

April 2, 2015
Planning Commission
Case #2015-14, #2015-15 #2015-16
**1615 OLD PECOS TRAIL ROAD LOT
SPLIT, DEVELOPMENT PLAN AND
SPECIAL USE PERMIT**

EXHIBIT F

APPLICANT DATA

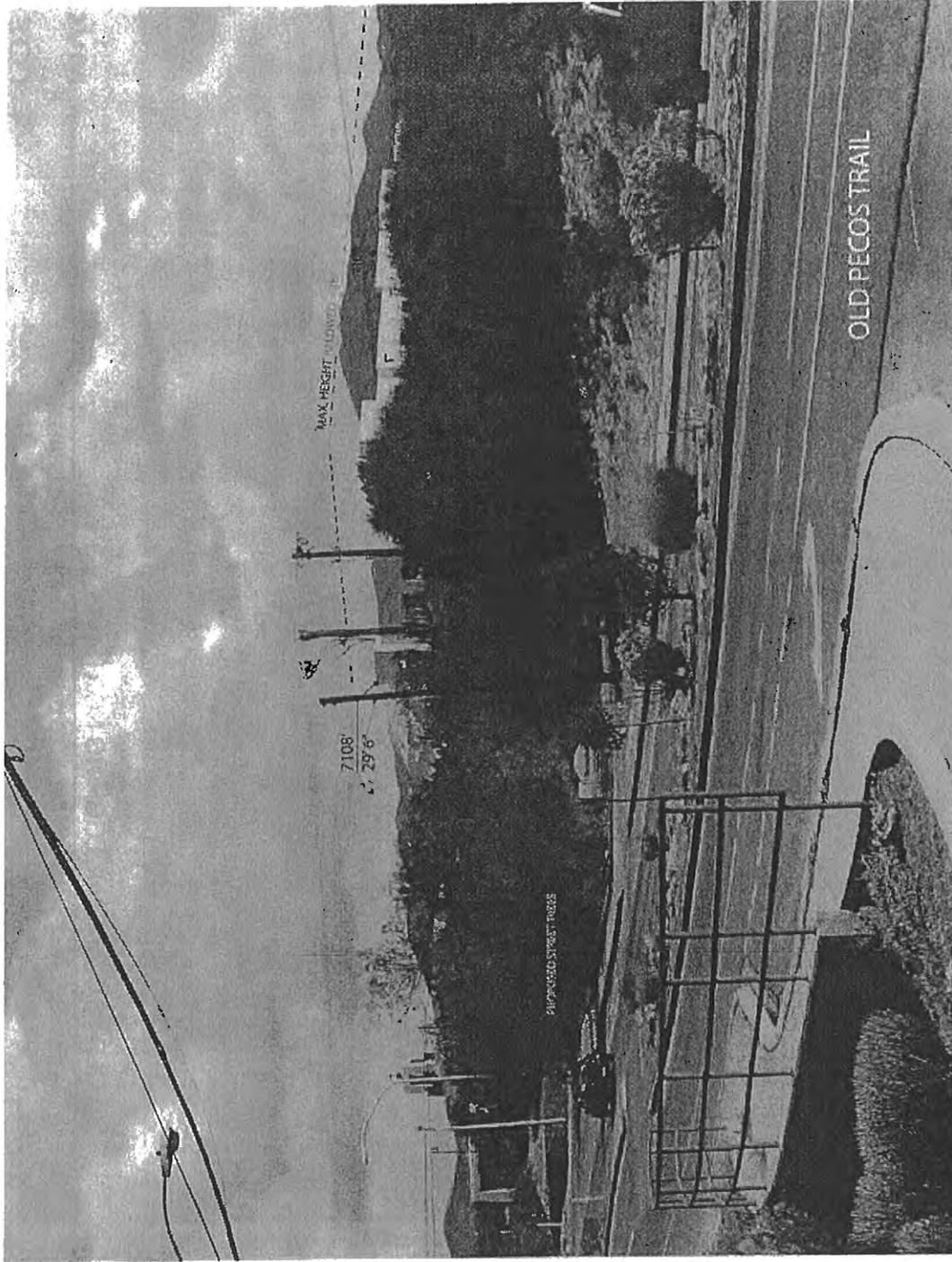


OLD PECOS TRAIL LOOKING NORTH VIEW 1

MORNINGSTAR OF SANTA FE ASSISTED LIVING & MEMORY CARE CENTER

SANTA FE, NEW MEXICO

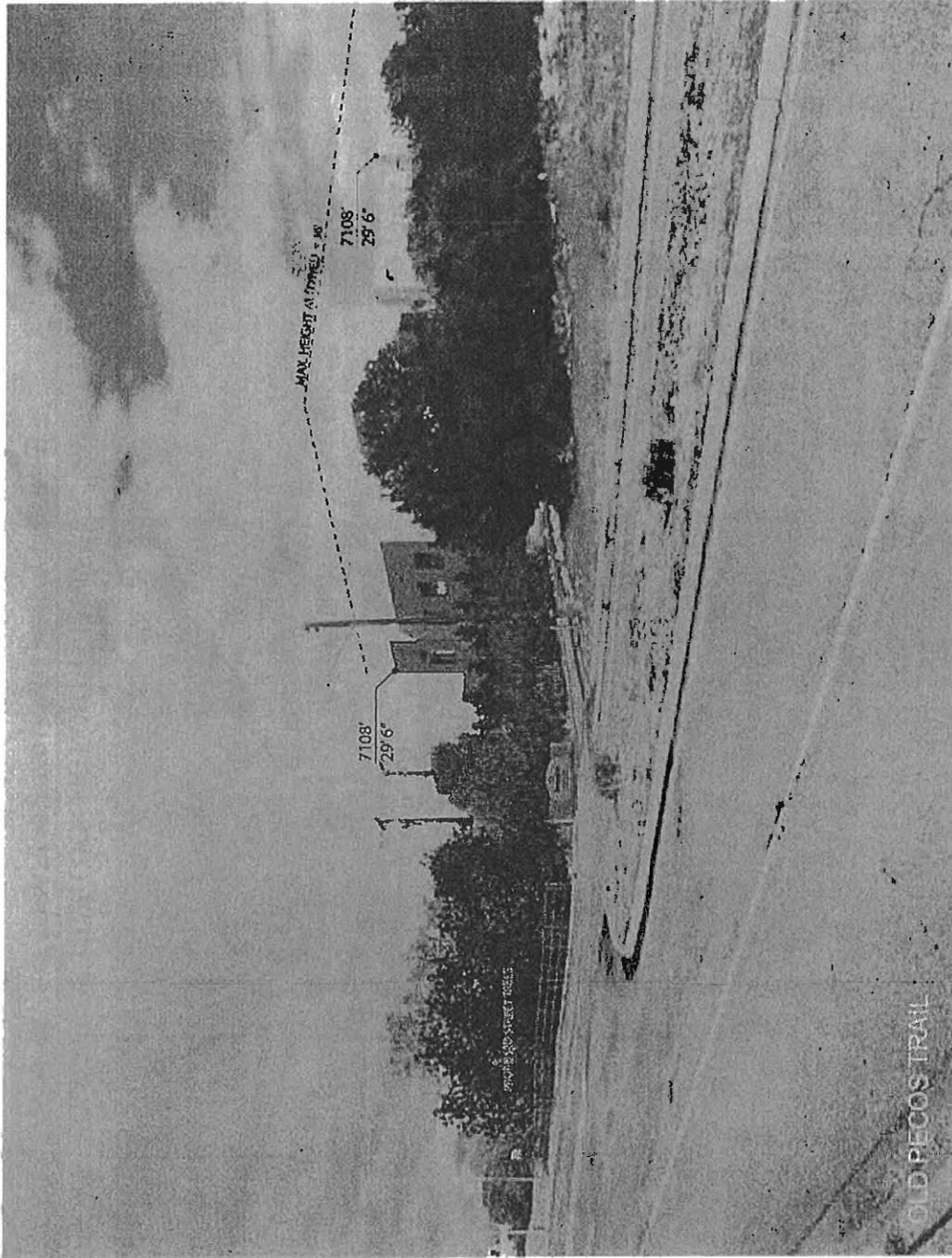
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OLD PECOS TRAIL LOOKING NORTH VIEW 2

MORNINGSTAR OF SANTA FE ASSISTED LIVING & MEMORY CARE CENTER
 SANTA FE, NEW MEXICO

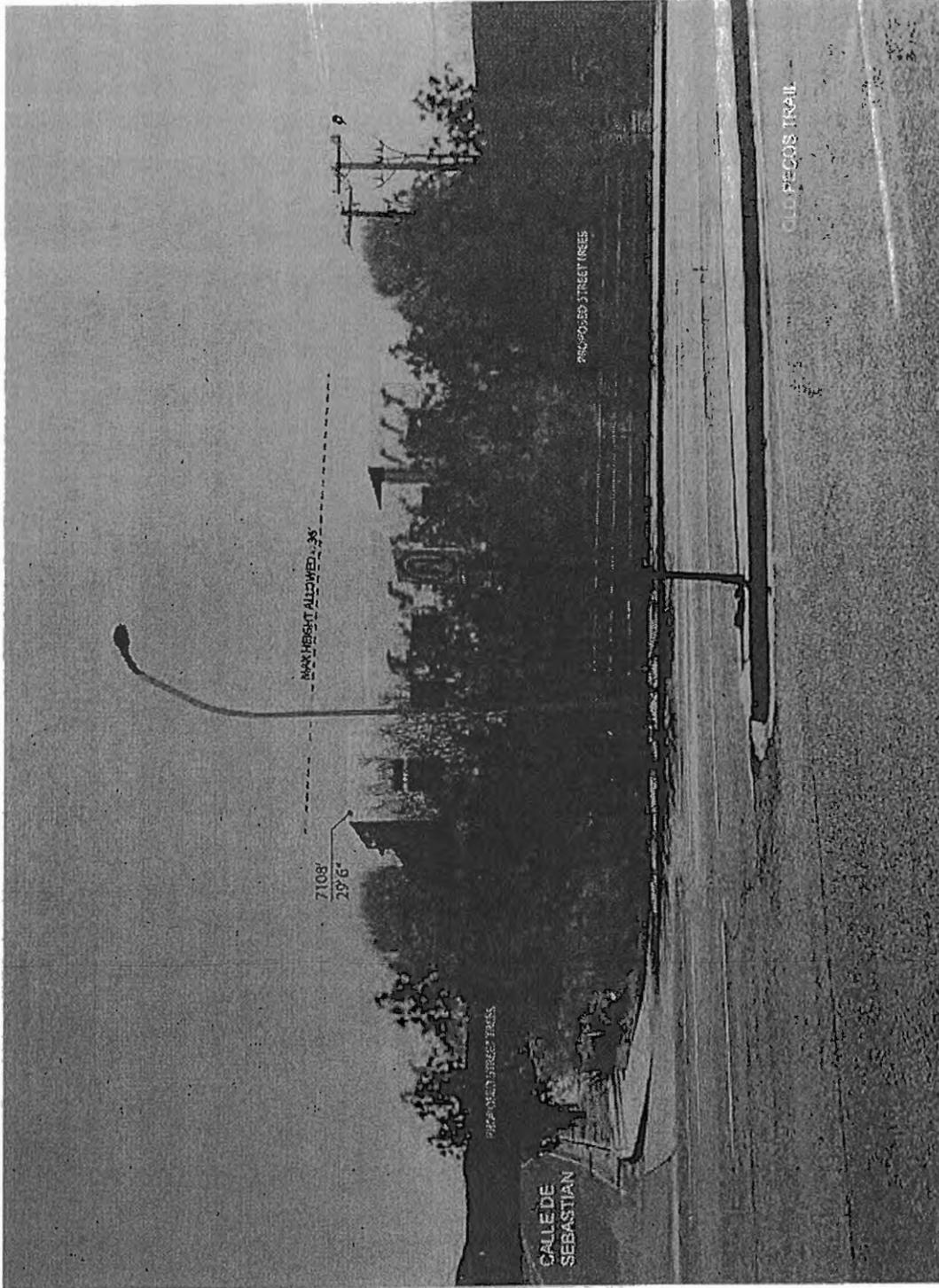
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OLD PECOS TRAIL LOOKING NORTH VIEW 3

MORNINGSTAR OF SANTA FE ASSISTED LIVING & MEMORY CARE CENTER
 SANTA FE, NEW MEXICO

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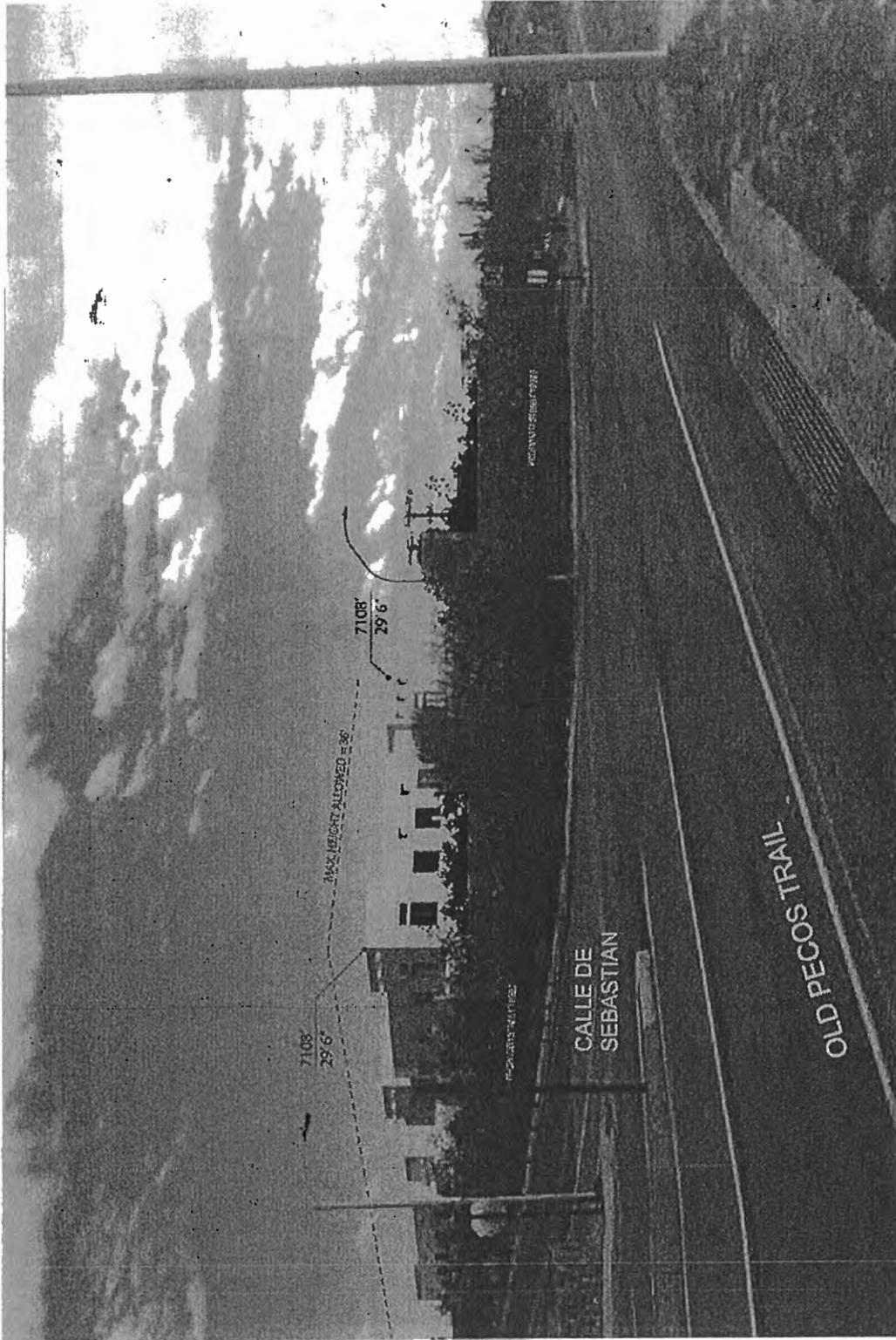


OLD PECOS TRAIL LOOKING EAST

MORNINGSTAR OF SANTA FE ASSISTED LIVING & MEMORY CARE CENTER

SANTA FE, NEW MEXICO

3/20/15



OLD PECOS TRAIL LOOKING SOUTH

MORNINGSTAR OF SANTA FE ASSISTED LIVING & MEMORY CARE CENTER

SANTA FE, NEW MEXICO

3/20/15

PLANNING COMMISSION APPLICATION

SPECIAL USE, DEVELOPMENT PLAN AND LOT SPLIT
FOR A CONTINUING CARE COMMUNITY AT
1615 OLD PECOS TRAIL, SANTA FE, NM

Submitted February 23, 2015 for the April 2, 2015 Planning Commission Meeting



MorningStar

SENIOR LIVING

Casting a new light

MVG | Development
2240 Blake Street, Suite 200
Denver, CO 80205

rosemann 
& ASSOCIATES^{PC}



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PLANS

Full Scaled Plan Set Attached to Application Report

A. INTRODUCTION

This application is respectfully submitted on behalf of MorningStar Senior Living for consideration of approval by the Planning Commission for Special Use, Development Plan and Lot Split, for a proposed Continuing Care Community at 1615 Old Pecos Trail. We propose that the application in its entirety meets the requirements of Chapter 14 of the Santa Fe City Code with no variances.

We ask the Planning Commission to consider that the proposed Continuing Care Community will provide an important service to the senior population of Santa Fe whose projected numbers will increase by as much as 50% by the year 2020 according to a 2013 study by The City Planning Division and the Senior Services Division.

Finally, we propose that a Continuing Care Community is an appropriate use for the location for many reasons, one of which is that the impact will be minimal as compared to other special uses identified in Chapter 14, especially in the area of traffic. In addition, the Continuing Care Community will create jobs and have a positive effect on Santa Fe's economy.

B. PROJECT BACKGROUND

Location: The proposed Continuing Care Community is located at the south east corner of Old Pecos Trail and Calle de Sebastian on property owned by The Benevolent and Protective Order of Elks. MorningStar will purchase 3.85 acres of their property for the new Continuing Care Community.

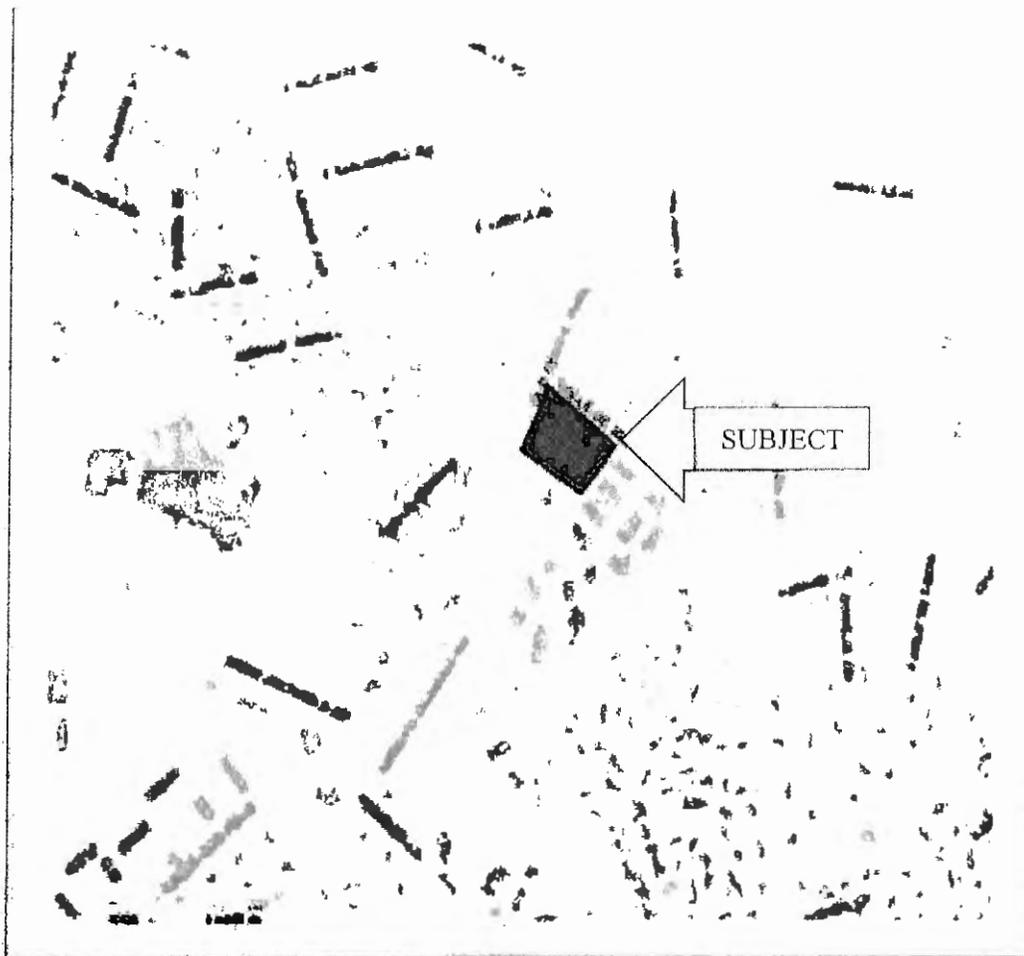


FIGURE 1 Map Depicting Project Location

Proposed Continuing Care Community: MorningStar will be a residential community which will provide housing and personalized health care services to individuals who require assistance with daily living activities. There will be 2 components to their community; Assisted Living and Memory Care.

The Assisted Living component will provide private and companion suites for adults in a residential setting including meals, security, emergency call system and assistance with activities of daily living such as medication management, hygiene, grooming and dressing to further enhance well-being and independence. Additional services will include social, physical, spiritual and intellectual activities, transportation, housekeeping and laundry. Residents will participate in a variety of events within the facility, as well as enjoy regular group outings such as dining, museum, theatre and shopping.

The Memory Care component are for those with Alzheimer's and other forms of dementia. For these residents, either in early onset or in its advanced states, services will include a gentle home in addition to those services provided to the assisted living residents. MorningStar will enhance the lives of its residents by providing recreational and purposeful activities, including music, life skills, art, entertainers and exercise specifically for the residents.

The community will be licensed by the New Mexico Health Facilities Licensing and Certification Bureau which regulates assisted living care.

C. SANTA FE'S "SILVER TSUNAMI"

On January 30, 2013, The City Planning Division in conjunction with the Senior Services Division produced a study to foster municipal awareness of the need to plan for the projected increase of the aging population of Santa Fe. (EXHIBIT B)

The study discussed that Santa Fe's senior population (age 65+) may double between 2010 and 2020 to over 20,000 residents. The study projected that 50% or more of the population in particular areas of the city, including the area of the proposed Continuing Care Community, will be age 65 or older by the year 2020.

Additionally, it discussed emerging trends which were identified including Alzheimer's disease and Age-Friendly Urban Development. It called for "Growing recognition at the local government level that new housing developments and even existing development should be geared toward "Age Friendly" or "Lifelong" communities that include housing choice, transportation options and pedestrian/personal safety."

D. CHAPTER 14 - SANTA FE CITY CODE, (SFCC)

1. SPECIAL USE CRITERIA [SFCC 14-3.6 (D)(1)(a-c)]

We ask the Planning Commission to consider that the proposal meets the requirements and intent of the Special Use Criteria.

According to the Permitted Use Table in 14-6.1-1, a Continuing Care Community is permitted as a Special Use in the R-1 zone district.

14-3.6 (D) Approval Criteria and Conditions

(1) Necessary Findings

To grant a special use *permit*, a *land use board* shall make the following findings:

- (a) that the *land use board* has the authority under the section of Chapter 14 described in the *application* to grant a special use *permit*;
- (b) that granting the special use *permit* does not adversely affect the public interest.

Applicant Response: We propose that the Continuing Care Community will not have an adverse effect on Santa Fe's public interest. Rather, it will provide an option to seniors and their families for residency in a beautiful setting.

As discussed previously, City staff produced a study in 2013 called "Santa Fe's Silver Tsunami", which projected that Santa Fe's senior population will increase by as much as 50% by the year 2020. The study calls for "Growing recognition at the local government level that new housing developments and even existing development should be geared toward "Age Friendly" or "Lifelong" communities." We propose to serve this important need.
(EXHIBIT B)

- (c) that the use and any associated *buildings* are compatible with and adaptable to *buildings, structures* and uses of the abutting *property* and other *properties* in the vicinity of the *premises* under consideration.

Applicant Response: Development patterns along Old Pecos Trail and in the vicinity of the proposed Continuing Care Community, have set a precedent for similar uses with similar scale and which we propose are appropriate for the nature of this portion of Old Pecos Trail.

The shaded area in Figure 2 below depicts non-residential uses in the immediate area as well as the extended areas surrounding the proposed facility. Adjacent uses along Old Pecos Trail include The First Baptist Church to the north, The Santa Fe Woman's Lodge to the northwest, medical and professional offices to the west and southwest, and the Benevolent and Protective Order of Elks to the south. We propose these are "Buffer Uses" and serve to create a buffer between the busy nature of Old Pecos Trail and adjacent high to low density neighborhoods.

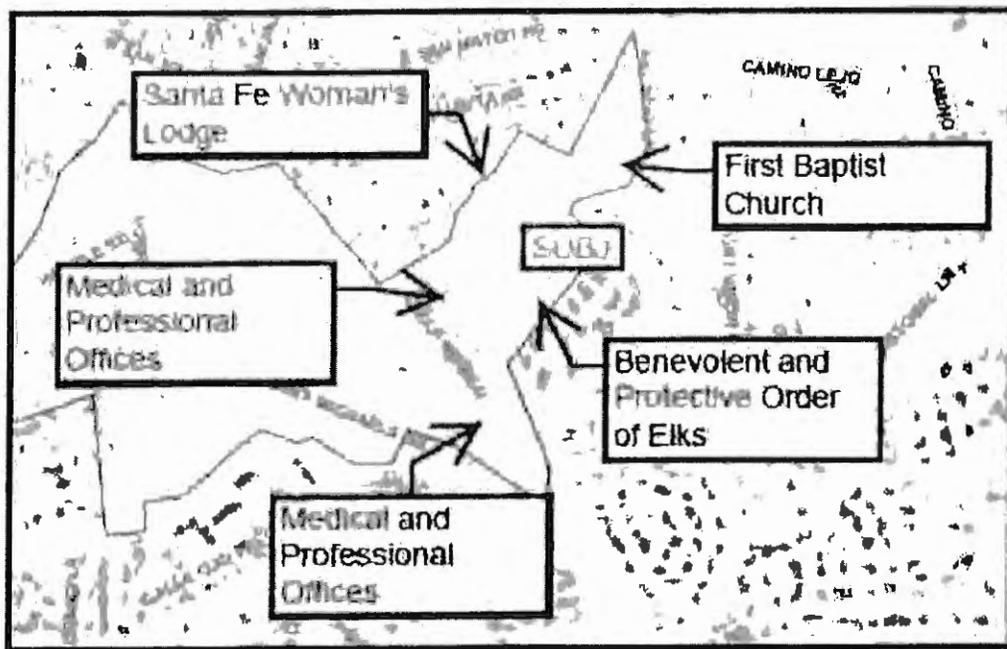


Figure 2 - Map depicting surrounding non-residential uses.

The proposed building is 2 stories which is common. Most important to note, is that the parapet height of the building is very close to the height of our neighbors. The finished floor of the building is lower than the grades of adjacent properties on the east and on Calle de Sebastian which effectively reduces the scale. The view from Old Pecos Trail will be pleasant and enhance the character of the busy street.

The building design is subject to the architectural codes in Chapter 14 which uses a point system to achieve compliance. The building design exceeds the point requirements, (180 required, 265 provided) and intends to respect Santa Fe's unique cultural heritage and distinct visual character by using traditional design features.

The predominant surface material will be an earth tone stucco. All roofs will concealed from public view with parapets. Various wall step backs and wall plane projections are designed into each facade to create depth and character. Windows are recessed with divided lites. Vigas and exposed lintels are also used to add to the architectural theme.

D2. LOT SPLIT

The Benevolent and Protective Order of Elks owns 8.62 acres in total dating back to 1964. Their lodge building sits at the center of the tract and is used on a regular basis for their meetings and activities. As depicted below, the tract will be subdivided into two lots. The north 3.85 acres, (Tract B-1) will be conveyed to MorningStar for use as the Continuing Care Community. The remaining 4.77 acres, (Tract B-2) will stay in their possession. Both tracts meet minimum requirements for the R-1 zone district.

A 24' wide private access and public utility easement will be granted through Tract B1 for the benefit of The Benevolent and Protective Order of Elks. This easement will follow the existing alignment of the north driveway off Old Pecos Trail. An additional 20' access private access and public utility easement will be provided along the new east/west property line between Tracts B1 and B2 for the benefit of both tracts and to provide for trash and recycling removal. Please refer to the full scale lot split plat attached to this report for specific details.

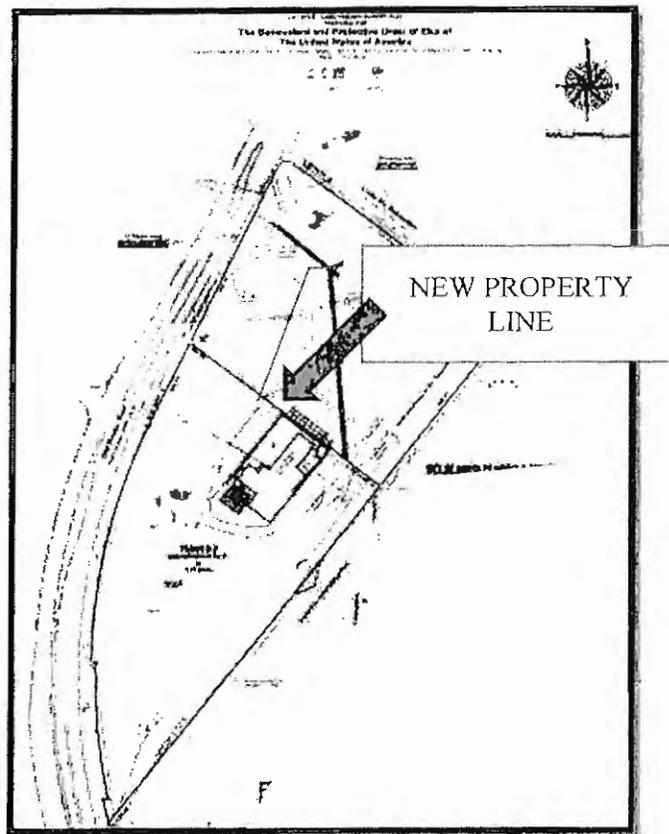


Figure 3. Lot Split Plat Depicting Location of New Property Line

D3. SFCC/DEVELOPMENT PLAN COMPLIANCE

The site design for the project meets requirements of the Santa Fe City Code. The new "L" shaped building will sit in the north east portion of the site. The building footprint contains varying wall step backs throughout to create depth and character. Building setback distances from property lines differ because of varying wall step backs and are significantly greater than required in all cases. The primary access to the facility is off an existing driveway on Old Pecos Trail. The drive access leads to the drop-off/pick-up area at the front entrance to the building and to the parking lot on the south side of the building. Refer to the full scale plan attached to this report for other specific details.

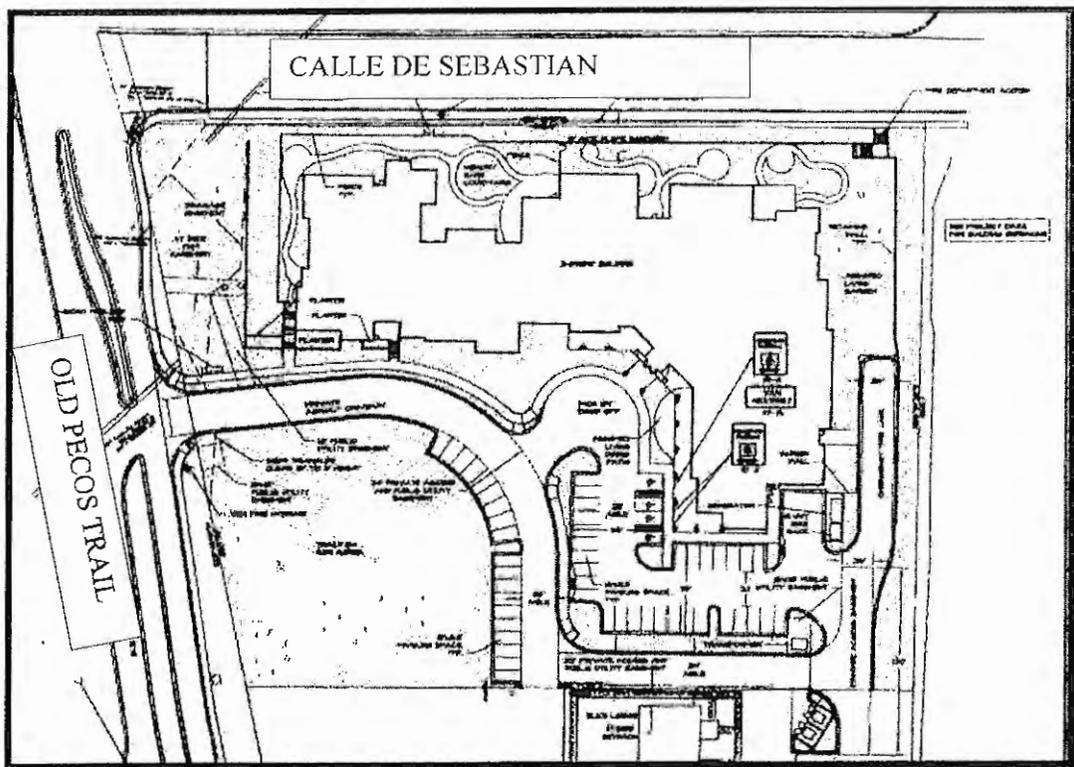


Figure 4. Proposed Development Plan

The following Table lists specific design criteria of Chapter 14 of the Santa Fe City Code and the method of compliance by the project design:

Table I. Chapter 14/SFCC/Development Plan Compliance

	CHAPTER 14 SFCC CRITERIA	COMPLIANCE METHOD
(a)	Lot of Record	<p>The Benevolent and Protective Order of Elks ownership of the subject tract traces back to 1964. EXHIBIT C.</p> <ul style="list-style-type: none"> • 1964 - Corrective Warranty Deed by Arthur and Theresa Bonal to the Benevolent and Protective Order of Elks • 1974 – De Vargas Heights, Unit 1, Tract B Approved by City Council. • 1979 – De Vargas Heights, Creation of subdivision to the east.
(b)	Allowable Use	Section 14-6.1-1 Continuing Care Community
(c)	Setbacks:	<p>Front/West/Old Pecos Trail Minimum Required: 7 Feet Provided: Ranging from 70 Feet to 100 Feet</p> <p>Side/North/Calle de Sebastian= Minimum Required: 10 Feet Provided: Ranging from 23 Feet to 76 Feet</p> <p>Side/South/Between the new property line Minimum Required: 10 Feet Provided: Ranging from 100 Feet to 233 Feet</p> <p>Rear/East/Adjacent to De Vargas Heights Minimum Required: 15 Feet Provided: Ranging from 55 Feet to 68 Feet</p>
(d)	Walls/Fences	The resident garden courtyards will be enclosed with fencing a maximum of 8' in height.
(e)	Lot Coverage	<p>Maximum Allowed: 40% Total Roof Area = 42,702 Total Lot Area = 3.85 acres (167,561.3 sq. ft) Lot Coverage Provided = 26%</p>
(f)	Landscaping & Site Design	<p>Landscaping is provided throughout the site including at the street fronts off Calle de Sebastian, Old Pecos Trail and the property line abutting the DeVargas Heights Subdivision. Open space is provided at 84,070 sq. ft. which is 50% of the total lot area. A significant number of trees are distributed throughout the site to create a pleasant environment for the residents and adjacent streets. Required shrubs are placed in segments with appropriate species as designated in the City plant list. Street trees are provided along the frontage of Calle de Sebastian and Old Pecos Trail.</p>

(g)	Off-Street Parking & Loading	Required: 52 (1 parking space per 2 beds.) Provided: 53 Handicapped Accessible Required/Provided: 4 Bicycle Spaces: 15 Required
(h)	Height:	Allowed: 36' Provided: 29.6" NOTE: Because the building is lower than the grades of adjacent properties on Calle de Sebastian and De Vargas Heights Subdivision, the visual height is less than 29'6" from different views at the perimeter of the property.
(i)	Access	<p>Access to the facility is provided off two existing driveways located on Old Pecos Trail. The northernmost driveway will be the primary access to the facility and the southernmost driveway, the secondary access.</p> <p>An access point was originally planned off Calle de Sebastian near the north east boundary, but was eliminated at the request of the neighborhood. (December 11, 2014 ENN meeting)</p> <p>No additional improvements to Old Pecos Trail Right of Way are anticipated.</p>
(j)	Terrain & Storm Water Management	<p>The site will be graded to accommodate the proposed building and associated gardens. Large sections of land fronting Old Pecos Trail will be left in their natural condition. A storm drain system will collect water from the development and direct the flow to 3 ponds located on the west side of the property designed to accommodate the site development runoff. With the use of these ponds historic flow conditions leaving the site will be met. The existing culverts exiting the property will be flushed as partial clogging is impairing their operation. All fill slopes will be 3:1; cut slopes 2:1. Retaining walls from 4 to 6 feet in height will be placed on the east, north and west sides of the development. A summary of drainage calculations prepared by the project engineer is attached. (EXHIBIT D)</p>

(k)	Architecture Design Standards and Point Allocations	<p>The R-1 zone district requires a total of 180 points. The total proposed points is 265. (EXHIBIT E)</p> <p>The architectural style of the building exceeds the required points under the City's Architectural and Site Design Ordinance. The architectural theme of the building uses a predominant surface material of stucco and 75% monolithic appearance. A single earth tone stucco color will be used for the entire building. All roofs are concealed from public view with parapets. Various wall step backs and wall plane projections are designed into all facades to create depth, and shadow effects. Doors and windows are recessed to create depth. Lintels are used above windows to add to the architectural theme. Windows have divided lights.</p>
(l)	Outdoor Lighting	<p>A photometric plan depicts the proposed lighting design for the site. Specific design details are attached in the plan set of the application.</p>
(m)	Signage	<p>A monument sign for the identification of the facility will be placed at the driveway entrance perpendicular to Old Pecos Trail. The sign surface area will be 32 square feet and attached to a sign structure with a stucco surface matching the earth tone color of the building. No other signage for the building is planned. (EXHIBIT F)</p>
(n)	Water Budget	<p>The City Utility Service Application suggests that a senior complex uses .12 Acre Feet Per Year per dwelling unit. A water usage analysis was performed of similar MorningStar facilities which showed that water usage is similar to that recommended by the City of Santa Fe. It should be noted that the historical water usage of similar MorningStar projects have landscaping that requires significantly more irrigation than is anticipated on this site (EXHIBIT G)</p>

E. DEVELOPMENT REVIEW TEAM COMPLIANCE

- (a) **Fire Department**: The site has 8" water mains along Old Pecos Trail and Calle de Sebastian. The building will have a fire suppression system fed by a dedicated 6" fire line. Two new fire hydrants will be installed; one next to the access drive on Old Pecos Trail and one on Calle de Sebastian. Both capable of delivering 1500 gpm with more than 20 psi residual pressure.
- (b) **Water Division**: A new 3" service main will be installed off of the Old Pecos Trail 8" water main.
- (c) **Wastewater Division**: Preliminary designs suggest that a new public 8" sewer main will be installed under Old Pecos Trail to connect to an existing manhole on Calle Medico. The main will likely be installed by directional horizontal drilling at a depth 10 feet below ground surface. An 8" fused welded HDPE will be installed. A public manhole will be installed on the edge of the Elk's property, from which a 6" private sewer main will be extended into the property terminating at a private manhole located on the proposed property boundary for both the Elks and MorningStar lots. A 6" sewer service line will serve the MorningStar property. The facility will have a grease trap and an industrial pretreatment sampling port (IPSP) as required by the City of Santa Fe. Utility Service Applications attached. **(EXHIBIT H)**
- (d) **Traffic Division**: The City Traffic Engineer does not require a traffic study for the proposed Continuing Care Community as traffic models for a senior care use do not cause operational issues or significantly impact existing traffic numbers, patterns and circulation. **(EXHIBIT I)**

As part of the ENN process, we voluntarily committed to a traffic study to determine specific traffic impacts to the area. The study confirmed that traffic from the Continuing Care Community would not generate significant traffic volumes or have an adverse impact to traffic operations along Old Pecos Trail. The report was supplemented with a comparison of Special Use categories in the R-1 zone district which confirmed that traffic generated by a Continuing Care Community was lower. **(EXHIBIT J)**

- (e) **Trash and Recycle:** A trash container used by the Benevolent and Protective Order of Elks is located west of the existing building and in close proximity to the east property line. City service will be greatly improved by moving this container away from the property line and utilizing a combined pick up area for both properties. This service area will be screened.
- (f) **Dry Utilities:** The property is currently served by telephone, cable and PNM power via overhead wires. We are working with the utility companies and in the draft design stage to install an underground supply which will stem off two new power poles to be located next to the existing two power poles near Old Pecos Trail. The two power poles located further into the property will be removed. A new transformer will be shared between the two proposed lots and will be located in the MorningStar parking lot. Natural gas lines are located on all sides of the property and will likely extend off of Old Pecos Trail to the MorningStar facility. Once final designs have been worked through with the utility companies, existing utility easements will be vacated and new ones provided located within the project access roads.

F. EARLY NEIGHBORHOOD NOTIFICATION, ENN

The official ENN was held at the Santa Fe Woman’s Lodge on December 11, 2014 at which time, early project designs were presented. Design recommendations made by the neighbors were studied by our team, and in a follow-up courtesy ENN on January 22, 2015, our design responses to those concerns were presented. The following table lists the major design changes resulting from neighborhood input:

Table 2. Early Neighborhood Notification Design Response.

	NEIGHBORHOOD COMMENTS	DESIGN RESPONSE
1.	<p><u>Access Driveway from Calle de Sebastian:</u> Initially, a driveway access road was designed off Calle de Sebastian along the east property line for emergency service and deliveries to the facility. Neighbors were primarily concerned about the traffic from both the Continuing Care Community and from the Benevolent and Protective Order of Elks spilling into the east neighborhood. They were also concerned about potential noise from vehicles utilizing the driveway.</p>	<p><u>The Access Driveway off Calle de Sebastian was Eliminated.</u> We were able to achieve the design modification to eliminate this drive through site adjustments and gaining support from the Fire Department for our alternate emergency access plan.</p>
2.	<p><u>High Traffic:</u> Traffic would spill into adjacent east neighborhood and create accidents, noise, and cause Calle de Sebastian to become a major traffic thoroughfare. Neighbors stated that Old Pecos Trail could not handle the large amount of traffic that the proposed use would generate. Old Pecos Trail is highly used by commuters into the City and yields a high amount of traffic.</p>	<p>A traffic study was completed even though the City Traffic Engineer did not require one. The study showed that a continuing care community would have little impact to the current traffic volumes in the area due to minimum use of vehicles by residents, employees, arriving and departing in shifts, and varied visitation activity.</p>

3.	<p><u>Scale and Massing:</u> Neighbors questioned the scale and massing of the building and wanted visuals and details in relation to the east and north properties and from Old Pecos Trail. Neighbors also wanted a visual of the building from Calle de Sebastian.</p>	<p>Even though the building and site design met requirements of the SFCC, we listened to the neighbors and worked toward a solution that would incorporate design input and not adversely impact the functional needs of the facility.</p> <ul style="list-style-type: none"> • The overall building size was reduced by 6,950 square feet. • The site grades were adjusted and the finished floor of the building was lowered in order to reduce the overall height from adjacent properties on the east and on Calle de Sebastian. • A greater building setback was created from Calle de Sebastian on the north, and from the DeVargas Heights Subdivision on the east. • The building massing was revised to include wall step backs, depth, and varied one and two story design. • The increased setbacks combined with reduced building footprint have also resulted in increased open space on the site.
4.	<p><u>Location of Loading and Dumpsters:</u> Potential noise from the City service trucks when picking up trash and recyclables as well as potential smell from containers</p>	<ul style="list-style-type: none"> • The building was shifted west to create a greater distance between the loading area and the east neighborhood. The grade adjustments and inclusion of retaining walls further improves the buffering of this area. • The trash and recycle enclosure was moved to the west and will be shared in order to reduce pickup activity.
5.	<p><u>Management of Water Run-off:</u> How would surface flow be managed?</p>	<p>The project has been designed to meet all City and State storm management design criteria, which will be reviewed and approved by the City prior to construction activity.</p>

The ENN Guidelines and supporting documentation are attached. **(EXHIBIT K)**

D6. ARCHEOLOGICAL CLEARANCE

The City Archeological Review Committee issued a Clearance Permit at their January 8, 2015 meeting. An Archaeological Inventory was prepared by Ron Winters who revealed seven isolated occurrences on the site. The recommendation of the archeological report states that based on the investigation, "The data potential of the isolated occurrences was thus exhausted and therefore they no longer hold the potential to yield additional information of importance regarding the prehistory or history of the Santa Fe area. The investigation indicates that there is very little potential to encounter buried archaeological sites within the project area."

"A concerted effort was made to find any evidence of the Santa Fe Trail within the project parcel. No evidence of the trail itself was found. It appears that the trail passes just to the east of the project area."

The Archaeological Study, Clearance Permit and Approval is attached.
(EXHIBIT L)

F. CONCLUSION:

We thank the Planning Commission for their review of our application for a Continuing Care Community. We ask that approval be granted based on compliance with requirements of Chapter 14 of the Santa Fe City code.

We ask for consideration that the Special Use Criteria is met in the site and building design. We propose that the facility will have a positive effect on Santa Fe's economy by providing jobs in the health care industry. We propose that the project design has responded meaningfully to neighborhood input. Finally, we propose that MorningStar will serve an important sector of the Santa Fe population by providing additional quality senior care.

Xc: Project Team

Exhibit A

Project Plans
Attached Separately

Exhibit B

Santa Fe's "Silver Tsunami", Study of Santa Fe Senior Population/ City Planning

Santa Fe's "Silver Tsunami"

January 30, 2013

Santa Fe's senior population (age 65+) may double between 2010 and 2020 from over 10,000 to over 20,000 residents. For the next 20 years the City of Santa Fe will average 1,000 residents turning 65 each year. According to the 2010 Census, Santa Fe already has a higher median age (44) than New Mexico and the U.S. (37). By 2020, as many as 1 out of every 4 or 5 city residents may be age 65 or older.

While the simple fact of turning 65 does not imply an immediate life-change or decline for each individual, the cumulative impact of a rapidly growing senior population will certainly be felt by the city. With this knowledge, the question for the community becomes "How will this, or how should this affect local public policy in Santa Fe?" Some issues affecting city government regarding an aging citizenry may seem obvious; such as an increased demand for transportation service, or increased demand for meals at various senior centers and in-home meals. But other issues may not be so obvious and harder to quantify, such as the impact on Gross Receipts Tax revenue?

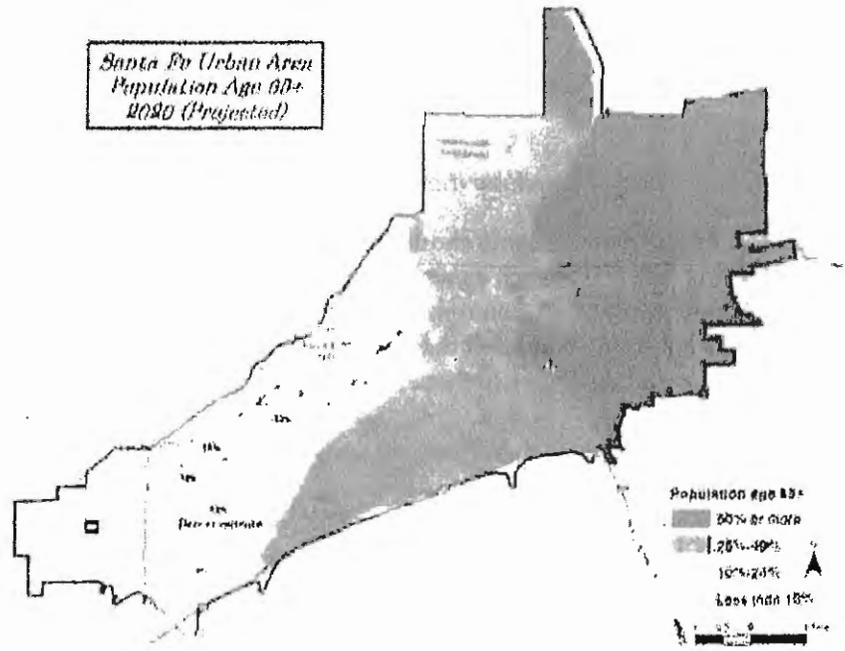
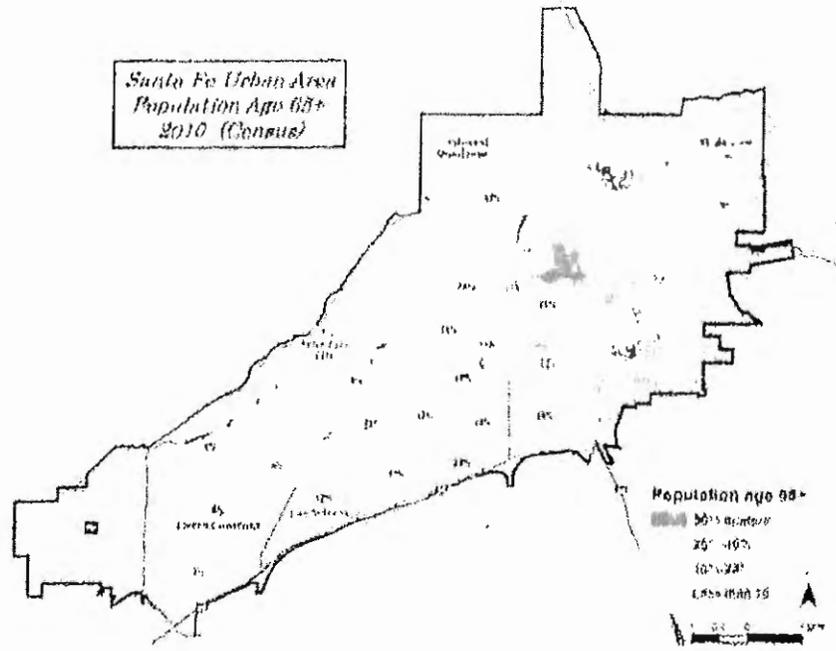
Services the City of Santa Fe provides through its Senior Services Division, established in 1977, include the following three primary areas:

- **Nutrition** – "Congregate" meals (65,300 meals served in 2012) at one of five senior centers and "In-Home" meals (138,000 meals in 2012) are provided to those seniors age 60+ requesting the meals (small donations of \$1.00 or \$1.50 per meal are accepted from those seniors who can afford it).
Nutrition Program Budget (FY12-13) – Total \$834,762 (\$379,500, personnel; \$455,262, Operating)
- **Transportation** – "Scheduled" and "Call-On-Demand" Van service (42,000 rider trips in 2012) provides door-to-door passenger service for seniors age 60+ requesting the service (small donations of \$.50 per ride are accepted for those seniors who can afford it). (currently 13 vans of 15-passenger capacity; 11 drivers);
Transportation Assistance Program Budget (FY 12-13) – Total \$857,852 (\$743,802, personnel; \$114,050, operating)
- **In-Home Support** – A rapidly growing service that provides light cleaning, assisted bathing, meal preparation and respite service for seniors who are caretaking for someone else.
In-Home Support Program Budget (FY 12-13) – Total \$697,256 (\$644,936, personnel; \$52,320, Operating)

Senior Service Summary

With an additional Administrative cost of \$492,722 as well as expenses for the Volunteer Programs and others, the Senior Services Division has a total FY 12-13 budget of \$3.6 million with 70% (\$2.5 million) of that in personnel costs and 30% (\$1.1 million) in operating costs. **Certainly a doubling of the senior population by 2020 will require greatly expanded demands in all three main program areas, but particularly in the rapidly expanding program area of "In-Home Support" where the greatest need for additional personnel is being experienced, according to staff and national trends. The "In-Home Support" program currently serves 115 residents with 12 staff, but has a "waiting list" of over 70 residents.**

Mapping Santa Fe's seniors shows the city's "age wave" moving from east to west. Part of assessing Santa Fe's senior population is determining in what parts of the city they're located and in what concentrations. The map directly below shows concentrations of seniors by census tract, according to the 2010 Census. The map at the bottom of the page is a projection of how things may look in 2020 when adding each census tract's 55-64 age group from the 2010 census.



Emerging Trends that have been identified in current research include:

- **Alzheimer's Disease** – An increasing number of Santa Feans with Alzheimer's disease may certainly pose increased issues of general safety and rescue.
- **Independent Living ("Aging in Place")** – Baby Boomers have expressed an overwhelming preference to lead independent lives in their own homes and residences in their final years.
- **Healthy Lifestyles** – Educational outreach through seminars, classes and newsletters to provide seniors with the latest information / techniques regarding diet and exercise to help prolong an individual's health, active lifestyle and longevity.
- **Home-Based Healthcare** – As Baby Boomers "Age in Place" home-based healthcare will become more common and make more demands on the healthcare and medical industries.
- **Volunteerism** – Putting experienced senior baby-boomers and all of their vitality to work in various locations, especially our public schools to help with the nation's youth and/or assist their peers who require in-home assistance.
- **Unmarried Partners** – Increasing numbers of senior citizens who find partners later in life are choosing to live together as unmarried couples for the remainder of their lives.
- **Fewer Children as Caregivers** – Baby Boomers did not produce families as large as the ones they grew up in and therefore may have fewer children upon which to rely for assistance in later years.
- **Age-Friendly Urban Development** – Growing recognition at the local government level that new housing developments and even existing development should be geared toward "Age-Friendly" or "Lifelong" communities that include housing choice, transportation options and pedestrian/personal safety.

"Design for the young and you exclude the old; design for the old and you include the young."

- **House-to-Duplex** – Local governments should remove as many regulatory barriers as possible (and perhaps provide incentives such as waiving permit fees) to allow seniors to divide larger houses into duplexes, so that they can remain in their homes while having friends or family members live under the same roof with them, but in separate quarters. This allows for more communal and cost-effective "Aging in Place."

- Reed Liming, Director, Long Range Planning Division

Special thanks to: Ron Vialpando, Director, Senior Services Division
Louise Kippert, Administrative Assistant, Seniors Services Division
Leonard Padilla, G.I.S. Analyst

Exhibit E

Architectural Design Points

Memo

rosemann



Date: February 13, 2015

To: File

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

From: Donald E. Rosemann, President/CEO

Re: MorningStar of Santa Fe
Design Standards and Point Allocations

**CITY OF SANTA FE, NM
ARCHITECTURAL DESIGN STANDARDS AND POINT ALLOCATIONS**

Walls	Points
▪ Exterior Surface Material – Stucco/Adobe	30
▪ Exterior Surface Material Color – Earthtone Hues	30
▪ Monolithic Wall Surfaces with 75% One Material and One Color	10
Roofs	
▪ Flat roof surfaces entirely concealed from public view by parapets	20
▪ Predominant material is entirely concealed from public view	20
▪ Predominant color is entirely concealed from public view	15
Building Form	
▪ Wall plane projections/setbacks on each publicly visible façade have a depth of at least 3% of the length of the façade and extend at least 20 percent of the length of the façade	30
▪ Offset wall planes or upper story step backs are at least four horizontal feet. Recessed entry space or projecting canopy/portals have a depth of at least six horizontal feet, on at least one publicly visible façade.	30
Doors and Windows	
▪ More than 50 percent of doors and windows have a minimum 2" recessed frames, are cased with trim, have divided lites, or have exposed/articulated lintels	20
▪ All wall surfaces, not located under portals/canopies and which have a horizontal depth of at least 6 feet, have less than 50 percent openings consisting of doors, windows, glazing, and other penetrations	20
▪ All doors and windows are located at least two feet from outside building corners	20
▪ All glazing is clear or tinted neutral gray	10
Equipment	
▪ All roof mounted equipment is screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means.	10
TOTAL PROPOSED POINTS	265

- Points Required in R-1 Zoning District - 180 per Table 14-8.7-1

Exhibit I

Traffic Memo

From: ROMERO, JOHN J <jjromero1@ci.santa-fe.nm.us>
Sent: Wednesday, December 03, 2014 3:12 PM
To: Monica Montoya
Subject: RE: Proposed Continuing Care Community at 1615 Old Pecos Trail/No Traffic Study Required

You are correct in that you do not need a Traffic Study.

From: Monica Montoya [<mailto:monica@mntya.com>]
Sent: Wednesday, December 03, 2014 2:25 PM
To: ROMERO, JOHN J
Subject: Proposed Continuing Care Community at 1615 Old Pecos Trail/No Traffic Study Required

Hi John,

Thank you for speaking with me and meeting with me on several occasions to review traffic requirements for a proposed continuing care community at 1615 Old Pecos Trail. Specifically the facility will have 104 licensed beds, 2 stories with 85,00 sq. ft.

From our discussions, a traffic study will not be required for our application as traffic generated from a facility such as this does not significantly impact current traffic circulation. Please confirm this with a simple email response.

I appreciate your assistance.

Monica Montoya
Montoya Land Use Consulting, Inc.
PO Box 23226
Santa Fe, NM 87502
(505)412-1016
Monica@mntya.com

April 2, 2015
Planning Commission
Case #2015-14, #2015-15 #2015-16
**1615 OLD PECOS TRAIL ROAD LOT
SPLIT, DEVELOPMENT PLAN AND
SPECIAL USE PERMIT**

EXHIBIT G

CORRESPONDENCE

March 16, 2015

Mr. Dan Esquibel
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico 87501

RE: Application submitted by MorningStar Senior Living for Special Use, Development Plan and Lot Split for Continuing Care Community at
1615 Old Pecos Trail,
Santa Fe, New Mexico

Dear Mr. Esquibel:

This letter is submitted to you by the undersigned in response to the above-referenced application. We believe that this application must be evaluated for compliance with the City of Santa Fe's General Plan and that it should be denied based on various provisions that recognize the importance of the Old Pecos Trail Scenic Corridor, as explained below.

Section 1.1 of the General Plan states clearly that the General Plan "provides guidance for development proposals" and "represents the goals and desires of the Santa Fe Community as a whole and should be recognized as the city's foremost public statement about Santa Fe's future." The priorities contained in the General Plan were shaped by active public participation in response to surveys in which residents were asked to identify various "likes" and "dislikes" about our City, as explained in Section 1.6.1. In response to the question "What do you like most about living and/or working in Santa Fe," the vast majority of respondents identified "Cultures/Tradition/People" and "City Character." See General Plan, Table 1.1. "Uncontrolled Growth" and "Loss of Tradition/Culture" were recognized as "Trends that Concern Residents" the most. See General Plan, Table 1.3.

Based on the results of these surveys, the General Plan recognized 14 overall general themes of importance to the short-term and long-term planning of Santa Fe's future. One of these themes is stated as follows in Section 1.7.8: "Maintain and respect Santa Fe's unique personality, sense of place, and character." Section 1.7.8 states further:

Increasing travel and communication have diminished the remoteness that Santa Fe's high desert location once afforded. One of the country's oldest cities, the city today faces the prospect of being over-whelmed by run-of-the-mill late twentieth century development. Residents have unequivocally stated that new growth should not erode the qualities that contribute to Santa Fe's unique character and ambiance.

The General Plan recognizes Old Pecos Trail as an area that materially contributes to Santa Fe's unique personality, its sense of place and its character. Section 3.5 of the General Plan states that "[t]he Old Pecos Trail Corridor *designates* Old Pecos Trail between Cordova Road and I-25 as a scenic roadway" having "importance as an unspoiled entryway into downtown" (emphasis added).

The Old Pecos Trail Scenic Corridor is depicted on the Future Land Use Map that is part of the General Plan and is shown as an area that is approximately 500 feet wide, being approximately 250 feet on each side of Old Pecos Trail from I-25 to Cordova Road. The building proposed by MorningStar Senior Living would exceed 73,000 square feet and would far exceed the size, mass and scale of any other commercial structure or development in the corridor. As shown in the attached drawing, approximately one-half of the building proposed by MorningStar Senior Living would fall within the corridor. Historically, other large commercial developments along Old Pecos Trail have been set back from Old Pecos Trail in a manner that places them outside of the scenic corridor. For example, the large building at Quail Run that includes the club house and other facilities related to that development is nearly 400 feet from Old Pecos Trail and lies outside the scenic corridor as a result. The building proposed by MorningStar Senior Living fails to recognize the same sensitivity shown by other commercial development in this area.

Not only does the General Plan designate the Old Pecos Trail Scenic Corridor, the corridor as shown on the Future Land Use Map is actually listed as a Land Use Classification in Section 3.5 of the General Plan. The General Plan mandates that "[a]ny change from one land use classification to another classification as shown on the Future Land Use Map, proposed for any parcel, *requires* General Plan amendment to the Future Land Use Map prior to any consideration for rezoning or *development plan approval*" (emphasis added). The General Plan also states, with respect to the Old Pecos Trail Scenic Corridor, that "[d]evelopment standards, including land uses, density, and design controls, will be developed through a public participation process." Thus, the General Plan provides that the area designated as the Old Pecos Trail Scenic Corridor shall remain as a "scenic roadway" and "unspoiled entryway into downtown" and that any development in the corridor will be evaluated pursuant to standards to be drafted and adopted through a process in which the public will have a voice in how this area is to be preserved and suitably developed.

The building and related improvements proposed by MorningStar Senior Living, and the application submitted by it, are in blatant disregard of the Land Use Classification adopted by the General Plan for the subject property, specifically, the Old Pecos Trail Scenic Corridor, and the application has failed to request any amendment to the General Plan. The application should be denied for this reason alone.

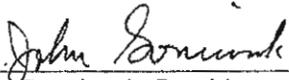
Additionally, because a substantial portion of the proposed structure lies within the Old Pecos Trail Scenic Corridor and is being proposed before any of the development standards for the corridor have been adopted through a process that would permit the

public's participation for the preservation of this area, as the General Plan expressly contemplates, the applicant cannot satisfy at least two of the three approval criteria for the granting of a special use permit, as stated in Section 14-3.6(D) of the City's Land Development Code. Specifically, the application will be unable to demonstrate "that granting the special use permit does not adversely affect the public interest, and "that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration." The General Plan, and its recognition of the Old Pecos Trail Scenic Corridor, necessarily mandate that the public interest will not be served by permitting this project to be approved because doing so will deprive the public from having its say in the preparation and adoption of development standards that are required by the General Plan to determine how this historic corridor should be appropriately and suitably developed in order to preserve it as the last "unspoiled entryway into downtown."

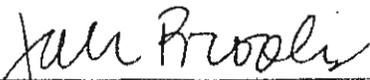
For these reasons, we request that the application be denied. We trust that you will consider the foregoing in evaluating whether to recommend or not recommend approval of the application submitted by MorningStar Senior Living. We also request that a copy of this letter with the attached drawing be included in the materials that are provided to the Planning Commission in advance of the hearing on this matter.

Thank you.

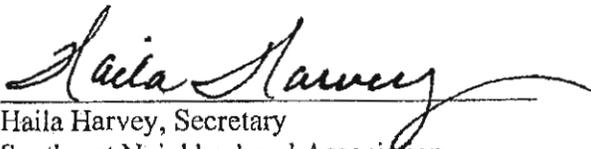
Sincerely,



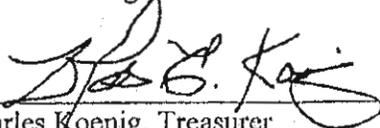
John Gonsiorek, President
Southeast Neighborhood Association



Jan Brooks, Vice President
Southeast Neighborhood Association



Haila Harvey, Secretary
Southeast Neighborhood Association



Charles Koenig, Treasurer
Southeast Neighborhood Association

The following individuals and organizations endorse this letter to Dan Esquibel
Dated March 16, 2015

- Nancy Meem Wirth, Southeast Neighborhood Association
- Penn LaFarge, President, The Old Santa Fe Association
- Peter B. Komis, President, Don Gaspar Neighborhood Association
- Kathryn Flynn, Exec. Director, National New Deal Preservation Association
- Karen Heldmeyer, former District 2 City Councilor
- Helen Tomlin, Sol y Lois – Arroyo Chamisa Neighborhood Association
- Kay Harvery, Old Santa Fe Trail Neighborhood Association
- Cricket Harvey, Old Santa Fe Trail Neighborhood Association
- William Henry Mee, Agua Fria Village Neighborhood Association
- Richard Martinez, President, The Neighborhood Network
- Gayle Kenny, President, DeVargas Heights Neighborhood Association
- Estevan Rael Galvez, former NM State Historian
- Carmon McCumbee, President, Santa Fe Women's Club
- Elizabeth West, board member
- Jerry R. West, board member
- John Eddy, board member, Old Santa Fe Association
- Randall Bell, Board member, Old Santa Fe Association
- Christine Mather, Board member, Old Santa Fe Association
- William Powell, Board member, Old Santa Fe Association
- Rad Acton, Board Member, Old Santa Fe Association
- Wayne Nichols, Board Member, Old Santa Fe Association
- Barbara Harrelson, Board Member, Old Santa Fe Association
- Steve and Deborah Post, Southeast Neighborhood Association

And many others, to be continued...

The following individuals and organizations endorse the letter to Dan Esquibel above:

Nancy Mason White

~~Franklin Lopez~~, The Old Santa Fe Association

Peter B. Romis, PETER B. ROMIS, President DON GASPAR Neighborhood Assn.

Kathryn A. Flynn, Ex. Dir., Nat. New Deal Preservation Assoc., and Member of Circlelight Neighborhood Assoc.

Ram Heldmeyer, Former District 2 City Councilor

John A. Smith, N.S.F. Neighborhood Association

Catherine M. Harney

Catherine B. Harney Old Santa Fe Trail Neighborhood Assoc.

William H. Mee Agua Fria Village Association

Rob A. Martin President Neighborhood Network

Doyle M. Kenny President - De Vargas Heights Town Houses Assoc.

Constance Paul-Gibney

Carmon McCumbee President, Santa Fe Women's Club

The following individuals and organizations endorse the letter to Dan Esquibel above:

Elizabeth West, 318 Sena St. SF 87505

Larry R. West, 6 Loma Oriente S.F. 87505
(BOARD MEMBER: THE OLD SANTA FE ASSOCIATION) (OSFA)

JOHN W. EDDY 227 E. PALACE AVE. SUITE D SFNM 87501

 301 M. PEQUENO, 87501 (OSFA)

Ronald Hill 314 Garcia St Santa Fe NM 87501

Christine Matter 140 Acequia Madre SF 87505

William Powell 1601 Don Guzman Ave SF 87505

RAD ACTON 1206 UPPER CANYON RD, SF. 87501

WAYNE NICHOLS 1 COLE LANE SF 87508

Barbara Harralson, 924 Old Taos Hwy, Santa Fe, NM 87501

Jeannette McCreary 480 San Antonio Santa Fe NM 87505

Deanna Elinpaku 725 Mesilla Rd Santa Fe, NM 87501

Ann M. Post 3924 Old Santa Fe Trail, SF, NM 87505

Stephen Post 3924 Old Santa Fe Trail, SF, NM 87505

The following individuals and organizations endorse the letter to Dan Esquibel above:

Ala Ml CHARLES A. GUYMAN 1401 CALLES DE MEXICO

S.P. King CHARLES E. KENIG 601 CD MARCOS

Larry L. Rasmussen LARRY L. RASMUSSEN 605 Calles de Marcos

Nyla L. Rasmussen NYLA L. RASMUSSEN 605 Calle de Marcos

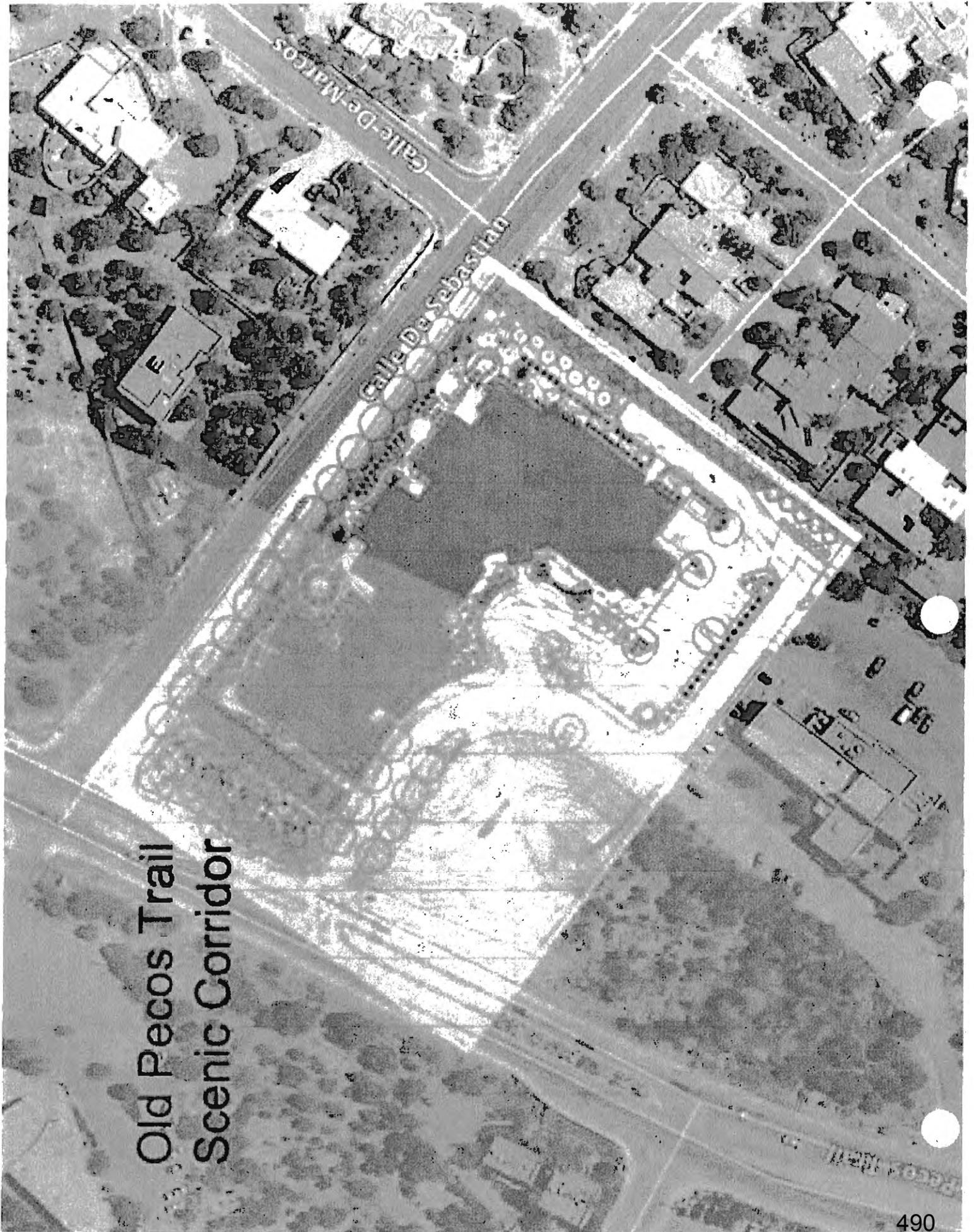
Stella Davidson STELLA DAVIDSON 601 Calle de Marcos

Gary Ebercole GARY EBERCOLE 1850 Palencia Lane

Elizabeth Zollo ELIZABETH ZOLLO 1850 Palencia Lane

Lawrence E. Longacre LAWRENCE E. LONGACRE ⁶⁰⁵⁹ CALLE DE MARCOS

Old Pecos Trail
Scenic Corridor



Ellie Sernet and Trevor Hawkins

822 East Zia Road
Santa Fe, New Mexico 82505
contact 505.984.8275

January 22,2015

**Re: Proposed Senior Living and Memory Care Facility
On the Elks Club Site, Old Pecos Trail and Calle de Sebastian
Santa Fe, NM 87505**

Dear Mr. Ives, Mr. Maestas and Mr. Esquibel,

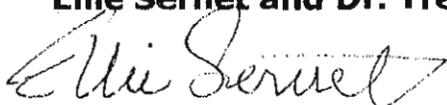
My husband and I are residents of East Zia Road and have recently been made aware a proposal for an 80,000 Sq ft. building to be used as a nursing home and memory care facility.

We are officially stating our opposition to this plan. We have for the past 15 years chosen to live in this charming and quiet residential area and feel having a commercial building of this size and use is inappropriate for this neighborhood.

For the past 3 years we have watched multiple medical buildings encroaching on us. We have watched increased traffic, increased speeding on these small streets that were once dirt roads and more recently an increase in property theft. This is not progress. Adding yet another 40,000 Sq. Ft. monstrosity will destroy the beauty and fabric of this old Santa Fe neighborhood. And for what?.. in the name of commercial expansion? Profit for a company that does not even reside in N.M? I think not. We feel this plan is misguided and poorly thought out.

Please note for your record that Ellie Sernet and Dr. Trevor Hawkins of 822 East Zia Road are opposed to the Morning Star Senior Living Center(C-1 zoning)having any plans to build right at the edge of a solidly Residential R-1 zone. We feel it will destroy the fabric of this neighborhood irreparably.

Respectfully,
Ellie Sernet and Dr. Trevor Hawkins



ESQUIBEL, DANIEL A.

From: Andrew Shapiro <andrewdshapiro@gmail.com>
Sent: Thursday, January 22, 2015 9:40 AM
To: ESQUIBEL, DANIEL A.
Subject: Proposed Senior Living Facility

Dear Mr. Esquibel,

I have to convey how deeply disappointed we are that the city of Santa Fe is considering disrupting the unique character of our new neighborhood here, off of Calle Sebastian and Old Pecos Trail. As a recent transplant to Santa Fe, we chose this neighborhood for a variety of things, but mostly because it was a residential neighborhood, and a great place to raise our family. To learn of the potential to rezone this presently residential R1 plot to a commercial one and allow the senior living facility, is disturbing and one that we will not accept lying down!

The Santa Fe area has many things going for it, and one of the things in particular is an abundance of land in and around the city in which to build. I hope you will consider a more appropriate and appropriately zoned property in which to place this senior living facility.

We will be in attendance at tonights neighborhood notification meeting.

Sincerely,
Andrew Shapiro

--

Andrew Shapiro
917.838.0447

ESQUIBEL, DANIEL A.

From: Carolyn Sue Albin <csa@movementforward.com>
Sent: Monday, February 16, 2015 12:30 PM
To: IVES, PETER N.; MAESTAS, JOSEPH M.; ESQUIBEL, DANIEL A.;
southeastSF@newmexico.com; Carolyn Sue Albin
Subject: Morning Star Senior Living

Please keep me informed about this project. I am one of the neighbors who would like your help moving this monstrosity to a different location.

Thank you very much,
Carolyn Sue Albin

Carolyn Sue Albin, GCFP
BonesforLife, Trainer
FMI Certification Chair
505.660.4376
csa@movementforward.com

ESQUIBEL, DANIEL A.

From: Ellie Sernet <elliesernet@gmail.com>
Sent: Tuesday, January 13, 2015 2:10 PM
To: IVES, PETER N.; jmaetas@santafenm.gov; ESQUIBEL, DANIEL A.
Subject: Opposition to the proposed use of land on the Old Pecos Trail

Dear Mr. Ives, Mr. Maestas and Mr. Esquibel,

My husband and I are residents of East Zia Road and have recently been made aware a proposal for an 80,000 Sq ft. building to be used as a nursing home and memory care facility.

We are officially stating our opposition to this plan. We have for the past 15 years chosen to live in this charming and quiet residential area and feel having a commercial building of this size and use is inappropriate to this historic family neighborhood.

For the past 3 years we have watched multiple medical buildings encroaching on us. We have watched increased traffic, increased speeding on these small streets that were once dirt roads and more recently an increase in property theft. This is not progress. It's the destruction of the beauty and fabric of this old Santa Fe neighborhood. And for what?.. in the name of commercial expansion? I think not. We feel this plan is misguided and poorly thought out.

Please note for your record that Ellie Sernet and Dr. Trevor Hawkins of 822 East Zia Road are opposed to the Morning Star Senior Living Center(C-1 zoning)having any plans to build right at the edge of a solidly Residential R-1 zone. We feel it will destroy the fabric of this neighborhood irreparably.

**Respectfully,
Ellie Sernet and Dr. Trevor Hawkins**

ESQUIBEL, DANIEL A.

From: Emily Alsen <emily_alsen@hotmail.com>
Sent: Friday, January 23, 2015 2:49 PM
To: ESQUIBEL, DANIEL A.
Subject: meeting regarding MorningStar

Dear Mr. Esquibel:

I am a resident on Calle de Sebastian. I attended the meeting last night regarding the MorningStar permit application. I wanted to express my appreciation for all the helpful information you gave us, for clearly and comprehensively answering the questions from the audience, and for your professionalism, which helped keep the meeting on a productive track. So, thank you for your time and efforts.

Best regards,

Emily Alsen
2141 Calle de Sebastian
Santa Fe, NM 87505

ESQUIBEL, DANIEL A.

From: Geri Ayrault <lutra68@gmail.com>
Sent: Tuesday, January 27, 2015 6:18 PM
To: ESQUIBEL, DANIEL A.
Subject: RE: Proposed Assisted Living Facility

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Esquibel,

I am writing to express grave concern regarding the proposal to build an almost 80,000 sq ft two story assisted living facility at the corner of Calle de Sebastian and Old Pecos Trail. I live on Calle de Sebastian. I attended the second meeting regarding this proposal and it only served to reinforce and sharply heighten my concerns. Thank you for taking the time to answer questions.

Our family feels strongly that this is an inappropriate use of this parcel of land. The city planners long ago designated this area as residential and it should remain a single-family home neighborhood. We feel single family homes, some buffer open space and perhaps a small residential playground similar to Alvarado Park would be much better use of this land.

We have two small children, ages 5 and 8, and we already are concerned about the volume of fast-moving traffic on Calle de Sebastian. Such a facility would only increase this. It is difficult to make a left turn onto Old Pecos Trail most times of the day as cars speed up going downhill and there is a steady volume of traffic much of the day. Therefore, employees, residents and visitors to a facility there would quickly realize it is easier to turn right onto Old Pecos and then right onto Calle de Sebastian, making our street their thoroughway to I-25 at Old Pecos and Rodeo Road. This would increase the level of traffic on Calle de Sebastian to yet another concerning and dangerous level.

This corridor into Santa Fe is also one of the city's last remaining consistently lovely ingresses from the highway to downtown Santa Fe. It would be a shame to mar this with a large and out of place building.

In researching the MorningStar company, I came across far more recent negative reviews by employees and families of residents than positive. In fact, I had a hard time finding positive reviews. MorningStar appears to be a fast-growing corporation that is poorly managed. Any argument that yet another such facility in Santa Fe would create jobs (when there are empty beds in other facilities) rings hollow when one reads the reviews of employees and families. It does not appear to be the kind of business we want to have in Santa Fe: poorly managed, high turnover of staff, "Supervision and training are non-existent except for the few hours for new hires." One woman's mother has lived at a facility for five years that was recently taken over by MorningStar. In December of 2014 she wrote: "All of the services have deteriorated significantly since being taken over by Morning Star. Staff turnover has been very high. There has been a new site director every year for the past three years; this year, for the first time since my Mom moved in, I have noticed urine and fecal odors in the hallways. The 2014-2015 flu season is off to a poor start with over 10 residents being hospitalized and another 20 reportedly sick. Management seems reluctant to address this problem. Bottom line is I am afraid to visit the facility for fear of becoming infected and will be working aggressively to relocate my Mom to a different facility. But change for her is very hard."

This is not a business we feel should come in as it is poorly run and there are notable concerns regarding its care of seniors and employees alike. This also doesn't bode well for appropriate management of a large facility in a residential neighborhood and our concern is that we would not only have a building that does not belong where it was placed, with significant damage to the land upon which it was built, we might also end up with a business that abandons such a building when their business does not thrive due to poor management.

We want the neighborhood to be safe for our children and we want our neighborhood to be the residential area city planners meant it to be. Please do all you can to ensure that this neighborhood maintains its integrity, safety and beauty and do not allow poorly-run major corporations to muscle their way into our city and place their buildings in locations that are not good or appropriate for Santa Fe and its residents.

Thank you for your attention to this matter. Please contact me to let me know anything I can do to help in the process of making sure this parcel of land is developed appropriately.

Sincerely,

Geri Molitor Ayrault

lutra68@gmail.com

[505-699-4901](tel:505-699-4901)

Reviews of MorningStar:

From <http://www.glassdoor.com/Reviews/MorningStar-Senior-Living-Reviews-E774961.htm>:

"Right now, the firm appears to be overwhelmed with its recent acquisitions. Their central command might be stretched thin. Therefore, the expression 'creating opportunities' seem to be minimized in a view that your role in the company is what it says on paper. In summary, their values seem to be a bit shallow and hypocritical on a day to day operational basis."

"They put a different color paint on things, but the bottom line is the same - get them in the door, take their money and move to the next one. They talk a good talk but the proof is just not there. It's not about the resident, it's about the management team (and I'm on one!) It's hard to fake it everyday, but I need my job --- I've seen way too many good people get fired for saying things against management - even if they were telling the truth and trying to be helpful. They don't want to hear anything other than how awesome they are. Very young and inexperienced management that make up the rules as they go along. Most Directors and management know the rules but they don't know how to MANAGE people and that is their job!"

From <https://www.caring.com/local/assisted-living-facilities-in-denver-colorado/morningstar-senior-living-at-dayton-place>:

"My Mom has lived at the Dayton Place for over 5 years. All of the services have deteriorated significantly since being taken over by Morning Star. Staff turnover has been very high. There has been a new site director every year for the past three years. My research in Dec 2014, found numerous complaints with the City and County of Denver Ombudsperson, about inadequate amount of staff. MorningStar seems to be putting all their money into their newer facilities. This year, for the first time since my Mom moved in, I

have noticed urine and fecal odors in the hallways. During the 2013-2014 flu season, the Dayton Place was under self-imposed quarantine for 3 weeks due to an outbreak of the Norovirus. Dayton management removed the quarantine only to reinstate it 2 weeks later when the health concerns peaked again. The 2014-2015 flu season is off to a poor start with over 10 residents being hospitalized and another 20 reportedly sick. Management seems reluctant to address this problem. Bottom line is I am afraid to visit the facility for fear of becoming infected and will be working aggressively to relocate my Mom to a different facility. But change for her is very hard."

--

"For the perfect accomplishment of any art, you must get this feeling of the eternal present into your bones — for it is the secret of proper timing. No rush. No dawdle. Just the sense of flowing with the course of events in the same way that you dance to music, neither trying to outpace it nor lagging behind. Hurrying and delaying are alike ways of trying to resist the present." ~Alan Watts

Gloria Garber
1921 Conejo Dr.
Santa Fe, NM 87505

February 19, 2015

Care of Dan Esquibel City of Santa Fe
Land Use Senior Planner, Current Planning Division, Land Use Department PO Box 909
200 Lincoln Avenue
Santa Fe, New Mexico 87504-0909

Dear Mr. Esquibel,

I am writing in opposition of the proposed MorningStar of Santa Fe/Continuing Care Community. Please read my letter. My reasons are as follows:

A. The developer feels they will not have an impact on traffic, so they say, they will only be increasing traffic by some 220 cars. Take the number of beds, number of nurses, doctors, deliveries, various service people and family members, and the in and out car number is exceedingly higher. Traffic is already a problem. Several years ago we worked as a community to alleviate traffic coming into town via Old Pecos Trall diverting it to St. Michaels. The project helps to reduce traffic on Old Pecos Trail and to make an attractive entrance for visitors traveling into our town. The MorningStar project would defeat much of the good work that was done to redirect the traffic away from Old Pecos Trail.

B. The fact that the Elk's Club zoning fall under a special exception is because it was already where it is when the city put together a master plan with zoning. It was grandfathered in under its current use. Not for them to turn around and make a killing selling it. It is R-1 for a lot of good reasons. To allow another use and give it a Special exception, it needs to be quite special and necessary one would think to the enhancement and character of the adjoining neighborhoods and area. We can't change that the Elks club existed prior to everything being developed but we can think about and do right by the town when making decision about what comes next. Staying true to the underlying density is good for traffic the city infrastructure and the surrounding neighborhoods.

C. If you look at the location of city amenities around town, you will see a need for a public park, branch library, swimming pool, and a work out facility in the area of the Elks club. The Elks club would be an ideal location for such a facility. Families can walk and bike from the surrounding neighborhoods. It would reduce car traffic and help make our town more viable and our people healthier.

D. Another point made by the developer, at the last meeting, was that the height of their structure was no higher then neighbor across Calle de Sebastian.
What they failed to point out or say but was readily in your face when they showed their elevations was the scale of their proposed facility vs the neighbors little house across the street. The picture they showed caused the entire audience to gasp. The size and magnitude is out of scale with the neighborhood. A huge footprint on a small lot. Makes me wonder how long after they get their foot in the door (if they do and I hope not) will it be before they mastermind gobbling the Elks Lodge and remaining acreage, thus approaching the city for more development! They have already had to make

arrangements to enter into an agreement for an additional egress easement and shared garbage facility. This project just doesn't fit the site.

E. The developer in private conversation admitted there were other usable sites in town but that this one was cheaper on their wallet. Good for them but bad for the city. It's hard for me to hear this kind of talk. I understand economics. I don't want to see their economics hurt our town character, development today and in the future. We are the city different but after living here 40 years I see us on a slippery slope to anywhere America.

F. I see a problem with drainage. Infill in the general area, that has gone on in the past 10 to 15 years, has happened at a cost. Not much thought has gone into what really happens to the water from the sky when we do get it.

It comes all at once. This is a fragile area in our town. Great care needs to be taken in the designing of buildings and excavating of the land. We can do positive change if we put the town first, and developers second. The latest proposals shared by the developer dramatically changes the drainage on the site and will adversely affect the drainage in the surrounding area.

This is the standard model for high density warehousing. A lot of old people jammed together in minimal space while taking their money and or their families money. There are better and more humane models available which will have fewer beds and offer a better level of care for the residence, as well as provides lower impact on the surrounding neighborhood. It does not appear that this developer is considering those models, which would be far more suitable for this site and overall location. On a very personal note, seeing the formula of how they make money by storing large quantities of live bodies in preparation for six feet under, I find inhumane. Take away the qualities that make life worth living and people die sooner. Their formula banks on the turn over. And yes that makes for even more cars!

Thanks for listening,

Gloria Garber



ESQUIBEL, DANIEL A.

From: Julia Golden <JGolden@rosemontrealty.com>
Sent: Friday, January 23, 2015 12:53 PM
To: IVES, PETER N.; MAESTAS, JOSEPH M.; ESQUIBEL, DANIEL A.
Cc: southeastsf@newmexico.com
Subject: Proposed Continuous Care Facility at Old Pecos Trail and Calle de Sebastian

Hello, I have two small children and was unable to attend last night's meeting regarding the above. I wanted to voice my opposition to the rezoning in order to allow for the facility at this location. We moved to this neighborhood six months ago and are delighted with the quiet streets, beautiful views and neighborhood atmosphere which are all threatened by this proposal. This type of commercial facility does not belong in this location. Please do not allow the proposal to succeed. Thank you for your consideration and service to our City.

Respectfully,

Julia Golden
Fort Union Drive, Santa Fe
505-310-9545

March 20, 2015

Hand Delivered: March 23, 2015

Mr. Dan Esquibel, Case Manager
City of Santa Fe Planning Commission—Land Use Department —Current Planning Division
200 Lincoln Street
Santa Fe, NM 87504-0909

Ref.: MorningStar Special Use Permit Application & Planning Commission Meeting - April 2, 2015

Dear Mr. Esquibel,

My husband Hugo and I reside in the DeVargas area of Santa Fe, and we are deeply concerned about the potential negative impacts of the subject Special Use Permit application for a massive, private, for-profit, commercial development, now being proposed on a relatively small site in our home's neighborhood.

Most unfortunately, we must unavoidably be out of town, and cannot attend the referenced April 2nd Planning Commission meeting, so we are providing our written comments and objections to this proposed project in advance, for inclusion in the public record to be considered by your Department and the Planning Commissioners, prior to this important meeting.

Along with many other concerned neighbors, we did attend both of your Early Neighborhood Notification meetings (ENN's), regarding the subject application filed by a privately held, for-profit, Colorado company, called MorningStar Senior Living, to allow a huge, continuing care facility for elderly and/or memory compromised clients, on property currently owned by the Elks Club. This property is located on the corner of Old Pecos Trail & Calle Sebastian, which is one of only two main entrances to our old, established, and entirely residential neighborhood.

After learning what this private, out-of-state developer proposes for this 3.85 acre site, located right on the Old Pecos Trail Scenic Corridor, we are quite appalled by the information presented, particularly the monstrous size and obviously commercial nature of this project. Also very disturbing is the fact that it is a use not currently possible without a Special Permit, which we strongly feel would be contrary to the intent of both the R-1 zoning overlay, and the City of Santa Fe's General Plan. The applicable portions of both of these clearly were intended to preserve the residential and scenic character of Old Pecos Trail, and areas adjacent to this roadway, which is an ancient travel route with a rich history — and, is the only remaining entrance to the City of Santa Fe from the I-25 corridor that is not primarily a commercial area.

We are also worried about the obvious deleterious effects such a gigantically outsized and vastly inappropriate development could have —not only on the character of this quiet, already fully developed residential neighborhood, but also on property values of our own and our neighbors' homes here. We are also highly concerned about the negative impacts this proposed project would have on our local environment.

Detailed comments on our various concerns follow below.

Property Values:

The DeVargas area of homes is comprised of a low traffic, settled group of largely late 1970-1980's era, or perhaps even older subdivisions, consisting largely of middle and some lower middle market range dwellings of that vintage. Because of the age of this development, many homes here benefit from generally wider, very pedestrian and cycling friendly streets, than are usually seen today in more modern subdivisions. These features, plus its currently very low traffic and entirely residential character, its convenient close-in location, and the price ranges, make this a desirable area to reside for all ages and types of families, including those with children. Unlike some parts of greater Santa Fe, where there are numerous second or even third homes, it appears that most homes in the DeVargas section serve as the full-time, primary residences of the property owners, and as in other such neighborhoods, the dwellings here would typically represent the largest, single, financial asset for a significant majority of the residents.

P.2

Accordingly, anything that might diminish the value of our principal assets could also pose an unconscionable, and in this case, entirely avoidable, potential detriment to our current and future financial well-being. Therefore, we ask in particular, that all the public officials involved recognize the very real negative effects this huge project could bring to bear on this large community of Santa Feans, many of whom have lived in this neighborhood for decades. Specifically, property values and enjoyment of our homes and neighborhood streets would be adversely affected by inevitable, additional congestion and increased auto traffic on Old Pecos Trail — and especially, on Calle Sebastian, which due to the constant traffic flow on Old Pecos, would most certainly become an alternate, cut-through route — plus, the concomitant road and pedestrian safety issues, the visual and line-of-sight impacts, and the air, noise, and light pollution, that such an enormous, intrusive, and very bad precedent setting development would create.

In light of the foregoing, we must implore you and the other city officials involved, to act to protect the interests of the many De Vargas homeowners and other users of this area, and not recommend approval for a Special Use Permit for this huge, private, for-profit, proposed commercial enterprise — which would be intended, not for any benefit to our neighborhood or the wider community, but rather, solely for the exclusive, financial benefit of its out-of-state principals and investors.

Environmental Concerns:

As stated in connection with comments I offered at both ENN meetings, I have more than 25 years of intensive experience working in building design, site development, construction management, and as a licensed real estate broker, as well as considerable prior experience involving ecological restoration, sustainability, and other environmental issues. I have looked at this parcel MorningStar has its sights on, and from an environmental perspective, find that it is a notably inappropriate site for such an immense facility and its attendant development, as is now being proposed by this MorningStar company, to force onto much of the surface area of this relatively small, difficult site. As relayed at the second ENN, the latest plan this company is advancing is for a truly enormous, 73,550 square foot structure, which we believe would make it one of the larger private buildings in Santa Fe. It is clear that its huge building footprint, along with patios, and all the required parking, walkways, ingress/egress routes, fire lanes, and service areas, will result in this small, 3.85 acre parcel in question being covered to a very large extent in impermeable structures and surfaces.

This type of coverage will, therefore, mean significant loss of natural water absorption on this currently undeveloped site. Moreover, with the uneven, sloping topography of this lot, which is now anchored with native vegetation, and contains an arroyo and numerous other natural flow and erosion courses, there are bound to be monumental drainage issues created by the drastic clearing, excavations, slope changes, fill, retaining walls, and other physical alterations of the site's natural contours, which would be required to build this massive, proposed complex.

With sufficiently elaborate and costly engineering, re-routing of roof and surface water, and additional water flowing in from outside the parcel, could probably be achieved. However, there can never be any guarantees that adjacent and nearby properties and streets could not be impacted by the dangers of faulty calculations, system failures, unforeseen/changing weather patterns, or sudden, catastrophic deluges that could overwhelm drainage capacity on this difficult site.

Even more disturbing, this enormous facility will most assuredly be a prodigious consumer of our City's limited water, due to the very nature of its purpose, thus further depleting our supplies. It is worrying enough that more and more large, water consuming development seems to continue in an area with a precarious water situation, but we also understand that there appear to be rather limited requirements which must be met for such developments, regarding water capture, storage, and re-use. To us, this seems inexplicable in an arid, drought-prone region such as ours, with an already stressed water supply. As noted above, in impermeably covering sites such as this one, to the extent needed for this giant development, much water normally absorbed by this undeveloped

parcel — or with some minimal development for which it might otherwise be suited, e.g. a greenbelt, open space, rustic community park, or at most, one acre lots with single family residences — could be lost as re-directed run-off, to the detriment of groundwater recharge, habitat preservation, and local biodiversity. At the very least, we feel no big, water using projects should ever be considered anywhere in the Santa Fe area, without the most stringent requirements for nearly complete capture of roof and surface water, and for large, permanent, structural, on-site storage capacity for ongoing retention, re-absorption, and re-use of all such water.

Alternate Possibilities:

In speaking with some informed sources regarding the local commercial real estate market, we heard there are other possible undeveloped sites, already in commercially zoned areas, that might be able to accommodate such a large facility, and we urge the City to very strongly encourage this specific, and all other such commercial entities, to direct their development proposals to these existing commercial areas, in accordance with our General Plan.

We understand the Elks Club, current owner of the site in question, apparently has financial problems which make the sale of part of its Old Pecos Trail property attractive. However, we also strongly feel that individual solvency issues, much less the self-serving profit motives of private companies, should not be factors considered in potentially detrimental, precedent-setting development exceptions, which could adversely affect interests of resident citizens and taxpayers in our communities, as well as erode long-standing development plans, policies and constraints.

We can, however, appreciate Elks Club's financial motivations, and as a viable alternative to this very controversial and harmful prospect of commercial development of part of its property, we would suggest instead, that the City consider purchasing the subject parcel as a conservation or open space area, or, as a very minimally developed park for our neighborhood. There are currently no designated parks or greenbelts that we know of for our neighborhood anywhere north of East Zia Rd. or east of Old Pecos Trail. If the DeVargas or any other subdivision were to be developed today, set-asides of such areas would, one hopes, be a requirement for subdivision approvals. So, it would seem a perfect solution to this issue to create one now for our neighborhood. If that is not possible because of City fiscal constraints, an alternate possibility would be for the Elks Club to consider lot splits for part of their property, into one, or one plus acre, low impact, single family home sites, with natural site protection covenants, which would be vastly more appropriate for the topography, the Pecos Trail Scenic Corridor, the local environment, and the surrounding neighborhoods.

Other Concerns:

There is a further general point we wish to raise, which is whether yet another continuing care type facility is actually needed, or can even be supported in Santa Fe. We feel that is a question that should be carefully addressed, wherever this or any similar project may be proposed to be located.

In this regard, we understand there are already several, existing, continuing care and assisted living facilities of various configurations in the Santa Fe area, and that a number of these are not filled to capacity. We also just learned that three other such facilities have recently been ~~announced~~ *SEEKING* development in the Santa Fe area, thereby presumably increasing a likelihood of continuing, less than full occupancy for these various facilities. Thus, it would appear that there is no pressing community need for yet more large care facilities of the MorningStar variety. Moreover, there may well be a risk that, if approved, the subject facility might not prove to be economically viable, leading to further risks regarding future disposition, or even abandonment. This in turn would leave the City with a very burdensome problem, and the DeVargas homeowners with the potential for further troubles and negative impacts from other, possible, subsequent uses for such a huge complex.

Again, our City and other officials should very carefully review our community's need for additional such facilities, and not be swayed by the false, tax-base enhancement lures often used by large water and infrastructure use developments, which very typically strain, and increase wear and tear on, existing services and resources — and in the end, have repeatedly been shown in many jurisdictions to cost taxpayers more than any presumed economic benefits offered. Using great caution against overdevelopment is especially needed in a region such as ours, with already marginal water supplies, which will only become increasingly problematic with the coming consequences of our changing, more drought-prone climate.

Conclusions:

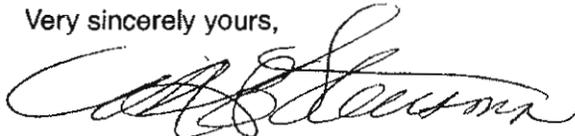
For all the reasons discussed above, my husband and I, along with all the neighbors we know and have recently encountered in connection with this matter, very strongly OPPOSE the granting of a Special Use Permit to the Colorado-based MorningStar company, for this inappropriately sized, located, and purposed project.

In further support of our opposition, we note that the City's own, past zoning decisions, as well as its master General Plan — created with active community participation — which recognizes the benefit of concentrating commercial enterprises in previously identified and designated areas, and the City's recognition of the unique and scenic value and inherent traffic problems of the Old Pecos Trail corridor, were very wisely conceived. This Plan and related land use policies were clearly intended to protect the history, environment, and the welfare and safety of our citizens and visitors transiting, recreating, and living here, as well as Santa Fe's great appeal as a tourism destination.

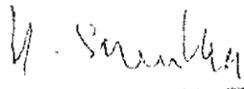
These decisions for the Old Pecos and other historic and/or scenic areas of Santa Fe are as valid today as when originally made. We deeply feel that our appointed and elected officials should avoid making exceptions now, which will set precedents to undo the intent and the will of the people to preserve such areas. To do so opens the door to the prospect of similar requests in the future, with great pressure to extend the same exceptions, thereby allowing the continued erosion of the existing, scenic character of the Old Pecos Trail Corridor and surrounds, and then by extension, perhaps other preserved areas as well — until we may find that we have forever compromised the appeal of a great deal of our truly unique and historically important city as a desirable place to live and work, and as a prime travel and tourist destination, which in turn, contributes very significantly to our local economic base.

We thank you very much for your attention to this matter of great personal and community concern, and we hope for a positive response regarding points we have raised in this letter, and, for very careful consideration of the potential for negative impacts of this proposed project on our City in general, and the adjacent areas in particular — leading to a disapproval of the subject application.

Very sincerely yours,



Hugo and Monica Steensma
627 Calle de Valdez
Santa Fe, NM 87505 — Tel. 988-9733



ESQUIBEL, DANIEL A.

From: jo davie <jdavie999@yahoo.com>
Sent: Tuesday, January 13, 2015 11:47 AM
To: southeastSF@newmexico.com; MAESTAS, JOSEPH M.; ESQUIBEL, DANIEL A.; IVES, PETER N.
Cc: Lyle York; patsmail@sprynet.com
Subject: Fw: Fwd: Neighborhood ALERT / 80,000 sq. ft commercial building on Calle de Sebastian
Attachments: Neighborhood Notification Flyer.pdf

Honorable representatives Maesras, Esquibel and Ives

The letter is to bring to your attention my strong objection to the proposed 80,000 square foot facility to be built on Old Pecos and San Sebastian for the following reasons:

- This facility does not fit the cultural character or residential density of the neighborhood.
- Protect Old Pecos Trail Corridor and ALL residentially zoned areas from inappropriate density.
- The building site is 3.3 acres zoned R-1 (one residence per acre) and should not allow an 80,000 sq. ft. building, 104-Beds (10% larger than the 72,000 sq. ft. Santa Fe Convention Center) be built there.
- The building site is 3.3 acres zoned R-1 (one residence per acre).

Thank you for protecting the neighborhoods and families of Santa Fe.

Blessings,

Joalie Davie

Joalie Davie, MD
www.HealthFromWithin.org
Heal with ease and grace
(505)819-9717

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

----- Forwarded Message -----

From: Lyle York <lyle@eastziaroad.com>
To: patsmail@sprynet.com
Sent: Tuesday, January 13, 2015 10:33 AM
Subject: Fwd: Neighborhood ALERT / 80,000 sq. ft commercial building on Calle de Sebastian

Begin forwarded message:

From: Pat Lillis <patsmail@sprynet.com>

Subject: Neighborhood ALERT / 80,000 sq. ft commercial building on Calle de Sebastian

Date: January 12, 2015 at 4:57:04 PM MST

To: Lyle York <lyle@eastziaroad.com>, Matt Wilson <matt@eastziaroad.com>

Hi Lyle and Matt,

Attached is a flyer regarding the "Nursing Home" that is proposed to be built on part of the Elks Club property.

Because the ENN signs were setback too far from the road, the City is holding a 2nd ENN meeting on January 22. We are hoping to get lots of people to show up.

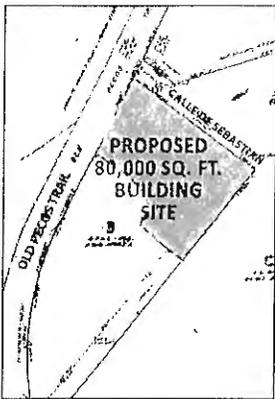
Anything you can think of to help keep this commercial building out of our residential area would be appreciated. Please email the flyer to anyone you think might be interested.

Thanks,

Pat, John and KODA!

2ND NEIGHBORHOOD NOTIFICATION MEETING

Thursday, January 22 at 5:30 pm at Santa Fe Woman's Club



Wondering about those **Yellow Signs** at the corner of Old Pecos Trail and Calle de Sebastian?

It is a Notification for a proposed 80,000 sq. ft., 104-Bed Continuous Care Facility (Nursing Home) comprised of Assisted Living and Memory Care.

- This facility does not fit the cultural character or residential density of the neighborhood.
- Protect Old Pecos Trail Corridor and ALL residentially zoned areas from inappropriate density.
- A Colorado company, MorningStar Senior Living, wants to add Santa Fe to their list of 16 senior care facilities.
- 80,000 sq. ft. building, 104-Beds (10% larger than the 72,000 sq. ft. Santa Fe Convention Center).
- The building site is 3.3 acres zoned R-1 (one residence per acre) owned by the Elks Club. The Elks Club plan is to keep their existing building and sell the northern 3.3 acres of their 8.5+/- acres to MorningStar Senior Living.

Protect ALL of the Old Pecos Trail Corridor

Old Pecos Trail is a unique, attractive corridor — a beautiful entrance into Santa Fe and the Plaza used by visitors and Santa Feans. Surrounded by residential neighborhoods this R-1 corridor is under attack, as an 80,000 sq. ft. structure is remarkably out of character and would impact Santa Fe by altering views, traffic, noise, light and property values.

MorningStar Senior Living should look for appropriate zoning for their commercial development. In the development code, the C-1 zoning district specifically lists Continuing Care Communities as a permitted use.

If you're interested in protecting the Old Pecos Trail Corridor, please get involved.

Contact Information:

Peter Ives, District 2 Councilor
(505) 955-6816

pnives@santafenm.gov

Joseph M. Maestas, District 2 Councilor
(505) 955-6815

jmaestas@santafenm.gov

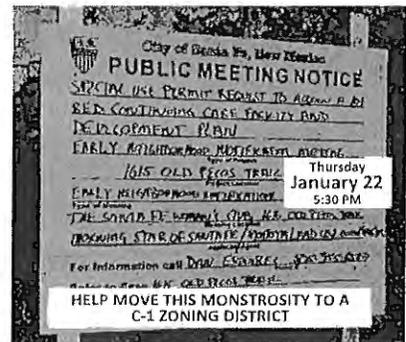
Dan Esquibel, City of Santa Fe Planner
(505) 955-6587

daesquibel@santafenm.gov

Petitions available at the meeting.

For information & updates, email:

Southeast Neighborhood Assoc.
southeastSF@newmexico.com



Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

- DeVargas Heights is an established residential neighborhood (**walking and biking** on street by families, children, and elderly)
- Chatting neighbors walking on street enhance **safety and security**
- Neighborhood enjoys tranquility
- A site which now has deer will be almost entirely covered with impermeable structures and paving: drainage and arroyo problems
- No recharge for underground water
- Increased traffic (oxygen deliveries, garbage and food delivery trucks)
- Semis will compete with school buses, pedestrians
- Traffic problems for automobiles (three lanes merge to one in front of Elks; a whole neighborhood uses the Calle de Sebastian exit point)
- Light pollution

Adverse impacts on city:

- Santa Feans and tourists enter through Old Pecos Trail; we want to keep the Santa Fe ambiance which exists and is a unique factor which attracts visitors and new residents.

Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

OVER

Signature

Em Sid

Print Name

Em Sid

Address

1900 Calle de Sebastian

05/14

Letters of Opposition to
Special Use Permit

Joanne Birdwhistell ~~Joanne Birdwhistell~~ 1810 Calle de
Sebastian
DI

Bill Deuschle 501 E Coronado Rd, SF 94134
deuschleb@aol.com

Roger Hathaway 810 Camino Zozobra rogerahatt@me.com
Jessie Tremper 2122 Calle de Sebastian
jessie.tremper@gmail.com

Letter of Opposition to Special
Use Permit

Matthew + Sandra + Ajax Noe
612 Calle de Leon

sandmnoe@gmail.com

ARNOLD VALERIO
2005 Zozobra Ln,
arnoldvalerio@gmail.com

Mary & Chris Alonso
2125 Calle de Sebastian alonso.mc@gmail.com

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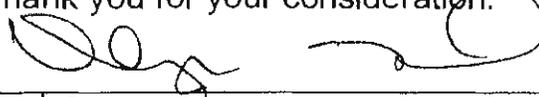
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OVER

Thank you for your consideration.

Signature



Print Name

Margaret Siegel

Address

1900 Calle de Sebastian

SF 97505

Deborah OBine 2213 Fort Union obined@gmail.com

Karen Weiss 1328 Cam. Corrales KW4Kd5@aol.com

Carey Weiss

Jan Brooks 2520 Conejo coltore@nets.com

Bruce Garber 1921 Conejo Dr SF NW 97505

Mary Shepherd 140 E Lupita Rd mary.shepherd821@gmail.com

Karen Shepherd 170A E Lupita Rd Karenshepherd7@gmail.com

TROY LOVATA

620 CALLE DE VALDEZ

LOVATA@UNM.EDU

Barbara Bell

1810 Calle de Sebastian LN5

bbell2308@

Aaron Boland

504 Calle de Francisco

charter.net
aaronboland@hetmail.com

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OVER

Thank you for your consideration.

Signature Rachel Jernge
Print Name Rachel Jernge
Address 4305 Camino Verde
Santa Fe NM 87507

WUNT MARKUS
Wunt Markus
1127 OLD SANTA FE ~~FE~~
TRAIL

Barbara
Ken + Haigis
2150 Calle De Sebastian
Santa Fe, NM ~~87505~~ 87505
h Kenneth 212 com cast, net
Stephen + Mary Pfeiffer MPFEFFER@
comcast.net

Debra Cornelis
2216 Calle Coccignie

Jessita Carr
204 Spruce St
Pat + Paul

2204 Calle
Coccignie

DAVID OTHORI
717 CALLE DE LEON
SANTA FE, NM 87505
dshori@peoplepc.com

Eileen Berry@yaho.com
1810 Calle de Sebastian
F-1
STE NM 87505

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Thank you for your consideration.

OVER

Signature Robert R Montoya
Print Name Robert R Montoya
Address 2134 Calle de Sebastian

OVER

LANE COULTER 2120 CONEJO SFE
ADVERSE IMPACT

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- Light pollution

Adverse impacts on city:

- Santa Feans and tourists enter through Old Pecos Trail; we want to keep the Santa Fe ambiance which exists and is a unique factor which attracts visitors and new residents.

Appropriate alternative sites for the project are plentiful.

OVER

Thank you for your consideration.

Signature

Peggy A. Bowen

Print Name

Peggy A. Bowen

Address

2153 Calle de Sebastian

peggybowen@cybermesa.com

(over)

MANIA MANIUS
1127 OSTE
SF NM
MANIA@KURTMANIUS.COM

Clarita L. Collins + Roxanne Collins
604 Calle de Leon
SF, NM 87505
claritaroxi@comcast.net.

Judith Under
1922 Conejo Dr
S.F. 87505
hademo.judith@gmail.com

Admcy Avedisian@gmail.com
2021 Conejo Dr 87505

Dusti Gamber
1921 Conejo Dr.

Gloria Gamber
1921 Conejo Dr 87505

Freida Davis
604 Calle de Valdez
SF NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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OVER

Thank you for your consideration.

Signature Rutgers Barclay

Print Name RUTGERS BARCLAY

Address 2211 FORT UNION DR.
S.FE 87505

(over)

Robin Davidson threeees@cybermesa.com

Robin Davidson Letter of opposition

WILEY DAVIDSON THREEEES@CYBERMESA.COM

Wiley Davidson Letter of opposition

DAVID MORRELL David Morrell davidbmorrell@msn.com
Letter of opposition owner

Donna Morrell Donna Morrell davidbmorrell@msn.com
Letter of opposition owner

Carolyn Albin cisa@movementforward.com Please
owner letter of opposition fwd.

Dennis CARLTON dpcasabonita@gmail.com

Maria Breheny maria.breheny@gmail.com

Delby G → STRSDOOT@gmail.com (ALL LETTERS)
NO NUMBERS

Juan West 1050 Camino Rancheros, 87505

Bernadette Jacobs 426@gmail.com

Carrie Heldman (Trixie Mertin), trixie@merkinarts.com

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Appropriate alternative sites for the project are plentiful.

OVER

Thank you for your consideration.

Signature Joan Maciejewski

Print Name JOAN MACIEJEWSKI

Address 1810 Calle de Sebastian J-1

over

William & Louise Haas
1810 Calle de Sebastian #04
S.F. N.M. 82505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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Appropriate alternative sites for the project are plentiful.

OVER

Thank you for your consideration.

Signature Leslie Barclay
Print Name LESLIE BARCLAY
Address 2211 FORT UNION DRIVE
SF 87505

Sign letter of Opposition

Johu Corey + Terria Peña
1810 Calle de Sebastian Unit K /
SF 87505 terrinit1@gmail.com
Terria Peña

Scott
Sue Zehm 1881 Concho Dr SF 87505
424 8584 SCOTTZF@aol
Lyle York 817 E. Zia Rd lyle@eastziaroad.com

T.R. LAWRENCE 1606 OLD PROCS
TRAIL
"NEXT DOOR"
NOMADS - SANTA FE @ M.S.N.COM
BECKY ROHNIG M KTOSANTAFE@PACIFICA
SENJDRLEIDJOG.COM
Janey Munnell, Executive Director
Pacific Senior Living
+munnell@pacificaseniorliving.com

GERI AJ RAULT 2100 CALLE DE SEBASTIAN lutra68@gmail.com
Scott + Blaine Harrison 501 Calle de Valdez scbharrison@earthlink.net
Daniel Levitt + Emily Alsen 2141 Calle de Sebastian dglevitte@gmail.com

Carol Raymond 708 E. Zia Rd

Carol Valdez 402 East Rodeo Rd Santa Fe N.M 87505
cvaldez@vistaliving.com

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

OVER

Signature Deo Linda M. Montoya
Print Name Deo Linda M Montoya
Address 2134 Calle de Sebastian
87505

(over)

Letter of Opposition to SIDE B

Special Use Permit - 10-11-15 -

Paul Grand, 629 Calle de Valdes paul@grandlawfirm.net

Nancy Gaffney 151 E Lupita nancygaff@aol.com
Anna Jimenez 1813 Calle de Sebastian anna.marid139@comcast.com

Kareles Valdes 1810 Calle de Sebastian valdes379@comcast.net
B1

Kenneth Jacobs 716 E. 21st Rd 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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OVER

Thank you for your consideration.

Signature 

Print Name Consuelo ORTIZ

Address 690-E Zia Rd.

SF NM 87505

(over)

Letter of Opposition Special Use Permit
Deng's Cafe, 4524 Calle Turquesa
SFE, NM 87507

Charlotte W. Houch
1794 Fylenia Dr
SF NM 87505

John A. Conroy John F. Conroy III.
1810 Calle De Sebastian Unit K-1
SF NM 87505

Signature 
Printname Pam Plaza
Address 2128 Calle de Sebastian

Pam Plaza pplaza@kingstonhealthcare.com
2400 Legacy Ct

Evana M. Moriarty 2138 Calle de Sebastian
S.F. evana.martinez@gmail.com
670-9285

Ellie Sernet 822 E ZIA RD
Ellie Sernet SF NM 87505

Jeanette Scott 1437 Sevilla Rd SF. Aug. 87505

Kathleen P. Howard 3887 Old Santa Fe Trail 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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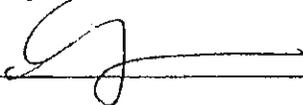
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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature



Print Name

ANDREW SHAPIRO

Address

632 CALLE DE VAN DER
SANTA FE NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Ron E. Staud

Print Name RON E. STAUD

Address 147-C CALLE OLD FEWEL, SANTA FE
N. M. 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Thank you for your consideration.

Signature Doug Muzzo

Print Name Douglas Muzzo

Address 147 Calle Ojo Feliz Unit D Santa Fe, NM 87505

Honorable Mayor, Councilors and Planning Commission:

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Thank you for your consideration.

Signature

Sita Hill

Print Name

SITA HILL

Address

147 E Calle Ojo Feliz
SF 87505

Honorable Mayor, Councilors and Planning Commission:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Bernice DeVargas
Print Name Bernice DeVargas
Address 149 Calle Ojo Feliz Unit A.
Santa Fe, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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Thank you for your consideration.

Signature Mary Lynn Comeau
Print Name Mary LYNN COMEAU
Address ^{147 G} Caminos Jo-Telig ~~ST~~
SF 97505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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Thank you for your consideration.

Signature Dr. Walt W. [Signature]

Print Name Dr. Walt W. [Signature]

Address 149-L Calle de Sebastian

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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Thank you for your consideration.

Signature B. Jalaei
Print Name Beezhan Jalaei
Address 149 B Calle Ojo Feliz
Santa Fe NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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Thank you for your consideration.

Signature Nancy A Brandt
Print Name Nancy Brandt
Address 149 - J Calle Ojo Feliz
Santa Fe, NM
87505

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Esther Jones
Print Name Esther Jones
Address 2202 Cam. Rancho Siskiyou
SF 87504

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Dei Wilkerson

Print Name Dei Wilkerson

No
Mail

Address 3466 Corralon Rd J^a

SF, NM 87507

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

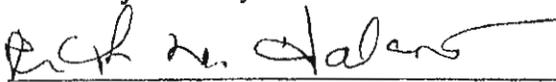
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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature 
Print Name Ruth M. Halcomb
Address 2921 Viaje Pecos Road
Santa Fe, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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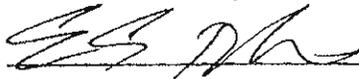
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Thank you for your consideration.

Signature



Print Name

ERIN TRIVINO

Address

PO BOX 23717

Santa Fe NM 87502

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Thank you for your consideration.

Signature

Laura Noel Harvey
Catherine M Harvey

Print Name

CM Harvey

Address

1014 Old Santa Fe Trail
751 Camino Pinones

Honorable Mayor, Councilors and Planning Commission:

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Thank you for your consideration.

Signature Nyla L Rasmussen
Print Name Nyla RASMUSSEN
Address 605 Calle de Marcos
Santa Fe NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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Thank you for your consideration.

Signature

Danny Scott

Print Name

Danny Scott

Address

*1810 Calle de Sebastian, B2
Santa Fe, NM 87505*

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature John Muchmore

Print Name John Muchmore

Address 2113 Conejo Drive

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

- DeVargas Heights is an established residential neighborhood (**walking and biking** on street by families, children, and elderly)
- Chatting neighbors walking on street enhance **safety and security**
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- Semis will compete with school buses, pedestrians
- Traffic problems for automobiles (three lanes merge to one in front of Elks; a whole neighborhood uses the Calle de Sebastian exit point)
- Light pollution

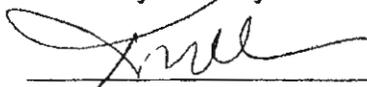
Adverse impacts on city:

- Santa Feans and tourists enter through Old Pecos Trail; we want to keep the Santa Fe ambiance which exists and is a unique factor which attracts visitors and new residents.

Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature



Print Name

Kathy Schepps

Address

7 Calle de Valle

SF 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

- DeVargas Heights is an established residential neighborhood (**walking and biking** on street by families, children, and elderly)
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Adverse impacts on city:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature



Print Name

Robert E. Danmiller

Address

2101 Calle de Sebastian

Santa Fe, New Mexico 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Adverse impacts on city:

- Santa Feans and tourists enter through Old Pecos Trail; we want to keep the Santa Fe ambiance which exists and is a unique factor which attracts visitors and new residents.

Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Ellie Sernet

Print Name ELLIE SERNET

Address 822 E. ZIA Rd
SF. NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

- DeVargas Heights is an established residential neighborhood (**walking and biking** on street by families, children, and elderly)
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- Santa Feans and tourists enter through Old Pecos Trail; we want to keep the Santa Fe ambiance which exists and is a unique factor which attracts visitors and new residents.

Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Kathy Howard
Print Name Kathleen L. Howard
Address 3887 Old Santa Fe Trail
SF NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

- DeVargas Heights is an established residential neighborhood (**walking and biking** on street by families, children, and elderly)
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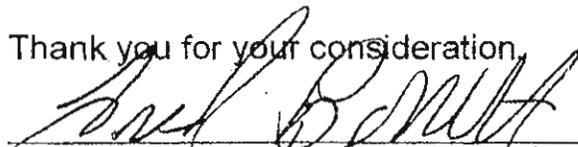
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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature



Print Name

FRED BARRETT

Address

601 Ca. DE LEON

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Jane Siskin
Print Name JANE SISKIN
Address CAN. ACOMA

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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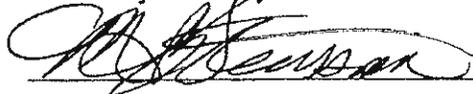
Adverse impacts on city:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature



Print Name

MONICA STEENSMA

Address

627 CALLE de VALDEZ

SANTA FE, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

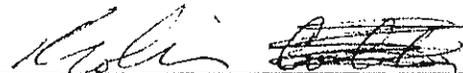
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Adverse impacts on city:

- Santa Feans and tourists enter through Old Pecos Trail; we want to keep the Santa Fe ambiance which exists and is a unique factor which attracts visitors and new residents.

Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature 

Print Name Roxanne Collins

Address 604 Calle de Leon
Santa Fe, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

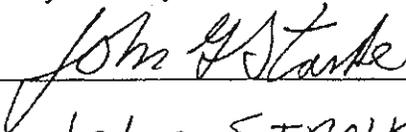
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- Santa Feans and tourists enter through Old Pecos Trail; we want to keep the Santa Fe ambiance which exists and is a unique factor which attracts visitors and new residents.

Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature 
Print Name John STANKE
Address 508 Calle De Leon
SANTA FE, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Adverse impacts on city:

- Santa Feans and tourists enter through Old Pecos Trail; we want to keep the Santa Fe ambiance which exists and is a unique factor which attracts visitors and new residents.

Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Cynthia Blackwell
Print Name Cynthia Blackwell
Address 2005 Calle de Sebastian
Santa Fe NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature

Haila Harvey

Print Name

HAILA HARVEY

Address

2152 CALLE DE SEBASTIAN

SF NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature

Annetta C. Grace-Darmitzel

Print Name

Annetta C. Grace-Darmitzel

Address

2101 Calle de Sebastian

Santa Fe NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Carrie Held
Print Name Carrie Heldman (owner)
Address 1310 Camino Corrales
Santa Fe, 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Faith N. Bowie
Print Name Faith N. Bowie
Address 1901 Calle de Sebastian
Santa Fe, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Blanche Harrison
Print Name BLANCHE HARRISON
Address 501 CALLE DE VALDES
SANTA FE, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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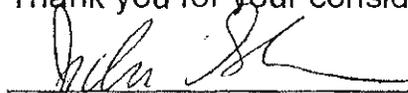
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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature



Print Name

John Gonsiorek

Address

1810 Calle de Sebastian # F-2
Sta Fe 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature

Larry Rasmussen

Print Name

Larry Rasmussen

Address

605 Calle de Nicasio

Santa Fe 87.505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Richard Rockman
Print Name Richard Rockman
Address 2217 Calle Cacique
Santa Fe, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Debby Greenberg

Print Name Debby Greenberg 40 Kastrer

Address 1908 Calle de Sebastian
SF NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature 

Print Name GERI AYRAULT

Address 2100 CALLE DE SEBASTIAN

SF 81505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Thank you for your consideration.

Signature Scott Harrison
Print Name SCOTT HARRISON
Address 501 Calle de Valdes
S.F. 87505

Honorable Mayor, Councilors and Planning Commission:

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Adverse Impacts on neighborhood:

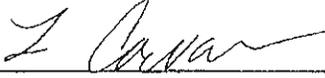
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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature 
Print Name LAURA COWAN
Address 2212 Calle Cacique
SF, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

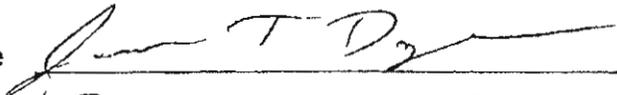
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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature 
Print Name James T Dyke
Address 2005 Calle de Sebastian

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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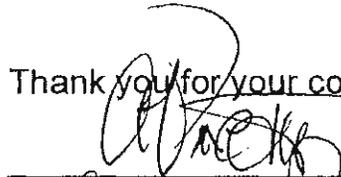
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Thank you for your consideration.

Signature



Print Name

Charles A. Pinocha

Address

2133 Calle de Sebastian

Santa Fe 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Adverse impacts on city:

- Santa Feans and tourists enter through Old Pecos Trail; we want to keep the Santa Fe ambiance which exists and is a unique factor which attracts visitors and new residents.

Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Kris Glenn
Print Name KRIS Glenn
Address 498 Camino Pinones
SF, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

- DeVargas Heights is an established residential neighborhood (**walking and biking** on street by families, children, and elderly)
- Chatting neighbors walking on street enhance **safety and security**
- Neighborhood enjoys tranquility
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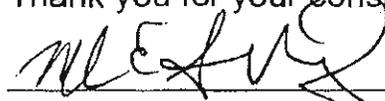
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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature



Print Name

MARK E SPRADLING

Address

810 E ZIA RD

SANTA FE, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

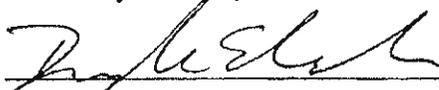
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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature 

Print Name Douglas E. Coultur

Address 689 E. Zia Road

Santa Fe, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

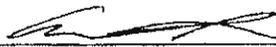
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Thank you for your consideration.

Signature 

Print Name Angela R. Coulter

Address 689 E 21st Rd
SF NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Mark Davis
Print Name MARK DAVIS
Address 1813 CALLE DE SEBASTIAN
87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Thank you for your consideration.

Signature



Print Name

PATRICIA LILLIS

Address

2119 Conejo Dr 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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Thank you for your consideration.

Signature John S. Geister
Print Name John S. Geister
Address 1810 Calle de Sebastian MZ
SF, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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Appropriate alternative sites for the project are plentiful.

Thank you for your consideration.

Signature Mary Little

Print Name Mary Little

Address 505 Calle de Leon
SE, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

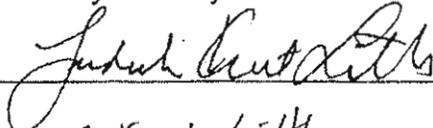
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Thank you for your consideration.

Signature 

Print Name F. Kent Little

Address 505 Calle de Leon
Santa Fe NM 87505

Honorable Mayor, Councilors and Planning Commission:

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Adverse Impacts on neighborhood:

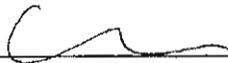
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Thank you for your consideration.

Signature 

Print Name Corrie Shapiro

Address 632 Calle de Valdez
SF, NM 87505

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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Thank you for your consideration.

Signature Franciska M. Chandler
Print Name Franciska M. Chandler
Address 626 Calle de Valdes

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

Adverse Impacts on neighborhood:

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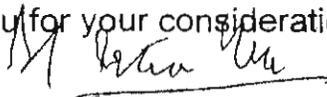
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Thank you for your consideration.

Signature



Print Name

STEVEN SMITH, HS CO

Address

627 CALLE DE SEBASTIAN
SANTA FE, NM

Santa Fe

983-3500

Honorable Mayor, Councilors and Planning Commission:

I oppose a Special Use Permit at Old Pecos Trail and Calle de Sebastian.

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Thank you for your consideration.

Signature Clara L. Collins

Print Name Clara Collins

Address 604 Calle de Leon

Santa Fe, NM 87505

April 2, 2015
Planning Commission
Case #2015-14, #2015-15 #2015-16
**1615 OLD PECOS TRAIL ROAD LOT
SPLIT, DEVELOPMENT PLAN AND
SPECIAL USE PERMIT**

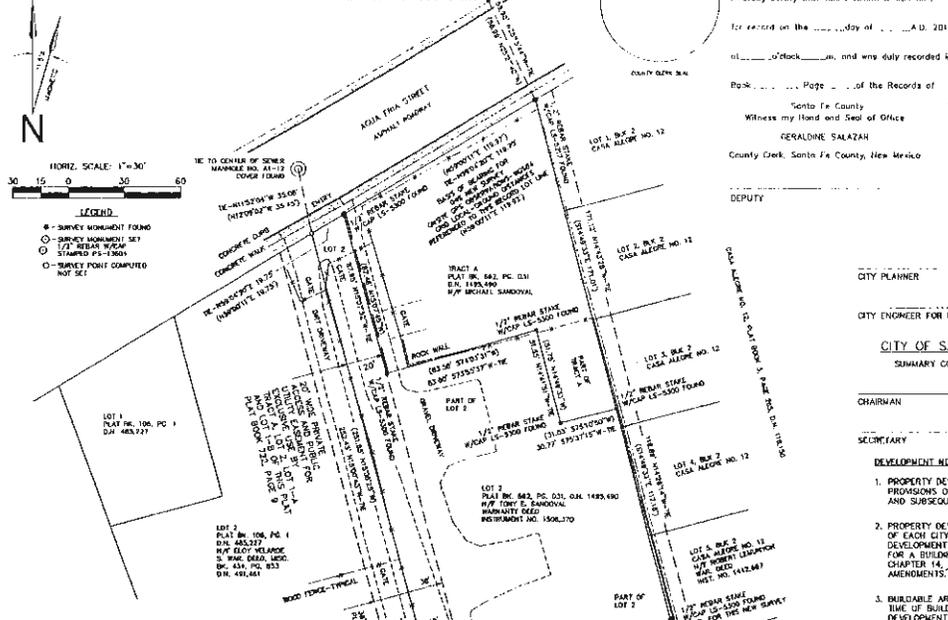
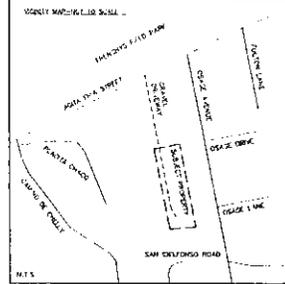
APPLICANT ATTACHMENTS

APPLICANT DATA AND PLAN ATTACHMENTS

CASE NO: 2014-
CASE TITLE: 2004-G AGUA FRIA STREET
FAMILY TRANSFER LAND DIVISION

BE TO CENTER OF LOTS 8, SANTA FE COUNTY
MARGARETTE AND ROSE SANDOVAL ABEYTA

Instrument No.
EVERETT LOVATO'S INSTRUMENT BOOK
(COUNTY OF SANTA FE, STATE OF NEW MEXICO)
I hereby certify that this instrument was filed
for record on the _____ day of _____ A.D. 2015
at _____ o'clock _____ and was duly recorded in
Book _____ Page _____ of the Records of
Santa Fe County
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico



Family Transfer Land Division Survey of Lot 1-B prepared for Everett Lovato, Margarette Sandoval Lovato, Rose Sandoval Abeyta and Michael Sandoval

REPLAT OF LOT 1-B, AS LAST DESCRIBED ON PLAT FILED IN SANTA FE COUNTY CLERK PLAT BOOK 722, PAGES 9-10 LOT 1-B LIES WITHIN THE SANTA FE GRANT AND IS A PORTION OF SMALL HOLDING CLAIM 458 PROJECTED SURVY SECTION 27, 17TH, 18th, 19th LOT 1-B IS LOCATED IN THE 2000 BLOCK OF AGUA FRIA STREET, IN THE CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO

PURPOSE STATEMENT:
THIS PLAT DIVIDES ONE LOT OF RECORD INTO THREE LOTS TWO NEW LOTS HAVE BEEN CREATED

OWNERS' CONSENT
THE UNDERSIGNED OWNERS DO HEREBY CONSENT TO THE LOT SPLIT OF LOT 1-B AND CREATION OF NEW ACCESS EASEMENT AS SHOWN HEREON. THIS LOT SPLIT IS BEING MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, STATE OF NEW MEXICO.

MARGARETTE S. SANDOVAL LOVATO DATE _____
STATE OF NEW MEXICO COUNTY OF SANTA FE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY MARGARETTE S. SANDOVAL LOVATO.
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

MICHAEL SANDOVAL DATE _____
STATE OF NEW MEXICO COUNTY OF SANTA FE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY MICHAEL SANDOVAL.
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ROSE SANDOVAL ABEYTA DATE _____
STATE OF NEW MEXICO COUNTY OF SANTA FE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY ROSE SANDOVAL ABEYTA.
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

DOCUMENTS OF REFERENCE
NOTE: RECORDING-FILING DATA SHOWN BELOW IS FROM DOCUMENTS FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.

1. SURVEY ENTITLED "FAMILY TRANSFER LOT SPLIT AND LOT LINE ADJUSTMENT FOR ESTATE OF TONY SANDOVAL," BY M.A. ARMADO N.M.P.S. NO. 13604, DATED JUNE 14, 2007, AS SURVEY NO. 290739, FILED ON SEPT. 16, 2010, IN PLAT BOOK 722, PAGES 9-10, AS DOCUMENT NO. 1495,490.
2. SURVEY ENTITLED "FAMILY TRANSFER LAND DIVISION SURVEY FOR THE ESTATE OF TONY SANDOVAL," BY P.A. ARMADO N.M.P.S. NO. 13604, DATED APRIL 09, 2010, AS SURVEY NO. 290739, FILED ON SEPT. 16, 2010, IN PLAT BOOK 722, PAGES 9-10, AS DOCUMENT NO. 1610,827.
3. WARRANTY DEED, LOT 1-B, OF THE ESTATE OF TONY SANDOVAL TO MICHAEL SANDOVAL, MARGARETTE SANDOVAL LOVATO AND ROSE SANDOVAL ABEYTA, FILED ON OCTOBER 21, 2010, AS INSTRUMENT NO. 1614,580.

UTILITY COMPANY APPROVAL

PUBLIC SERVICE CO. OF N.M.—ELECTRIC DATE _____

NEW MEXICO GAS COMPANY DATE _____

QWEST COMMUNICATIONS DATE _____

COMCAST CABLE DATE _____

I CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN FEBRUARY 2014, AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS

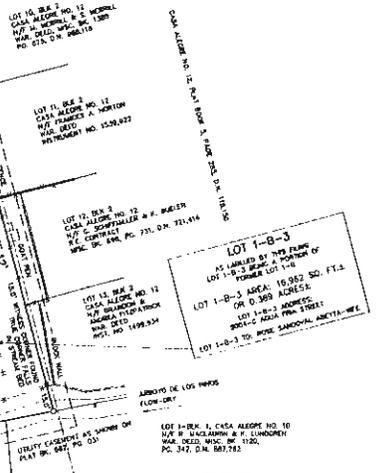
PALL A. ARMADO, N.M.P.S. NO. 13604 DATE _____

CITY PLANNER	REVIEWED ON _____
CITY ENGINEER FOR LAND USE	REVIEWED ON _____
CITY OF SANTA FE SUMMARY COMMITTEE REVIEW	
SUMMARY COMMITTEE CASE NO. SP-2015-_____	
CHAIRMAN	REVIEWED ON _____
SECRETARY	REVIEWED ON _____

- DEVELOPMENT NOTES**
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFDC 2001 AND SUBSEQUENT AMENDMENTS.
 2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN PRECEDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFDC 2001 AND SUBSEQUENT AMENDMENTS.
 3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
 4. EACH LOT SHALL BE SERVED WITH SEPARATE SEWER AND WATER SERVICES.
 5. AT TIME OF CONSTRUCTION ON LOT 1-A, LOT 1-B-1, LOT 1-B-2, LOT 1-B-3, THE FRAMEWORK FOR TOWNHOURS SHALL BE CONSTRUCTED AS PER CITY OF SANTA FE FIRE DEPARTMENT STANDARDS.

NOTICE: THIS SUBDIVISION HAS BEEN APPROVED PURSUANT TO THE ORDINANCE AND FAMILY TRANSFER PROVISIONS OF THE SANTA FE CITY CODE. STANDARDS FOR LOTS CREATED BY THIS PROCEDURE ARE SIGNIFICANTLY LOWER THAN FOR OTHER TYPES OF SUBDIVISIONS/WORKS. NO SALE OR LEASE OF ANY LOT DESIGNATED ON THIS SUBDIVISION PLAT SHALL OCCUR WITHIN THREE YEARS OF THE DATE THIS TRANSFER IS LEGALLY MADE. ANY PERSON INTENDING TO PURCHASE A LOT WITHIN THIS SUBDIVISION SHOULD CONTACT CITY STAFF. REQUESTS FOR BUILDING PERMITS ON ILLEGALLY SOLD LOTS SHALL BE DENIED.

- SURVEYORS NOTES**
1. DATA IN PARENTHESES () TAKEN FROM REFERENCE DOCUMENT NO. 1.
 2. INFORMATION SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND DOES NOT CONSTITUTE A SURVEY OF SAID ADJOINING PROPERTIES.
 3. THIS PROPERTY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.
 4. LANDS SHOWN HEREON LIE IN ZONE X, OUTSIDE OF A 100 YEAR FLOOD HAZARD ZONE AS SHOWN IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 5060000401, DATED EFFECTIVE: JUNE 17, 2008.
 5. ALL NATURAL DRAINAGE WAYS ARE TO BE LEFT UNIMPROVED FOR NATURAL STORM WATER FLOW.
 6. AREA OF LOT 1-B BY THIS NEW SURVEY: 50,865 SQ. FT. ± OR 1.168 ACRES. (RECORD AREA ON PRIOR SURVEY: 50,865 SQ. FT. ± OR 1.168 ACRES).
 7. LOT 1-B-1 AND LOT 1-B-2, HAVE BUILDABLE AREA OF 2000 SQ. FT. WITH NO SLOPES OVER 20 PERCENT SLOPE.



ARMADO SURVEYING, INC.
PALL A. ARMADO N.M.P.S. NO. 13604
P.O. BOX 24439, SANTA FE, NM 87502-9439
TEL: (505) 471-1955 FAX: (505) 471-1925

FAMILY TRANSFER LAND DIVISION SURVEY OF LOT 1-B PREPARED FOR EVERETT LOVATO, MARGARETTE SANDOVAL LOVATO, ROSE SANDOVAL ABEYTA AND MICHAEL SANDOVAL

DRAWN BY P.A.A. DATE FEB. 2015
REVISED DATE _____
JOB NO. 15020590 SHEET NO. 1 OF 1

Originals are available in the Clerk's office.

NEW BUSINESS #1

PLANNING COMMISSION APPLICATION

SPECIAL USE, DEVELOPMENT PLAN AND LOT SPLIT
FOR A CONTINUING CARE COMMUNITY AT
1615 OLD PECOS TRAIL, SANTA FE, NM

Submitted February 23, 2015 for the April 2, 2015 Planning Commission Meeting



MorningStar

SENIOR LIVING

Casting a new light

MVG | Development
2240 Blake Street, Suite 200
Denver, CO 80205

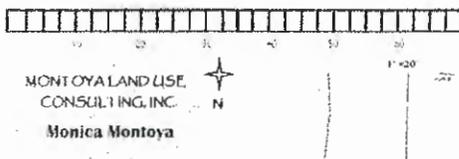


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EXHIBITS

Exhibit A	City Application Forms and Authorization Letter from The Benevolent and Protective Order of Elks (Attached to Front Cover of Application Report)
Exhibit B	Santa Fe's "Silver Tsunami", Study of Santa Fe Senior Population/City Planning
Exhibit C	Lot of Record
Exhibit D	Summary of Drainage Calculations
Exhibit E	Architectural Design Points/Architectural Rendering Depicting Theme
Exhibit F	Monument Sign Elevation
Exhibit G	Water Usage Analysis
Exhibit H	Utility Service Applications
Exhibit I	Traffic Memo
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Exhibit K	Early Neighborhood Notification Reference Documents
Exhibit L	Archeological Clearance/Report

TABLES

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PLANS

Full Scaled Plan Set Attached to Application Report

A. INTRODUCTION

This application is respectfully submitted on behalf of MorningStar Senior Living for consideration of approval by the Planning Commission for Special Use, Development Plan and Lot Split, for a proposed Continuing Care Community at 1615 Old Pecos Trail. We propose that the application in its entirety meets the requirements of Chapter 14 of the Santa Fe City Code with no variances.

We ask the Planning Commission to consider that the proposed Continuing Care Community will provide an important service to the senior population of Santa Fe whose projected numbers will increase by as much as 50% by the year 2020 according to a 2013 study by The City Planning Division and the Senior Services Division.

Finally, we propose that a Continuing Care Community is an appropriate use for the location for many reasons, one of which is that the impact will be minimal as compared to other special uses identified in Chapter 14, especially in the area of traffic. In addition, the Continuing Care Community will create jobs and have a positive effect on Santa Fe's economy.

Proposed Continuing Care Community: MorningStar will be a residential community which will provide housing and personalized health care services to individuals who require assistance with daily living activities. There will be 2 components to their community; Assisted Living and Memory Care.

The Assisted Living component will provide private and companion suites for adults in a residential setting including meals, security, emergency call system and assistance with activities of daily living such as medication management, hygiene, grooming and dressing to further enhance well-being and independence. Additional services will include social, physical, spiritual and intellectual activities, transportation, housekeeping and laundry. Residents will participate in a variety of events within the facility, as well as enjoy regular group outings such as dining, museum, theatre and shopping.

The Memory Care component are for those with Alzheimer's and other forms of dementia. For these residents, either in early onset or in its advanced states, services will include a gentle home in addition to those services provided to the assisted living residents. MorningStar will enhance the lives of its residents by providing recreational and purposeful activities, including music, life skills, art, entertainers and exercise specifically for the residents.

The community will be licensed by the New Mexico Health Facilities Licensing and Certification Bureau which regulates assisted living care.

C. SANTA FE'S "SILVER TSUNAMI"

On January 30, 2013, The City Planning Division in conjunction with the Senior Services Division produced a study to foster municipal awareness of the need to plan for the projected increase of the aging population of Santa Fe. **(EXHIBIT B)**

The study discussed that Santa Fe's senior population (age 65+) may double between 2010 and 2020 to over 20,000 residents. The study projected that 50% or more of the population in particular areas of the city, including the area of the proposed Continuing Care Community, will be age 65 or older by the year 2020.

Additionally, it discussed emerging trends which were identified including Alzheimer's disease and Age-Friendly Urban Development. It called for "Growing recognition at the local government level that new housing developments and even existing development should be geared toward "Age Friendly" or "Lifelong" communities that include housing choice, transportation options and pedestrian/personal safety."

D. CHAPTER 14 - SANTA FE CITY CODE, (SFCC)

1. SPECIAL USE CRITERIA [SFCC 14-3.6 (D)(1)(a-c)]

We ask the Planning Commission to consider that the proposal meets the requirements and intent of the Special Use Criteria.

According to the Permitted Use Table in 14-6.1-1, a Continuing Care Community is permitted as a Special Use in the R-1 zone district.

14-3.6 (D) Approval Criteria and Conditions

(1) Necessary Findings

To grant a special use *permit*, a *land use board* shall make the following findings:

- (a) that the *land use board* has the authority under the section of Chapter 14 described in the *application* to grant a special use *permit*;**
- (b) that granting the special use *permit* does not adversely affect the public interest.**

Applicant Response: We propose that the Continuing Care Community will not have an adverse effect on Santa Fe's public interest. Rather, it will provide an option to seniors and their families for residency in a beautiful setting.

As discussed previously, City staff produced a study in 2013 called "Santa Fe's Silver Tsunami", which projected that Santa Fe's senior population will increase by as much as 50% by the year 2020. The study calls for "Growing recognition at the local government level that new housing developments and even existing development should be geared toward "Age Friendly" or "Lifelong" communities." We propose to serve this important need.
(EXHIBIT B)

- (c) that the use and any associated *buildings* are compatible with and adaptable to *buildings, structures* and uses of the abutting *property* and other *properties* in the vicinity of the *premises* under consideration.

Applicant Response: Development patterns along Old Pecos Trail and in the vicinity of the proposed Continuing Care Community, have set a precedent for similar uses with similar scale and which we propose are appropriate for the nature of this portion of Old Pecos Trail.

The shaded area in Figure 2 below depicts non-residential uses in the immediate area as well as the extended areas surrounding the proposed facility. Adjacent uses along Old Pecos Trail include The First Baptist Church to the north, The Santa Fe Woman's Lodge to the northwest, medical and professional offices to the west and southwest, and the Benevolent and Protective Order of Elks to the south. We propose these are "Buffer Uses" and serve to create a buffer between the busy nature of Old Pecos Trail and adjacent high to low density neighborhoods.

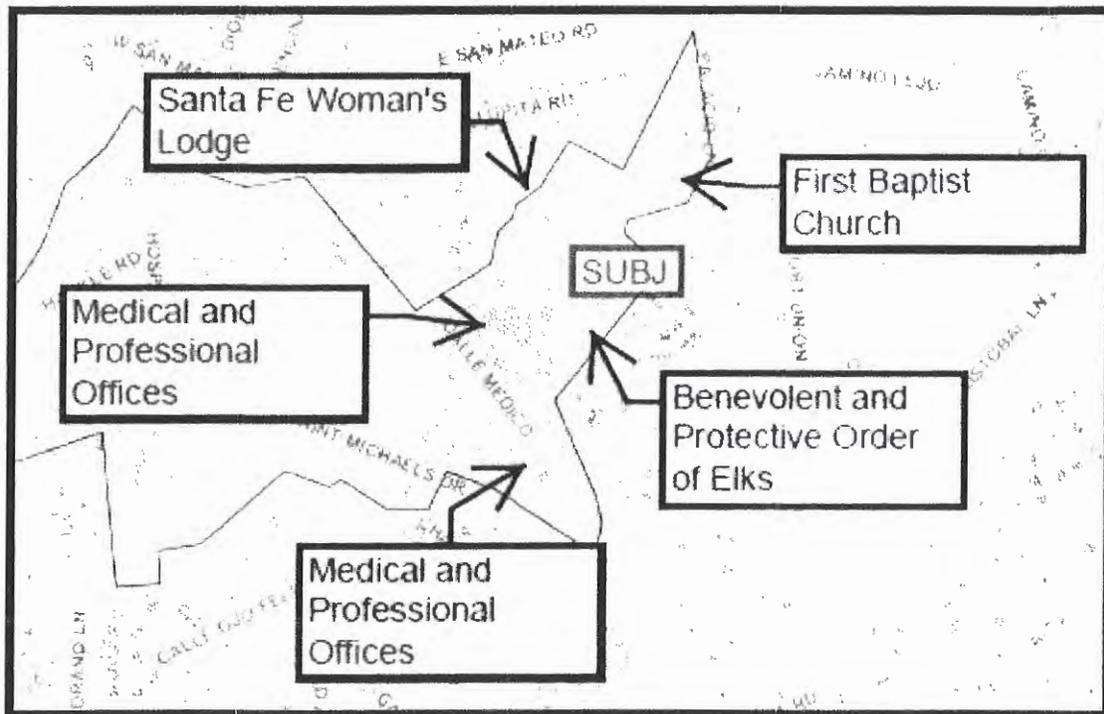


Figure 2 - Map depicting surrounding non-residential uses.

The proposed building is 2 stories which is common. Most important to note, is that the parapet height of the building is very close to the height of our neighbors. The finished floor of the building is lower than the grades of adjacent properties on the east and on Calle de Sebastian which effectively reduces the scale. The view from Old Pecos Trail will be pleasant and enhance the character of the busy street.

The building design is subject to the architectural codes in Chapter 14 which uses a point system to achieve compliance. The building design exceeds the point requirements, (180 required, 265 provided) and intends to respect Santa Fe's unique cultural heritage and distinct visual character by using traditional design features.

The predominant surface material will be an earth tone stucco. All roofs will be concealed from public view with parapets. Various wall step backs and wall plane projections are designed into each facade to create depth and character. Windows are recessed with divided lites. Vigas and exposed lintels are also used to add to the architectural theme.

D2. LOT SPLIT

The Benevolent and Protective Order of Elks owns 8.62 acres in total dating back to 1964. Their lodge building sits at the center of the tract and is used on a regular basis for their meetings and activities. As depicted below, the tract will be subdivided into two lots. The north 3.85 acres, (Tract B-1) will be conveyed to MorningStar for use as the Continuing Care Community. The remaining 4.77 acres, (Tract B-2) will stay in their possession. Both tracts meet minimum requirements for the R-1 zone district.

A 24' wide private access and public utility easement will be granted through Tract B1 for the benefit of The Benevolent and Protective Order of Elks. This easement will follow the existing alignment of the north driveway off Old Pecos Trail. An additional 20' access private access and public utility easement will be provided along the new east/west property line between Tracts B1 and B2 for the benefit of both tracts and to provide for trash and recycling removal. Please refer to the full scale lot split plat attached to this report for specific details.

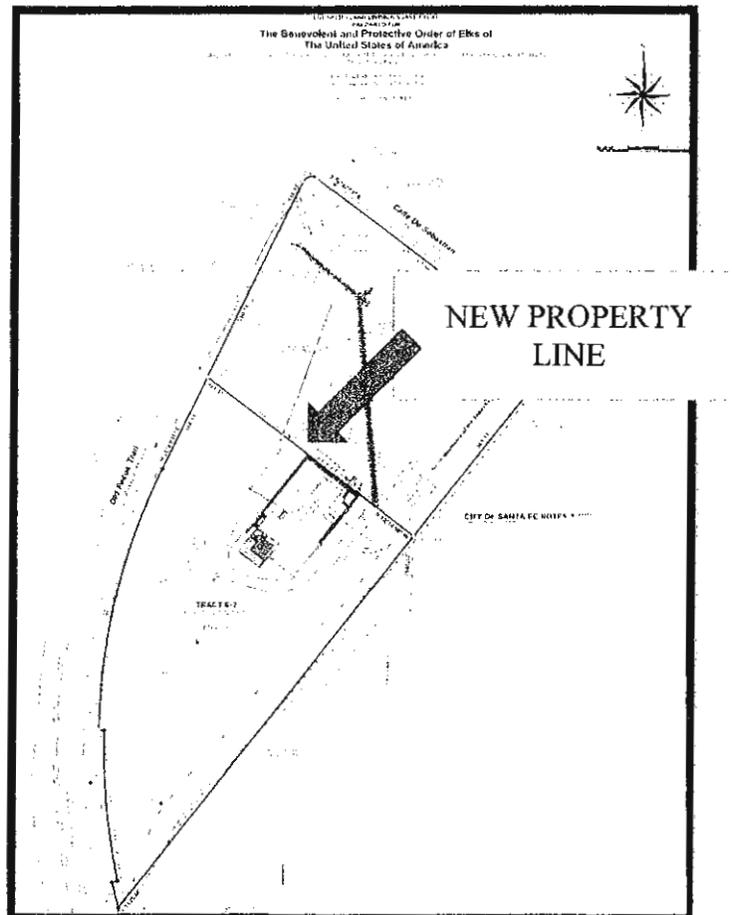


Figure 3. Lot Split Plat Depicting Location of New Property Line

D3. SFCC/DEVELOPMENT PLAN COMPLIANCE

The site design for the project meets requirements of the Santa Fe City Code. The new “L” shaped building will sit in the north east portion of the site. The building footprint contains varying wall step backs throughout to create depth and character. Building setback distances from property lines differ because of varying wall step backs and are significantly greater than required in all cases. The primary access to the facility is off an existing driveway on Old Pecos Trail. The drive access leads to the drop-off/pick-up area at the front entrance to the building and to the parking lot on the south side of the building. Refer to the full scale plan attached to this report for other specific details.

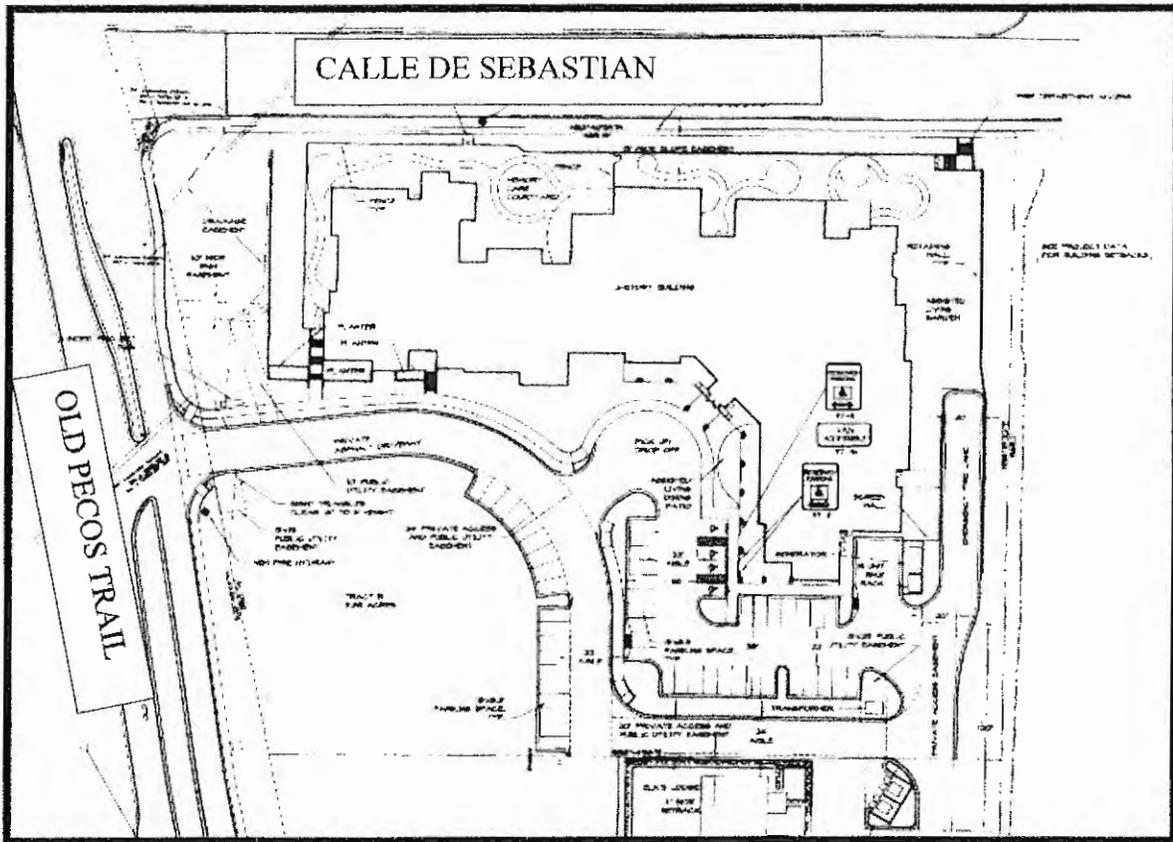


Figure 4. Proposed Development Plan

The following Table lists specific design criteria of Chapter 14 of the Santa Fe City Code and the method of compliance by the project design:

Table 1. Chapter 14/SFCC/Development Plan Compliance

	CHAPTER 14/ SFCC CRITERIA	COMPLIANCE METHOD
(a)	Lot of Record	The Benevolent and Protective Order of Elks ownership of the subject tract traces back to 1964. EXHIBIT C. <ul style="list-style-type: none"> • 1964 - Corrective Warranty Deed by Arthur and Theresa Bonal to the Benevolent and Protective Order of Elks • 1974 – De Vargas Heights, Unit 1, Tract B Approved by City Council. • 1979 – De Vargas Heights, Creation of subdivision to the east.
(b)	Allowable Use	Section 14-6.1-1 Continuing Care Community
(c)	Setbacks:	Front/West/Old Pecos Trail Minimum Required: 7 Feet Provided: Ranging from 70 Feet to 100 Feet Side/North/Calle de Sebastian= Minimum Required: 10 Feet Provided: Ranging from 23 Feet to 76 Feet Side/South/Between the new property line Minimum Required: 10 Feet Provided: Ranging from 100 Feet to 233 Feet Rear/East/Adjacent to De Vargas Heights Minimum Required: 15 Feet Provided: Ranging from 55 Feet to 68 Feet
(d)	Walls/Fences	The resident garden courtyards will be enclosed with fencing a maximum of 8' in height.
(e)	Lot Coverage	Maximum Allowed: 40% Total Roof Area = 42,702 Total Lot Area = 3.85 acres (167,561.3 sq. ft) Lot Coverage Provided = 26%
(f)	Landscaping & Site Design	Landscaping is provided throughout the site including at the street fronts off Calle de Sebastian, Old Pecos Trail and the property line abutting the DeVargas Heights Subdivision. Open space is provided at 84,070 sq. ft. which is 50% of the total lot area. A significant number of trees are distributed throughout the site to create a pleasant environment for the residents and adjacent streets. Required shrubs are placed in segments with appropriate species as designated in the City plant list. Street trees are provided along the frontage of Calle de Sebastian and Old Pecos Trail.

(g)	Off-Street Parking & Loading	Required: 52 (1 parking space per 2 beds.) Provided: 53 Handicapped Accessible Required/Provided: 4 Bicycle Spaces: 15 Required
(h)	Height:	Allowed: 36' Provided: 29'6" NOTE: Because the building is lower than the grades of adjacent properties on Calle de Sebastian and De Vargas Heights Subdivision, the visual height is less than 29'6" from different views at the perimeter of the property.
(i)	Access	<p>Access to the facility is provided off two existing driveways located on Old Pecos Trail. The northernmost driveway will be the primary access to the facility and the southernmost driveway, the secondary access.</p> <p>An access point was originally planned off Calle de Sebastian near the north east boundary, but was eliminated at the request of the neighborhood. (December 11, 2014 ENN meeting)</p> <p>No additional improvements to Old Pecos Trail Right of Way are anticipated.</p>
(j)	Terrain & Storm Water Management	<p>The site will be graded to accommodate the proposed building and associated gardens. Large sections of land fronting Old Pecos Trail will be left in their natural condition. A storm drain system will collect water from the development and direct the flow to 3 ponds located on the west side of the property designed to accommodate the site development runoff. With the use of these ponds historic flow conditions leaving the site will be met. The existing culverts exiting the property will be flushed as partial clogging is impairing their operation. All fill slopes will be 3:1; cut slopes 2:1. Retaining walls from 4 to 6 feet in height will be placed on the east, north and west sides of the development. A summary of drainage calculations prepared by the project engineer is attached. (EXHIBIT D)</p>

(k)	Architecture Design Standards and Point Allocations	<p>The R-1 zone district requires a total of 180 points. The total proposed points is 265. (EXHIBIT E)</p> <p>The architectural style of the building exceeds the required points under the City's Architectural and Site Design Ordinance. The architectural theme of the building uses a predominant surface material of stucco and 75% monolithic appearance. A single earth tone stucco color will be used for the entire building. All roofs are concealed from public view with parapets. Various wall step backs and wall plane projections are designed into all facades to create depth, and shadow effects. Doors and windows are recessed to create depth. Lintels are used above windows to add to the architectural theme. Windows have divided lights.</p>
(l)	Outdoor Lighting	<p>A photometric plan depicts the proposed lighting design for the site. Specific design details are attached in the plan set of the application.</p>
(m)	Signage	<p>A monument sign for the identification of the facility will be placed at the driveway entrance perpendicular to Old Pecos Trail. The sign surface area will be 32 square feet and attached to a sign structure with a stucco surface matching the earth tone color of the building. No other signage for the building is planned. (EXHIBIT F)</p>
(n)	Water Budget	<p>The City Utility Service Application suggests that a senior complex uses .12 Acre Feet Per Year per dwelling unit. A water usage analysis was performed of similar MorningStar facilities which showed that water usage is similar to that recommended by the City of Santa Fe. It should be noted that the historical water usage of similar MorningStar projects have landscaping that requires significantly more irrigation than is anticipated on this site (EXHIBIT G)</p>

E. DEVELOPMENT REVIEW TEAM COMPLIANCE

- (a) **Fire Department**: The site has 8" water mains along Old Pecos Trail and Calle de Sebastian. The building will have a fire suppression system fed by a dedicated 6" fire line. Two new fire hydrants will be installed; one next to the access drive on Old Pecos Trail and one on Calle de Sebastian. Both capable of delivering 1500 gpm with more than 20 psi residual pressure.
- (b) **Water Division**: A new 3" service main will be installed off of the Old Pecos Trail 8" water main.
- (c) **Wastewater Division**: Preliminary designs suggest that a new public 8" sewer main will be installed under Old Pecos Trail to connect to an existing manhole on Calle Medico. The main will likely be installed by directional horizontal drilling at a depth 10 feet below ground surface. An 8" fused welded HDPE will be installed. A public manhole will be installed on the edge of the Elk's property, from which a 6" private sewer main will be extended into the property terminating at a private manhole located on the proposed property boundary for both the Elks and MorningStar lots. A 6" sewer service line will serve the MorningStar property. The facility will have a grease trap and an industrial pretreatment sampling port (IPSP) as required by the City of Santa Fe. Utility Service Applications attached. **(EXHIBIT H)**
- (d) **Traffic Division**: The City Traffic Engineer does not require a traffic study for the proposed Continuing Care Community as traffic models for a senior care use do not cause operational issues or significantly impact existing traffic numbers, patterns and circulation. **(EXHIBIT I)**

As part of the ENN process, we voluntarily committed to a traffic study to determine specific traffic impacts to the area. The study confirmed that traffic from the Continuing Care Community would not generate significant traffic volumes or have an adverse impact to traffic operations along Old Pecos Trail. The report was supplemented with a comparison of Special Use categories in the R-1 zone district which confirmed that traffic generated by a Continuing Care Community was lower. **(EXHIBIT J)**

- (e) **Trash and Recycle**: A trash container used by the Benevolent and Protective Order of Elks is located west of the existing building and in close proximity to the east property line. City service will be greatly improved by moving this container away from the property line and utilizing a combined pick up area for both properties. This service area will be screened.
- (f) **Dry Utilities**: The property is currently served by telephone, cable and PNM power via overhead wires. We are working with the utility companies and in the draft design stage to install an underground supply which will stem off two new power poles to be located next to the existing two power poles near Old Pecos Trail. The two power poles located further into the property will be removed. A new transformer will be shared between the two proposed lots and will be located in the MorningStar parking lot. Natural gas lines are located on all sides of the property and will likely extend off of Old Pecos Trail to the MorningStar facility. Once final designs have been worked through with the utility companies, existing utility easements will be vacated and new ones provided located within the project access roads.

3.	<p><u>Scale and Massing:</u> Neighbors questioned the scale and massing of the building and wanted visuals and details in relation to the east and north properties and from Old Pecos Trail. Neighbors also wanted a visual of the building from Calle de Sebastian.</p>	<p>Even though the building and site design met requirements of the SFCC, we listened to the neighbors and worked toward a solution that would incorporate design input and not adversely impact the functional needs of the facility.</p> <ul style="list-style-type: none"> • The overall building size was reduced by 6,950 square feet. • The site grades were adjusted and the finished floor of the building was lowered in order to reduce the overall height from adjacent properties on the east and on Calle de Sebastian. • A greater building setback was created from Calle de Sebastian on the north, and from the DeVargas Heights Subdivision on the east. • The building massing was revised to include wall step backs, depth, and varied one and two story design. • The increased setbacks combined with reduced building footprint have also resulted in increased open space on the site.
4.	<p><u>Location of Loading and Dumpsters:</u> Potential noise from the City service trucks when picking up trash and recyclables as well as potential smell from containers</p>	<ul style="list-style-type: none"> • The building was shifted west to create a greater distance between the loading area and the east neighborhood. The grade adjustments and inclusion of retaining walls further improves the buffering of this area. • The trash and recycle enclosure was moved to the west and will be shared in order to reduce pickup activity.
5.	<p><u>Management of Water Run-off:</u> How would surface flow be managed?</p>	<p>The project has been designed to meet all City and State storm management design criteria, which will be reviewed and approved by the City prior to construction activity.</p>

The ENN Guidelines and supporting documentation are attached. **(EXHIBIT K)**

D6. ARCHEOLOGICAL CLEARANCE

The City Archeological Review Committee issued a Clearance Permit at their January 8, 2015 meeting. An Archaeological Inventory was prepared by Ron Winters who revealed seven isolated occurrences on the site. The recommendation of the archeological report states that based on the investigation, “The data potential of the isolated occurrences was thus exhausted and therefore they no longer hold the potential to yield additional information of importance regarding the prehistory or history of the Santa Fe area. The investigation indicates that there is very little potential to encounter buried archaeological sites within the project area.”

“A concerted effort was made to find any evidence of the Santa Fe Trail within the project parcel. No evidence of the trail itself was found. It appears that the trail passes just to the east of the project area.”

The Archaeological Study, Clearance Permit and Approval is attached.
(EXHIBIT L)

F. CONCLUSION:

We thank the Planning Commission for their review of our application for a Continuing Care Community. We ask that approval be granted based on compliance with requirements of Chapter 14 of the Santa Fe City code.

We ask for consideration that the Special Use Criteria is met in the site and building design. We propose that the facility will have a positive effect on Santa Fe's economy by providing jobs in the health care industry. We propose that the project design has responded meaningfully to neighborhood input. Finally, we propose that MorningStar will serve an important sector of the Santa Fe population by providing additional quality senior care.

Xc: Project Team

Exhibit A

Project Plans
Attached Separately

Exhibit B

Santa Fe's "Silver Tsunami", Study of Santa Fe Senior Population/ City Planning

Santa Fe's "Silver Tsunami"

January 30, 2013

Santa Fe's senior population (age 65+) may double between 2010 and 2020 from over 10,000 to over 20,000 residents. For the next 20 years the City of Santa Fe will average 1,000 residents turning 65 each year. According to the 2010 Census, Santa Fe already has a higher median age (44) than New Mexico and the U.S. (37). By 2020, as many as 1 out of every 4 or 5 city residents may be age 65 or older.

While the simple fact of turning 65 does not imply an immediate life-change or decline for each individual, the cumulative impact of a rapidly growing senior population will certainly be felt by the city. With this knowledge, the question for the community becomes "How will this, or how should this affect local public policy in Santa Fe?" Some issues affecting city government regarding an aging citizenry may seem obvious; such as an increased demand for transportation service, or increased demand for meals at various senior centers and in-home meals. But other issues may not be so obvious and harder to quantify, such as the impact on Gross Receipts Tax revenue?

Services the City of Santa Fe provides through its Senior Services Division, established in 1977, include the following three primary areas:

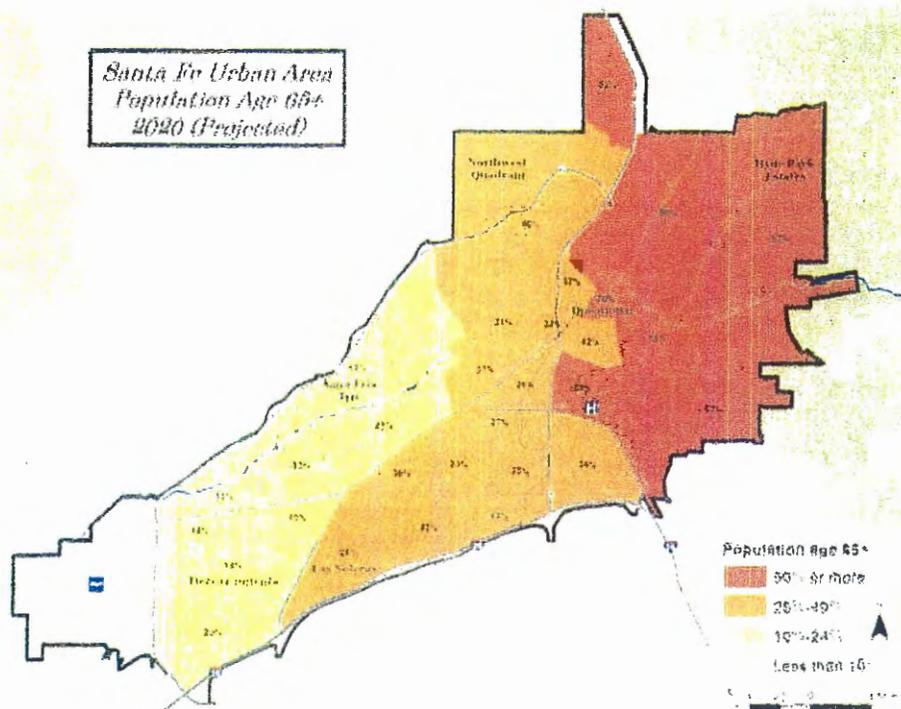
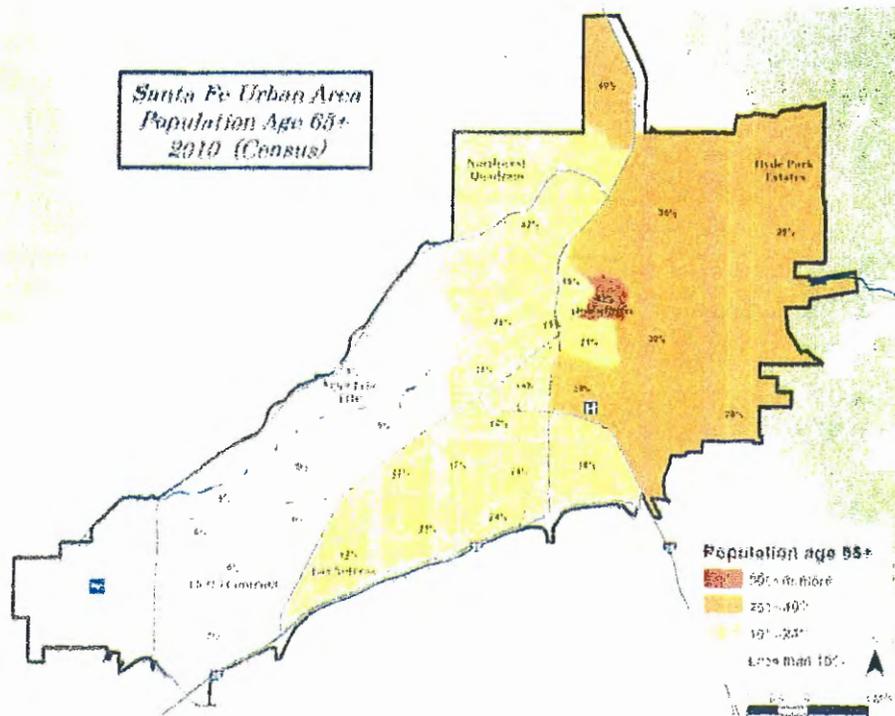
- **Nutrition** – "Congregate" meals (65,300 meals served in 2012) at one of five senior centers and "In-Home" meals (138,000 meals in 2012) are provided to those seniors age 60+ requesting the meals (small donations of \$1.00 or \$1.50 per meal are accepted from those seniors who can afford it).
Nutrition Program Budget (FY12-13) – Total \$834,762 (\$379,500, personnel; \$455,262, Operating)
- **Transportation** – "Scheduled" and "Call-On-Demand" Van service (42,000 rider trips in 2012) provides door-to-door passenger service for seniors age 60+ requesting the service (small donations of \$.50 per ride are accepted for those seniors who can afford it). (currently 13 vans of 15-passenger capacity; 11 drivers);
Transportation Assistance Program Budget (FY 12-13) – Total \$857,852 (\$743,802, personnel; \$114,050, operating)
- **In-Home Support** – A rapidly growing service that provides light cleaning, assisted bathing, meal preparation and respite service for seniors who are caretaking for someone else.
In-Home Support Program Budget (FY 12-13) – Total \$697,256 (\$644,936, personnel; \$52,320, Operating)

Senior Service Summary

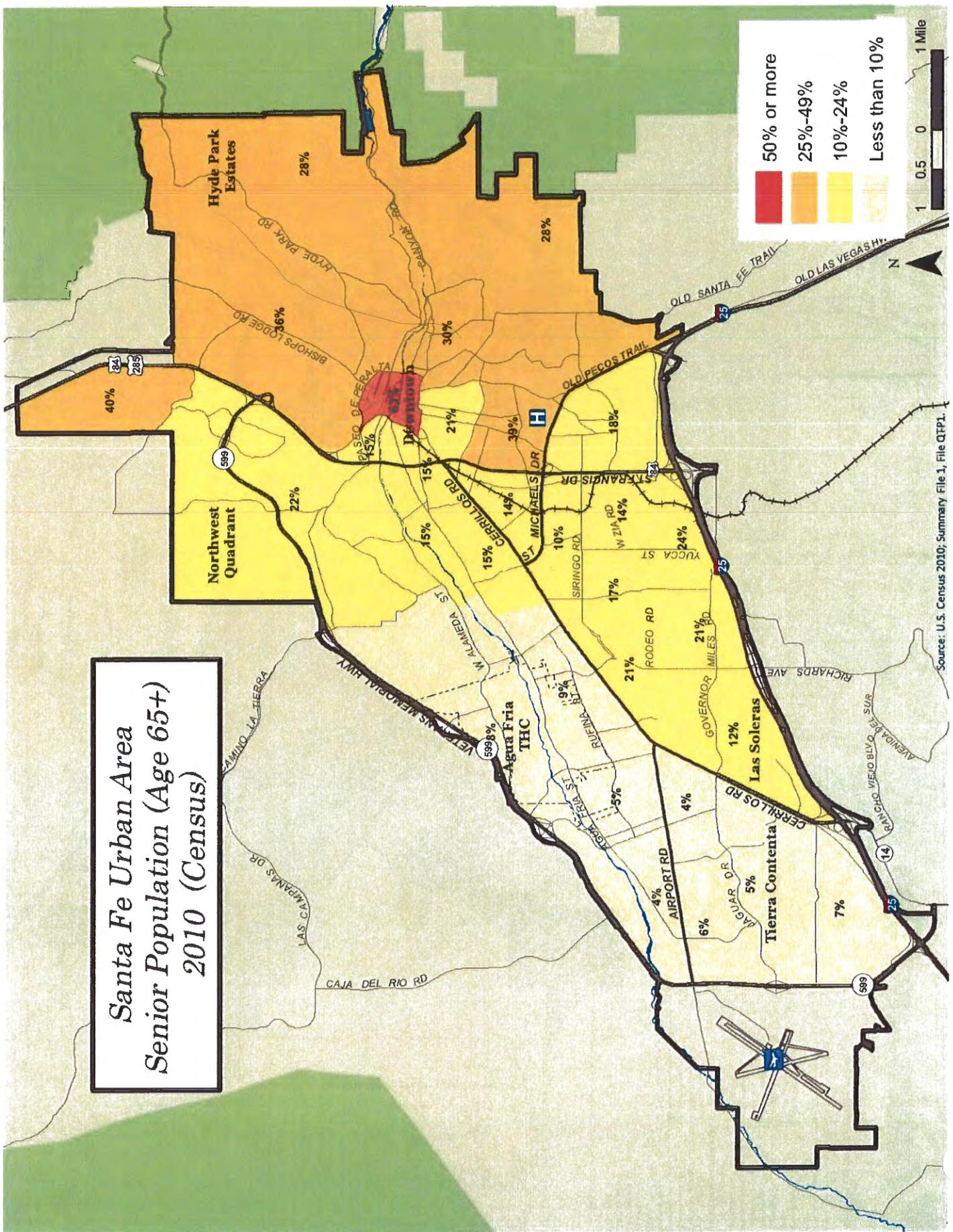
With an additional Administrative cost of \$492,722 as well as expenses for the Volunteer Programs and others, the Senior Services Division has a total FY 12-13 budget of \$3.6 million with 70% (\$2.5 million) of that in personnel costs and 30% (\$1.1 million) in operating costs. **Certainly a doubling of the senior population by 2020 will require greatly expanded demands in all three main program areas, but particularly in the rapidly expanding program area of "In-Home Support" where the greatest need for additional personnel is being experienced, according to staff and national trends. The "In-Home Support" program currently serves 115 residents with 12 staff, but has a "waiting list" of over 70 residents.**

Mapping Santa Fe's seniors shows the city's "age wave" moving from east to west.

Part of assessing Santa Fe's senior population is determining in what parts of the city they're located and in what concentrations. The map directly below shows concentrations of seniors by census tract, according to the 2010 Census. The map at the bottom of the page is a projection of how things may look in 2020 when adding each census tract's 55-64 age group from the 2010 census.



**Santa Fe Urban Area
Senior Population (Age 65+)
2010 (Census)**

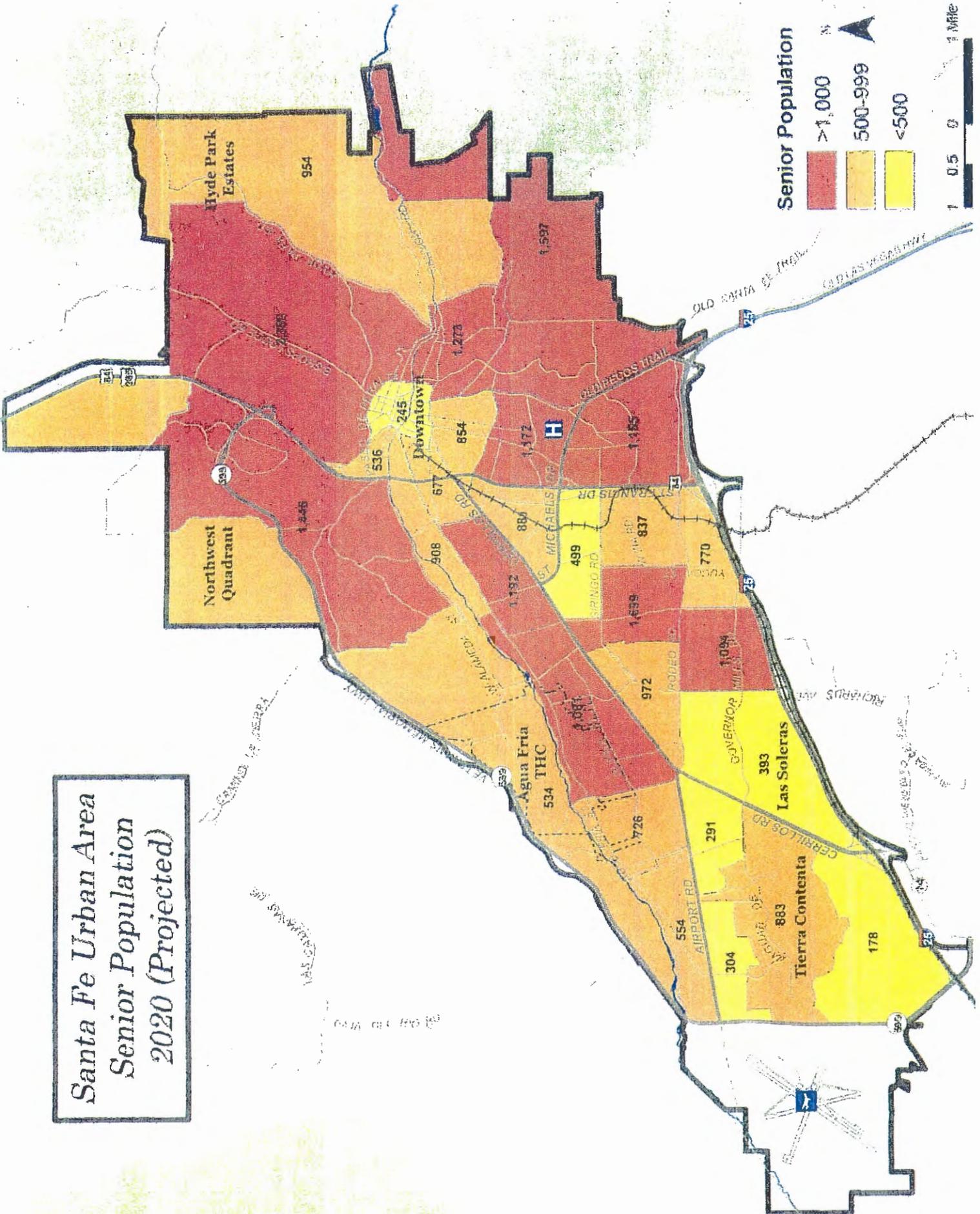


50% or more
25%-49%
10%-24%
Less than 10%

1 0.5 0 1 Mile

Source: U.S. Census 2010; Summary File 1, File QTP1.

**Santa Fe Urban Area
Senior Population
2020 (Projected)**



Senior Population

- >1,000
- 500-999
- <500

Scale: 0 0.5 1 Mile

North Arrow

Emerging Trends that have been identified in current research include:

- **Alzheimer's Disease** – An increasing number of Santa Feans with Alzheimer's disease may certainly pose increased issues of general safety and rescue.
- **Independent Living ("Aging in Place")** – Baby Boomers have expressed an overwhelming preference to lead independent lives in their own homes and residences in their final years.
- **Healthy Lifestyles** – Educational outreach through seminars, classes and newsletters to provide seniors with the latest information / techniques regarding diet and exercise to help prolong an individual's health, active lifestyle and longevity.
- **Home-Based Healthcare** – As Baby Boomers "Age in Place" home-based healthcare will become more common and make more demands on the healthcare and medical industries.
- **Volunteerism** – Putting experienced senior baby-boomers and all of their vitality to work in various locations, especially our public schools to help with the nation's youth and/or assist their peers who require in-home assistance.
- **Unmarried Partners** – Increasing numbers of senior citizens who find partners later in life are choosing to live together as unmarried couples for the remainder of their lives.
- **Fewer Children as Caregivers** – Baby Boomers did not produce families as large as the ones they grew up in and therefore may have fewer children upon which to rely for assistance in later years.
- **Age-Friendly Urban Development** – Growing recognition at the local government level that new housing developments and even existing development should be geared toward "Age-Friendly" or "Lifelong" communities that include housing choice, transportation options and pedestrian/personal safety.

"Design for the young and you exclude the old; design for the old and you include the young."

- **House-to-Duplex** – Local governments should remove as many regulatory barriers as possible (and perhaps provide incentives such as waiving permit fees) to allow seniors to divide larger houses into duplexes, so that they can remain in their homes while having friends or family members live under the same roof with them, but in separate quarters. This allows for more communal and cost-effective "Aging In Place."

- Reed Liming, Director, Long Range Planning Division

Special thanks to: Ron Vialpando, Director, Senior Services Division
 Louise Kippert, Administrative Assistant, Seniors Services Division
 Leonard Padilla, G.I.S. Analyst

Exhibit C

Lot of Record

1964

774 57

CORRECTIVE WARRANTY DEED

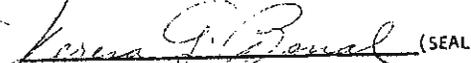
ARTHUR M. BONAL and THERESA G. BONAL, his wife, for consideration paid, grant to SANTA FE LODGE No. 460, BENEVOLENT AND PROTECTIVE ORDER OF ELKS the following described real estate in Santa Fe County, New Mexico:

Commencing at the Northeast corner of this tract from which a scribed cedar post set for the Southeast corner of the H. B. Cartwright Tract lies N. 27° 03' E. a distance of 396.00 feet, which point is MC 12, an iron stake set by Walter G. Turley, N.M.P.E. & L.S. No. 95; thence from said beginning point S. 27° 03' W. a distance of 396.19 feet along the North boundary of the Sebastian de Vargas Grant to a point, which is MC 1, a stone set by U.S.G.L.O.; thence S. 38° 52.5' W. a distance of 794.67 feet along the North boundary of the Sebastian de Vargas Grant to a point, which is MC 2, an iron stake set by W. G. Turley, N.M.P.E. & L.S. No. 95; thence S. 37° 53' W. a distance of 321.74 feet to an iron stake set on the East right-of-way of U. S. Highway 85 and 285 and the Old Pecos Trail; thence along the Easterly boundary of said right-of-way along a curve to the right having a chord bearing N. 7° 55' E. a distance of 638.69 feet and a radius of 1014.38 feet to an iron stake; thence N. 26° 16' E. a distance of 457.43 feet along the Easterly boundary of said right-of-way to an iron stake set by W. G. Turley, N.M.P.E. & L.S. No. 95; thence N. 72° 41' E. a distance of 613.9 feet along the Southern boundary of the H. B. Cartwright Tract, containing 8.933 acres, more or less, and all as delineated upon plat of survey entitled "LANDS SURVEYED FOR B.P.O.E. - 460 WARD NUMBER 1 SANTA FE, N. M." made from field surveys completed under the direction of C. L. Brown, N.M.P.E. & L.S. No. 1931 on 21 November 1963.

with warranty covenants. This deed is given to correct a certain Warranty Deed from the grantors to the grantee dated November 19, 1959 and recorded in Book 162 at Page 140 of the records in the Office of the County Clerk of Santa Fe County, New Mexico.

WITNESS our hands and seals this 10th day of January, 1964.

 (SEAL)
ARTHUR M. BONAL

 (SEAL)
THERESA G. BONAL

10/19/64

STATE OF NEW MEXICO)
:)
COUNTY OF SANTA FE)

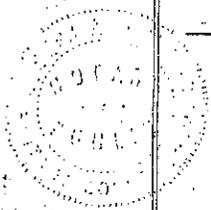
On this 10th day of January, 1964, before me personally appeared ARTHUR H. BONAL and THERESA G. BONAL, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and seal the date last above written.

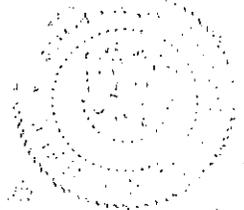
My Commission Expires:

10/17/66

Joseph A. Sommer
Notary Public



SEAL OF NEW MEXICO }
COUNTY OF SANTA FE } \$ 270,870
I hereby certify that this instrument was filed for record on the 10th day of January A. D. 19 64 at 3:25 P. M., and was duly recorded in book _____ of the records of _____ at _____, N. M.
Witness my hand and seal of office
CAROLINA R. GONZALEZ
County Clerk, Santa Fe Co., N. M.
Carolina R. Gonzalez
County Clerk



LAW OFFICES
MCKENNA & SOMMER
SANTA FE, NEW MEXICO

YEAR 1974

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS HAVE MADE A DEDICATION OF THOSE LANDS, SHOWN HEREON, TO THE CITY OF SANTA FE, STATE OF NEW MEXICO...

FIRST BAPTIST CHURCH, S.P.O.E. 480, 8 PAGES 480. Signed by Robert H. High and others.

STATE OF NEW MEXICO, COUNTY OF SANTA FE. THE FOREGOING DEDICATION HAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August, 1973.

AFFIDAVIT

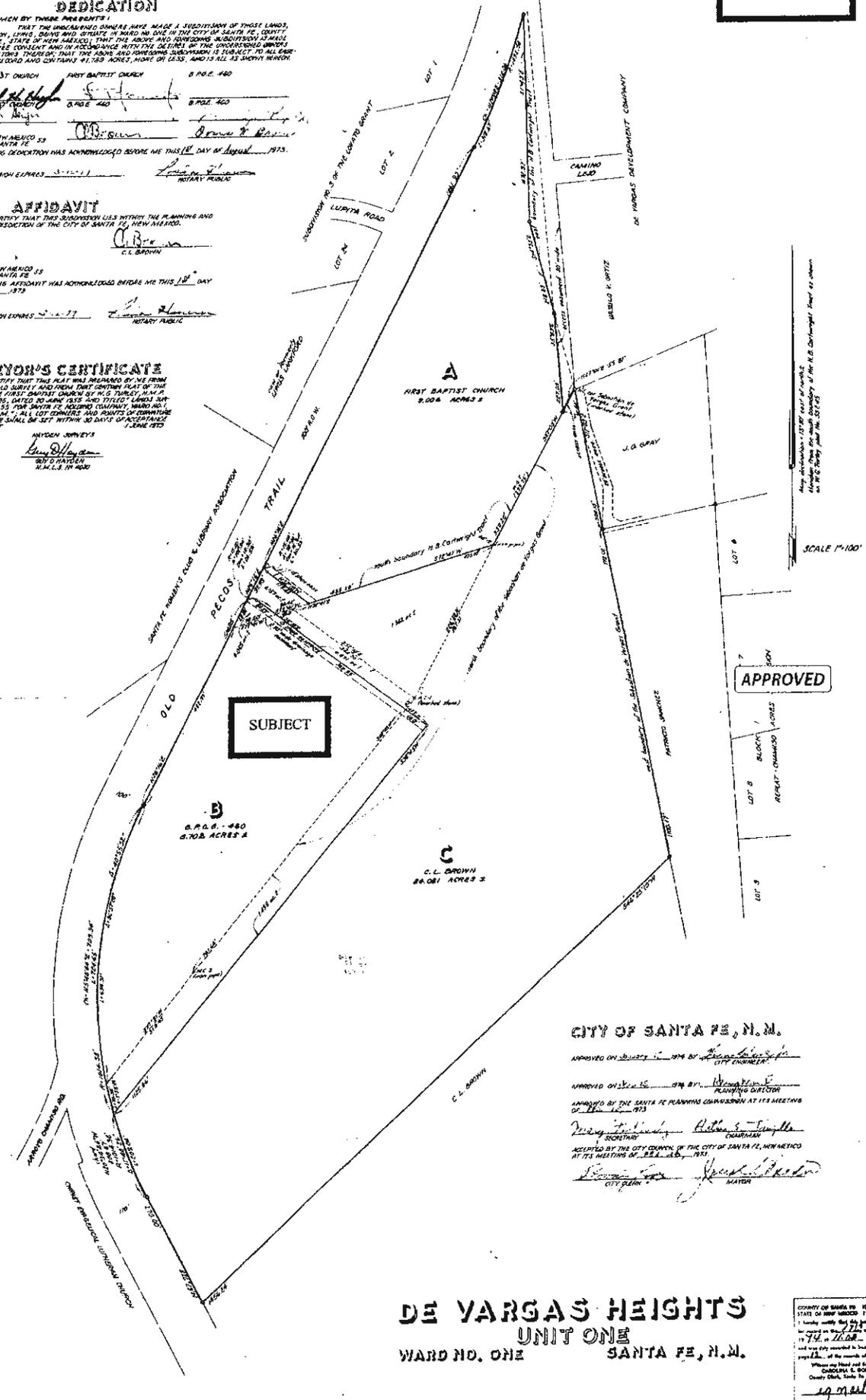
I HEREBY CERTIFY THAT THIS DEDICATION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

STATE OF NEW MEXICO, COUNTY OF SANTA FE. THE FOREGOING AFFIDAVIT HAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August, 1973.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME FROM AN ORIGINAL FIELD SURVEY AND FROM THAT ORIGINAL PLAT OF THE LANDS OF THE FIRST BAPTIST CHURCH OF N.G. TURLEY...

HIDDEN SURVEYS, Signed by Henry D. Hays, N.M.L.S. 19 480.



APPROVED

CITY OF SANTA FE, N.M. APPROVED ON JULY 15, 1974 BY [Signature] CITY ENGINEER. APPROVED ON JULY 15, 1974 BY [Signature] PLANNING DIRECTOR. APPROVED BY THE SANTA FE PLANNING COMMISSION AT ITS MEETING OF JULY 12, 1973. Signed by [Signatures] SECRETARY, CHAIRMAN, CITY CLERK, and MAYOR.

DE VARGAS HEIGHTS UNIT ONE WARD NO. ONE SANTA FE, N.M.

COUNTY OF SANTA FE, N.M. STATE OF NEW MEXICO. I hereby certify that this instrument was filed in my office on the 15th day of July, 1974, in Book 33, Page 12, and is a true and correct copy of the original as recorded in the records of Santa Fe County. Signed by [Signature] COUNTY CLERK, Santa Fe County, N.M.

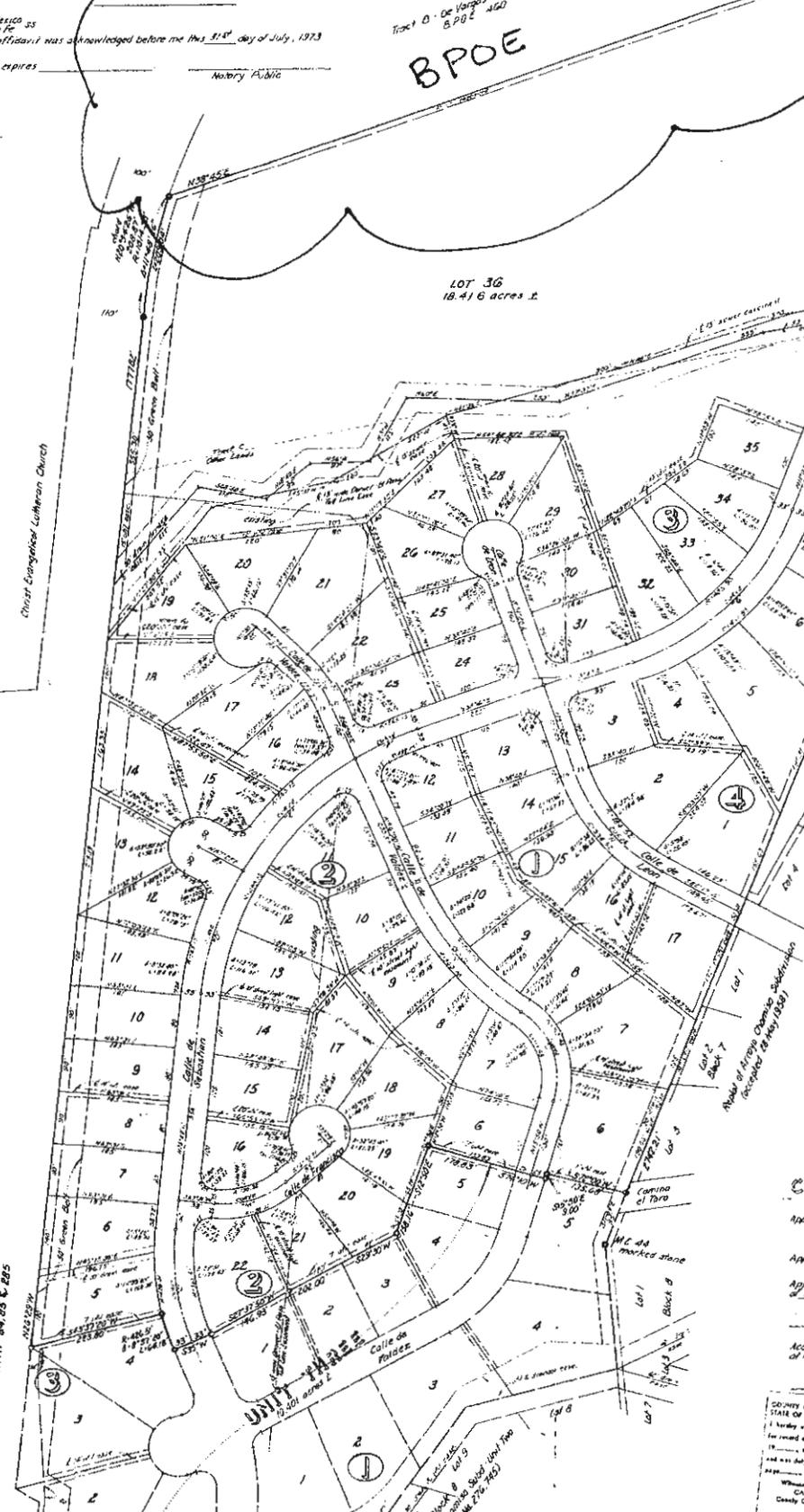
of storm surface waters through this subdivision, that utility easements shown herein are hereby granted in the possession and control of the City of Santa Fe, New Mexico, for the purpose of installing and maintaining such public utilities as sanitary sewer, electric power, telephone and cable television, including easements for overhead utility service (upon the nearest available utility line along the most direct route) to the lots shown; that said easements include the right of ingress and egress and the right to trim or remove any trees or shrubs which are located on or over such easements; that said easements shall be subject to the regulations of the agencies responsible for such utilities and easements; a 10' by 150' wide Green Belt easement shall be placed on the lots shown which shall be subject to the regulations of the agencies responsible for such utilities and easements; no main-line structures may be placed or erected except such utilities and of a force within said easement; and no vegetation within said easement which has a diameter of two (2) inches or more at its base may be trimmed or removed, unless such or discarded is hereby granted to the City of Santa Fe; it covenants a specific access to the City of Santa Fe along U.S. Highway 84, 85 and 86; and that the above and foregoing subdivision contains 5.3143 acres, more or less.
 Realty Mortgage & Investment Company B.P.A.C. - 460

State of New Mexico ss
 County of Santa Fe
 The foregoing dedication was acknowledged before me this 13th day of August, 1973
 My commission expires _____
 Notary Public

AFFIDAVIT
 I hereby certify that this subdivision lies within the planning and platting jurisdiction of the City of Santa Fe, New Mexico.
 State of New Mexico ss
 County of Santa Fe
 The foregoing affidavit was acknowledged before me this 21st day of July, 1973
 My commission expires _____
 Notary Public

1979

BPOE



UTILITY COMPANIES

Mountain States Electric Co.	Date
Public Service Co. of N.M. - elec. dept.	Date
Public Service Co. of N.M. - water dept.	Date

CURVE DATA

Curve	Radius	Δ	L	tan
A-B	394.23'	28°10'	195.87'	100.00'
B-C	27.54'	150.96'	76.38'	27.50'
C-D	393.31'	28°31'	195.83'	100.00'
D-E	532.15'	25°29'	268.10'	140.00'
E-F	25.58'	81°47'	131.87'	112.87'
F-G	20.33'	408.76'	137.05'	137.05'
G-H	439.95'	16°24'	713.77'	37.91'
H-I	537.90'	41°07'	380.08'	201.78'
I-J	239.45'	45°00'	183.44'	100.00'
J-K	138.48'	71°02'	73.48'	100.00'
K-L	535.00'	31°30'	294.73'	100.00'
L-M	251.37'	27°30'	98.71'	50.00'
M-N	153.32'	46°40'	100.50'	75.00'
N-O	309.52'	42°23'	208.96'	120.00'

NOTE: The 15' H width Carrier El Paso Toll Line easement shown thereon lies 75' P on both sides of existing utility poles within this subdivision and is to be abandoned of such time as said Toll Line is moved.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is an accurate delineation of office computations based on actual field surveys completed under my direction on 15 June 1973. All lot corner points of curvature and other required measurements shall be set within 30 days after the completion of the required improvements.
 Hayden Surveys
 Guy D. Hayden
 N.M.L.S. No. 4978

CITY OF SANTA FE, N.M.

Approved on this _____ 1973 by _____ City Engineer
 Approved on _____ 1973 by _____ Planning Director
 Approved by the Santa Fe Planning Commission at its meeting of _____ 1973
 Secretary _____ Chairman _____
 Accepted by the City Council of the City of Santa Fe, New Mexico at its meeting of _____ 1973
 City Clerk _____ Mayor _____

CITY OF SANTA FE
 STATE OF NEW MEXICO
 I hereby certify that this subdivision was filed for record on this _____ day of _____, A.D. _____, and was duly recorded in Book _____, page _____ of the records of Santa Fe County.
 Witness my Hand and Seal of Office
 CHARLINA R. SCHWABER
 County Clerk, Santa Fe County, N.M.

CITY OF SANTA FE
 STATE OF NEW MEXICO
 I hereby certify that this subdivision was filed for record on this _____ day of _____, A.D. _____, and was duly recorded in Book _____, page _____ of the records of Santa Fe County.
 Witness my Hand and Seal of Office
 CHARLINA R. SCHWABER
 County Clerk, Santa Fe County, N.M.

Exhibit D

Summary of Drainage Calculations

Exhibit E

Architectural Design Points

Memo



Date: February 13, 2015

To: File

From: Donald E. Rosemann, President/CEO

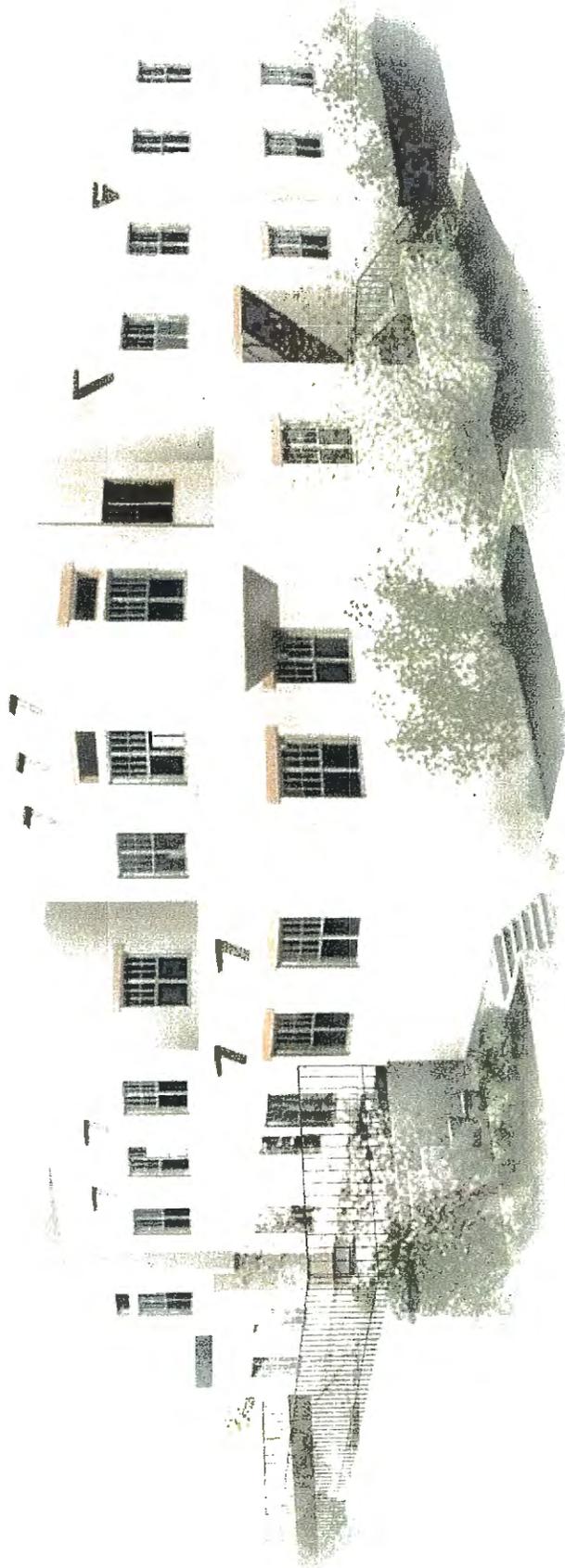
Re: MorningStar of Santa Fe
Design Standards and Point Allocations

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

CITY OF SANTA FE, NM ARCHITECTURAL DESIGN STANDARDS AND POINT ALLOCATIONS

Walls	Points
▪ Exterior Surface Material – Stucco/Adobe	30
▪ Exterior Surface Material Color – Earthtone Hues	30
▪ Monolithic Wall Surfaces with 75% One Material and One Color	10
Roofs	
▪ Flat roof surfaces entirely concealed from public view by parapets	20
▪ Predominant material is entirely concealed from public view	20
▪ Predominant color is entirely concealed from public view	15
Building Form	
▪ Wall plane projections/setbacks on each publicly visible façade have a depth of at least 3% of the length of the façade and extend at least 20 percent of the length of the façade	30
▪ Offset wall planes or upper story step backs are at least four horizontal feet. Recessed entry space or projecting canopy/portals have a depth of at least six horizontal feet, on at least one publicly visible façade.	30
Doors and Windows	
▪ More than 50 percent of doors and windows have a minimum 2" recessed frames, are cased with trim, have divided lites, or have exposed/articulated lintels	20
▪ All wall surfaces, not located under portals/canopies and which have a horizontal depth of at least 6 feet, have less than 50 percent openings consisting of doors, windows, glazing, and other penetrations	20
▪ All doors and windows are located at least two feet from outside building corners	20
▪ All glazing is clear or tinted neutral gray	10
Equipment	
▪ All roof mounted equipment is screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10
TOTAL PROPOSED POINTS	265

- Points Required in R-1Zoning District - 180 per Table 14-8.7-1



NORTH ENTRY PERSPECTIVE

MORNINGSTAR OF SANTA FE ASSISTED LIVING & MEMORY CARE CENTER
SANTA FE, NEW MEXICO

2.23.15



OLD PECOS TRAIL LOOKING NORTH VIEW 2

MORNINGSTAR OF SANTA FE ASSISTED LIVING & MEMORY CARE CENTER
 SANTA FE, NEW MEXICO

3/20/15



OLD PECOS TRAIL LOOKING NORTH VIEW 1

MORNINGSTAR OF SANTA FE ASSISTED LIVING & MEMORY CARE CENTER

SANTA FE, NEW MEXICO

3/20/15



OLD PECOS TRAIL LOOKING NORTH VIEW 3

MORNINGSTAR OF SANTA FE ASSISTED LIVING & MEMORY CARE CENTER

SANTA FE, NEW MEXICO

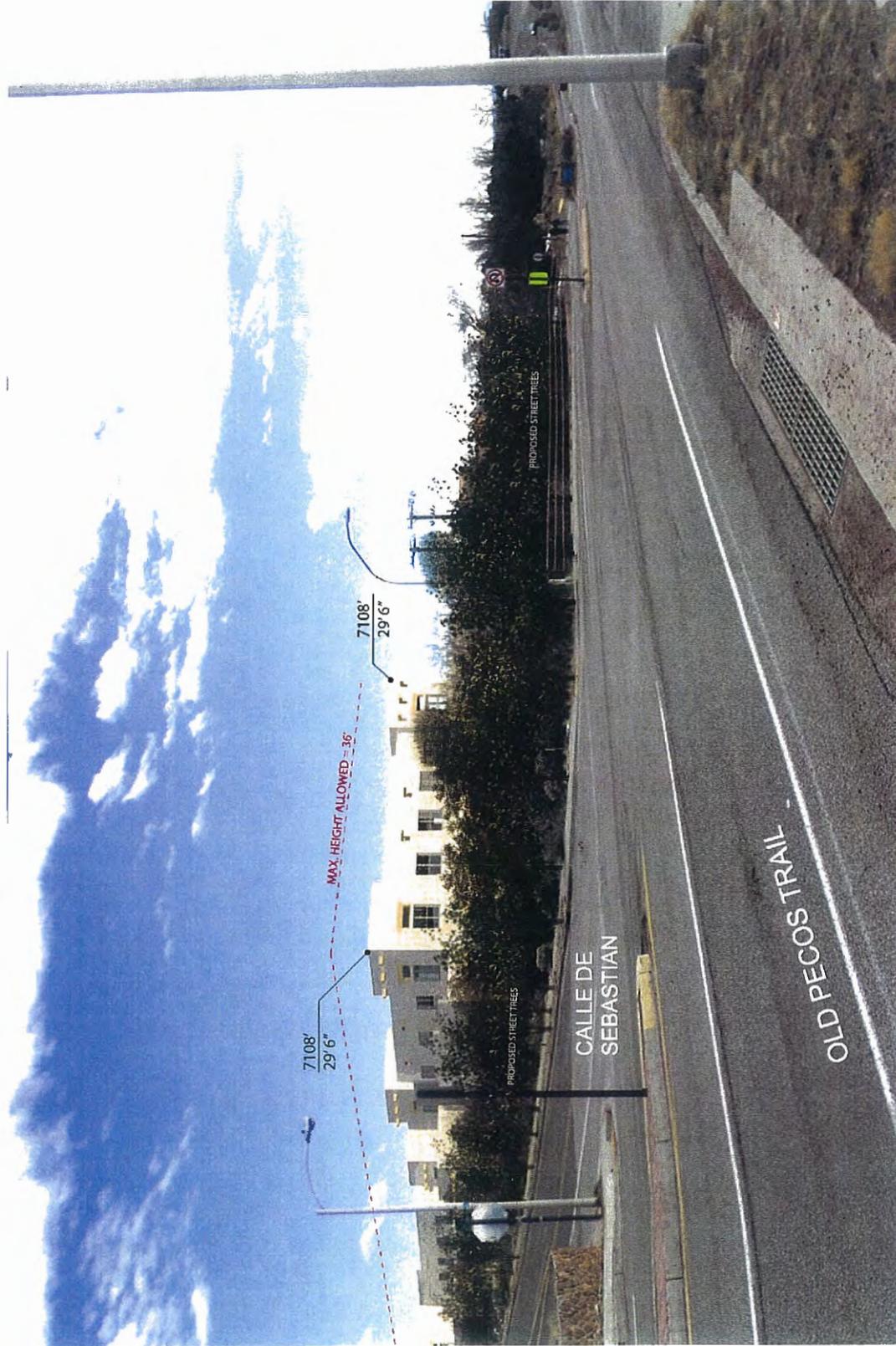
3/20/15



OLD PECOS TRAIL LOOKING EAST

MORNINGSTAR OF SANTA FE ASSISTED LIVING & MEMORY CARE CENTER
 SANTA FE, NEW MEXICO

3/20/15



OLD PECOS TRAIL LOOKING SOUTH

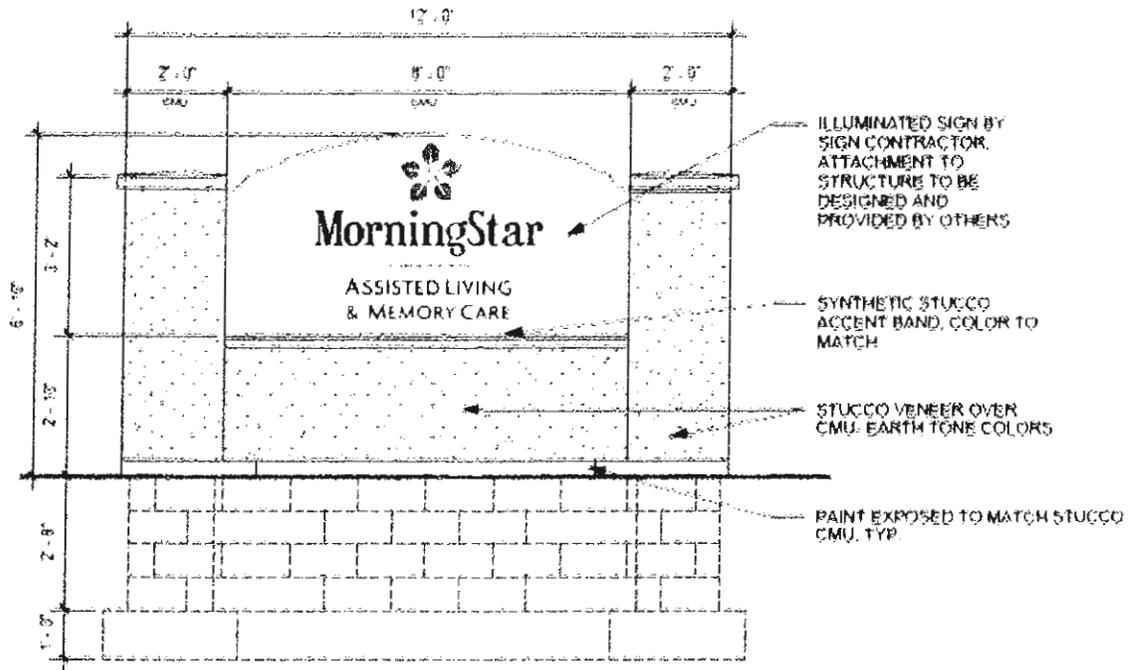
MORNINGSTAR OF SANTA FE ASSISTED LIVING & MEMORY CARE CENTER

SANTA FE, NEW MEXICO

3/20/15

Exhibit F

Monument Sign Elevation



MONUMENT SIGN

Exhibit G

Water Usage Analysis

MorningStar Santa Fe

Water Usage Comparison Chart

		Santa Fe Recommended Budget ⁽²⁾			
		Senior Complex	Apartment	Single Family	Typical Hotel
Comparable MorningStar Community ⁽¹⁾	41,518	39,102	52,136	58,653	42,361
Annual Gallons Per Dwelling Unit					

⁽¹⁾ Reflects actual results from comparable property with far higher irrigation requirements than planned for MorningStar of Santa Fe

⁽²⁾ Source: Water Use in Santa Fe (Published July 2009)

City of Santa Fe
Recommended Budgets by Water Use Category

Residential	1988		2007-08		Percent Change
	Ac Ft / Yr	Gallons / Yr	Ac Ft / Yr	Gallons / Yr	
Single Family Dwelling Unit	0.26 / d.u.	81,463 / d.u.	0.18 / d.u.	58,653 / d.u.	▼ 31%
lot size < 6,000 sq ft	0.21 / d.u.	65,170 / d.u.	0.15 / d.u.	48,878 / d.u.	▼ 28%
lot size 6,000-10,890 sq ft	0.25 / d.u.	81,463 / d.u.	0.17 / d.u.	55,395 / d.u.	▼ 32%
lot size > 10,890 sq ft	0.32 / d.u.	104,272 / d.u.	0.25 / d.u.	81,463 / d.u.	▼ 21%
Apartment/Condominium	0.21 / d.u.	68,429 / d.u.	0.16 / d.u.	52,136 / d.u.	▼ 24%
Mobile Home	0.20 / d.u.	65,170 / d.u.	0.17 / d.u.	55,395 / d.u.	▼ 15%
Guest House	0.12 / d.u.	39,102 / d.u.	0.09 / d.u.	29,327 / d.u.	▼ 25%
Senior Complex	0.14 / d.u.	45,619 / d.u.	0.12 / d.u.	39,102 / d.u.	▼ 14%
Commercial					
Restaurant, full service	0.04 / seat	13,034 / seat	0.02 / seat	6,517 / seat	▼ 50%
Restaurant, limited service	2.6 / site	847,213 / site	1.63 / site	531,137 / site	▼ 37%
Hotels	0.31 / room	104,272 / room	0.13 / room	42,361 / room	▼ 58%
Motels	0.15 / room	48,878 / room	0.09 / room	29,327 / room	▼ 40%
Grocery Stores	1.1 / 10,000 sq ft	358,436 / 10,000 sq ft	1.27 / 10,000 sq ft	413,831 / 10,000 sq ft	▲ 13%
Large Retail	0.60 / 10,000 sq ft	195,511 / 10,000 sq ft	0.45 / 10,000 sq ft	146,633 / 10,000 sq ft	▼ 25%
Neighborhood Center	1.5 / 10,000 sq ft	488,777 / 10,000 sq ft	0.43 / 10,000 sq ft	140,116 / 10,000 sq ft	▼ 70%
Small Retail	n/a	n/a	0.06 / site	19,551 / site	n/a
Galleries	n/a	n/a	0.6 site	195,511 / site	n/a
Medical Office	1.0 / 10,000 sq ft	325,851 / 10,000 sq ft	0.72 / 10,000 sq ft	234,613 / 10,000 sq ft	n/a
Office - city/state	0.6 / 10,000 sq ft*	195,511 / 10,000 sq ft	.58 / 10,000 sq ft	188,994 / 10,000 sq ft	n/a
Office - non-medical	0.6 / 10,000 sq ft*	195,511 / 10,000 sq ft	.70 / 10,000 sq ft	228,096 / 10,000 sq ft	▼ 30%
R&D Labs	1.5 / 10,000 sq ft	488,777 / 10,000 sq ft	1.18 / 10,000 sq ft	384,504 / 10,000 sq ft	▼ 26%
Manufacturing - goods	n/a	n/a	0.21/ site	68,429 / site	n/a
Manufacturing - consumables	n/a	n/a	2.33 / site	759,233 / site	n/a
Gas Stations	0.5 / site	162,926/ site	0.88 / site	286,749 / site	▲ 43%
Gas Stations w/ Carwashes	7.8 / site	2,541,638 / site	6.56 / site	2,137,583 / site	▼ 16%

* this average is the Office, non-medical (xeriscape) from the 1998 survey

1) d.u. = dwelling unit

Exhibit H

Utility Service Applications

Attached to original
Application. Available
Upon request

Exhibit I

Traffic Memo

See Staff report for
City Traffic Engineer memo

Monica Montoya

From: ROMERO, JOHN J <jjromero1@ci.santa-fe.nm.us>
Sent: Wednesday, December 3, 2014 3:12 PM
To: Monica Montoya
Subject: RE: Proposed Continuing Care Community at 1615 Old Pecos Trail/No Traffic Study Required

You are correct in that you do not need a Traffic Study.

From: Monica Montoya [mailto:monica@mntya.com]
Sent: Wednesday, December 03, 2014 2:25 PM
To: ROMERO, JOHN J
Subject: Proposed Continuing Care Community at 1615 Old Pecos Trail/No Traffic Study Required

Hi John,

Thank you for speaking with me and meeting with me on several occasions to review traffic requirements for a proposed continuing care community at 1615 Old Pecos Trail. Specifically the facility will have 104 licensed beds, 2 stories with 85,00 sq. ft.

From our discussions, a traffic study will not be required for our application as traffic generated from a facility such as this does not significantly impact current traffic circulation. Please confirm this with a simple email response.

I appreciate your assistance.

Monica Montoya
Montoya Land Use Consulting, Inc.
PO Box 23226
Santa Fe, NM 87502
(505)412-1016
Monica@mntya.com

Exhibit J

Traffic Study

Traffic summary on following
page. Traffic Study available upon
request or in staff case file

**SUPPLEMENTAL DATA
ANALYSIS OF SPECIAL USE CATEGORIES IN R-1 ZONE**

Description	ITE Code ¹	Quantity	Units ²	Daily Total	AM			PM		
					Enter	Exit	Total	Enter	Exit	Total
Continuing Care Retirement Community	255	84	Units	202	8	4	12	5	8	13
Assisted Living	254	84	Beds	223	7	368	374	7	9	17
Recreational Community Center	495	75.000	GFA	2,537	98	55	154	101	105	206
Elementary School	520	75.000	GFA	1,157	218	172	390	41	50	91
Church	560	75.000	GFA	683	26	16	42	20	21	41
Day Care Center	565	75.000	GFA	2,005	193	171	364	167	188	355
Hospital	610	75.000	GFA	992	45	26	71	27	43	70
Discount Supermarket	854	75.000	GFA	6,815	110	80	190	313	313	626

Notes: ¹Peak of street, average rates used.

²GFA = Gross Floor Area

Timothy D. Simmons,
PE, PTOE
Civil Transformations
Inc.
 2929 Coors Blvd. NW,
 Suite 102F
 Albuquerque, NM 87120
 (505) 508-3374 voice
 (505) 508-5846 fax

Exhibit K

Early Neighborhood Notification Reference Documents