discussions to determine how to approach internally the issue of a mobile home versus a manufactured home, and to the extent the designation may or may not refer to one another. She said they haven't heard from the applicant with regard to whether they want to move forward with the mobile home zoning, or if they want to take a different approach.

Meeting Regarding A New State Office Building

Commissioner Harris said he and Commissioner Spray attended a meeting on the new State Office building, noting Ms. Baer has attended some of those meetings. He was present as a subconsultant to Wilson & Company, which was charged with developing a design/build procurement for a new State Office Building, which will be located next to the State Parking facility across from the Roundhouse.

Commissioner Harris said the intent is to have a respectful dialogue and to do certain things which acknowledge the Historic Districts, noting HB 360 requires the State to have that dialogue with the City and organizations such as the Old Santa Fe Association. He said one of the conditions in HB 360 provides that if there is specific language in the municipality's ordinance, it is applicable to State buildings. He asked Ms. Brennan if this language is in the City's ordinances.

Ms. Brennan said it is. She said HB360 was a response to the Courthouse, about which people are "now feeling regret, and it came exactly for those reasons, and what needed to be done, was done to the Ordinance, and HB 360 is now incorporated into City Ordinance.' She believes there already have been discussions with Historic to talk about how that is going to take shape.

Commissioner Harris said Mr. Murphey from the Historic Division was in attendance. Commissioner Harris said he [Harris] was there as a member of a team that did the State parking structure.

He said the intent is to develop a building that is suitable. He said one of his discussions was around landscaping, rainwater capture and such. He said this happened to be a work session which was establishing goals for LEED status, noting it still is very early in the process.

Commissioner Spray said he was there representing the Old Santa Fe Association, noting the discussion began with the elimination of 3 historic structures on site, which he thought was somewhat incongruous. He was told that the State office which had approved this was working on mitigation. He said he told them the City might have something different to say about this, noting they didn't mention whether City staff had been involved. He told them the Historic Design Review Board would be the one to pass on that, and most certainly the demolition of the buildings, which the State put out as a *fait accompli*.

Ms. Brennan said they have a consultative rule, and if there's disagreement, there's a process to mediate it, and it's actually probably fairly complicated. She said until it happens, it will be hard to tell how it will develop, which is when they bring a plan to the Board and we really know what the plan is. She said she believes there is discussion about destroying those casitas to make the space. She does feel there was a sense of reward on the part of some State players about the parking garage, and when they saw it they were really happy they were involved in the process and it had yielded that result. She said, "Some people in the historic community, not so much. And it's interesting, because I think that was the compromise. It didn't completely satisfy people in the historic community, but it made the people in the State much happier than they thought they were going to be. So I think it actually was a very successful project."

Commissioner Spray believes this is an accurate assessment, noting she knows his thoughts as a member of the historic community about that project. He is glad Commissioner Harris brought this up, and he will be talking to the Commission more about this in the coming months.

Commissioner Schackel-Bordegary asked if they know what agency will be using the building, and was told it was for the Department of Finance & Administration.

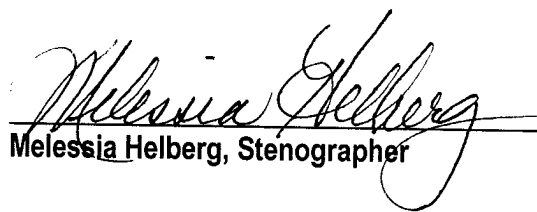
J. ADJOURNMENT

There was no further business to come before the Commission.

MOTION: Commissioner Harris moved, seconded by Commissioner Spray, to adjourn the meeting.

VOTE: The motion was approved unanimously on a voice vote [7-0], and the meeting was adjourned at approximately 7:30 p.m.

Ken Hughes, Chair


Melessia Helberg, Stenographer