

# City of Santa Fe, New Mexico

# memo

**DATE:** May 24, 2016 for the June 2, 2016 Meeting

**TO:** Planning Commission

**VIA:** Lisa D. Martinez, Director, Land Use Department  
Greg Smith, AICP, Director, Current Planning Division 

**FROM:** Noah Berke, Senior Planner, Current Planning Division 

---

**Case #2016-49. Las Soleras Minor Amendment to Road Phasing Plan.** James W. Siebert & Associates, Inc., agent for Beckner Road Equities Inc., requests approval of a minor amendment to the Las Soleras Road Phasing Plan for 4981 Beckner Road, a 39.03 acre parcel, which is zoned HZ, Hospital Zone District. (Noah Berke, Case Manager)

## I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** subject to conditions of approval as outlined in Exhibit B.

Three applications related to the hospital proposed on Tract 8 of Las Soleras are being processed concurrently for approval by the Planning Commission. In addition to this application, there are applications for a development plan and another minor amendment to the Las Soleras Master Plan that will affect road phasing. Although each application requires a separate vote and has a separate staff report, the Planning Commission may take testimony on all three cases at a combined public hearing.

## II. EXECUTIVE SUMMARY

When the Las Soleras Master Plan was created and approved in 2009, the Governing Body adopted and accepted a Road Phasing Plan for the subdivision. Subsequent amendments to the Road Phasing Plan were approved by the Governing Body in 2016. The Road Phasing Plan called for road construction and improvements to be triggered by development on the various tracts within Las Soleras Master Plan. (Exhibit E2). The master developer (Beckner Road Equities, Inc) entered into agreements with the city and the developers of individual tracts to construct the various roads as subdivision plats and development plans are recorded.

This application affects phasing for construction of bridges and public road segments that abut

Tract 8 of the proposed Presbyterian Medical Center, and is being processed concurrently with other applications.

The medical center parcel – Tract 8 – is located on the south side of Beckner Road between Las Soleras Drive on the east and a road named Crossing at las Soleras on the west. The Arroyo de Los Chamisos forms the southerly boundary of the parcel.

This amendment is requested due to the development of Tract 8 as a medical center, which is divided into two phases. The proposed amendment is directly linked with the primary entrances to Tract 8 of the first phase of the development and is intended to satisfy the traffic demands associated with the proposed hospital use.

The proposal for a minor amendment to the Road Phasing Plan of the Las Soleras Master Plan would change the road improvements that would be required with development of the first phase of the Presbyterian Medical Center on Tract 8. Instead of constructing the road segment along the east side of the hospital site (Las Soleras Drive between Beckner Road and the Arroyo de Los Chamisos, including the bridge that crosses the arroyo), the first phase of development on Tract 8 would trigger construction of the road segment along the west side of Tract 8 (the street named “Crossing at Chamiso,” also including the bridge across the arroyo.)

The project is consistent with the Las Soleras Master Plan and complies with all applicable Conditions of Approval that were approved as part of the Las Soleras Master Plan for all development within the subdivision.

This hearing before the Planning Commission is the only public review required for the minor amendment to the road phasing plan.

### III. DISCUSSION AND ANALYSIS

#### A.) Project Description

##### Current Road Phasing Plan:

##### **Las Soleras Drive:**

<b>Tract</b>	<b>Development Trigger (Current)</b>	<b>Extent of Road Construction</b>
9 and 10	Build out of both tracts	Las Soleras Drive to Beckner
8	Development of 150,00 square feet	Las Soleras Drive to Beckner
19 to 26	Development of 20 acres and 300,000 square feet of building.	Las Soleras Drive to Beckner

### Crossing at Chamiso

Tract	Development Trigger (Current)	Extent of Road Construction
1, 27, 26	Development of 20 acres and 300,000 square feet of building.	Complete Crossing at Chamiso to Beckner
4B	Development on 22 acres and 120,000 square feet of building.	Bridge dependant on development south of Arroyo de Los Chamisos

Proposed Amendment to Road Phasing Plan:

### Las Soleras Drive:

Tract	Development Trigger (Current)	Extent of Road Construction
9 and 10	Build out of both tracts	Las Soleras Drive to Beckner
<i>4</i>	<i>Development on 22 acres and 120,000 square feet of building.</i>	<i>Las Soleras Drive to Beckner</i>
19 to 26	Development of 20 acres and 300,000 square feet of building.	Las Soleras Drive to Beckner

### Crossing at Chamiso:

Tract	Development Trigger (Amended)	Extent of Road Construction
1, 27, 26	Development of 20 acres and 300,000 square feet of building.	Complete Crossing at Chamiso to Beckner
4B	Development on 22 acres and 120,000 square feet of building.	Bridge dependant on development south of Arroyo de Los Chamisos
<i>8</i>	<i>Development of 150,000 square feet of building</i>	<i>Complete Crossing at Chamiso</i>

### B.) Access

When fully built out, the proposed development on Tract 8 as a hospital will have four driveways. There are two proposed entries from Crossing at Chamiso, one entry from Las Soleras Drive, and one entry from Beckner Road. Locations for the hospital driveways would be coordinated with driveway locations for parcels on the opposite sides of each street.

The Traffic Engineer has reviewed the submittal and holds the opinion that the proposed minor amendment to the Road Phasing Plan is consistent with the approved Road Phasing Plan. The Traffic Engineer is requiring the Road Phasing Plan to further be amended to add that development on 22 acres and 120,000 square feet of building on Tract 4B will require construction of a bridge at Las Soleras Drive over the Arroyo de Los Chamiso. Further requirements are included on the conditions of approval matrix and will be met prior to recordation. (Exhibit C1)

### **C.) Trails**

Construction of all public trails along the various streets and along the Arroyo de Los Chamisos will be coordinated with construction of the roads and development of Tract 8. (Exhibit C1)

### **D.) Terrain Management and Landscaping**

The City Engineer has reviewed the application submittals and recommends approval. The proposed minor amendment to the Road Phasing Plan meets the terrain management requirements for topography and slopes as stated in Article 14-8.2 (D). The applicant will be required to submit road and trail construction plans for approval by the City Engineer.

The landscape plan for the development proposed on Tract 8 has been reviewed by the landscape reviewer. A condition of approval includes that street trees be provided in compliance with Section 14-8.4(G)(2). (Exhibit C2).

### **E.) Approval Procedures and Criteria**

Approval or amendment of a master plan requires the Planning Commission to make the following findings (Subsection 14-3.9(D)(1):

- a) the master plan is consistent with the general plan;

*Applicant Response:* Referring to the Guiding Policy of the General Plan under 7-1-G-5(a), which states "ensure that new development is more "connected" to its surroundings with an increased number of access points and pedestrian and bicycle connection to a neighborhood network. (Please refer to the applicant's submittals for additional discussion of access details. (Exhibit E1)

*Staff Analysis:* This minor amendment is consistent with the General Plan and the guiding principles for Las Soleras Master Plan, to ensure connectivity and link neighborhoods through trails and roadways.

- b) the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

Applicant Response: The City development standards require an integrated street network and capacity to accommodate traffic volumes over a longer period of time. Las Soleras began traffic modeling program in 2010 through an extensive traffic study conducted by a professional engineer. This study is updated on a periodic basis using current traffic volumes and land uses that are determined rather than assumed.

As a result of these traffic studies the design of the roadways has been modified to insure that levels of service as specified by traffic standards are satisfied for longer term traffic demands. The requested amendment changes the priority for the Arroyo de Los Chamiso crossing from Las Soleras Drive to the Crossing at Chamiso. The Crossing at Chamiso aligns with Herrera Drive on the west side of Cerrillos Road. The modification to the priority status in the Road Phasing Plan allows for traffic in Tierra Contenta to more directly access Las Soleras and in particular the Presbyterian Hospital.

Staff Analysis: Staff concurs. The property is zoned HZ – Hospital Zone District. The purpose stated in the zoning district description includes this specific property “Las Soleras Hospital Zone District “The Las Soleras HZ district is intended to accommodate a hospital and business and professional office uses in the Las Soleras Development.” The proposed amendment is intended to satisfy the traffic demands associated with the proposed hospital use.

- c) development of the master plan area will contribute to the coordinated and efficient development of the community; and;

Applicant Response: A hospital on Tract 8 of the Las Soleras Master Plan has always been a part of the approved master plan. The construction of the medical center will stimulate other development within the master plan and accelerate the further development of road and utility infrastructure within Las Soleras. The PHS medical center begins the most serious advancement of development in Las Soleras. The completion of the Crossing at Chamiso and further improvements to Beckner Road will assist in the efficient flow of traffic within Las Soleras.

Staff Comment: Staff concurs. The road phasing plan is part of the approved master plan. The proposed amendment is directly linked with the primary entrances to Tract 8.

- d) the existing and proposed infrastructure, such as streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

Applicant Response: The infrastructure within Las Soleras has been designed to accommodate the full development of the project. For example, roads are designed with a 10-20 year time horizon, utilizing City-wide traffic modeling and traffic projections at full build-out. Water and sewer design is based on the full build-out of the project rather than the consideration of each individual parcel which typically takes place within an urban context.

*Staff Comment: Staff concurs. The Las Soleras Master Plan was designed to accommodate the use of Tract 8 as a hospital. The proposed amendment is requested to further accommodate the first phase of the proposed development of Tract 8.*

#### **F.) Early Neighborhood Notification**

An Early Neighborhood Notification (ENN) meeting was held at the Southside Library Main Branch on March 28, 2016. In attendance were five city staff, the project architects, the project planning consultant, and three members of Presbyterian Healthcare Services. There were roughly 20 members of the public present. The ENN notes are attached as Exhibit D1.

#### **IV. CONCLUSION AND CONDITIONS OF APPROVAL**

The Land Use Department recommends APPROVAL of the proposed minor amendment to the Road Phasing Plan of the Las Soleras Master Plan. Staff has included a Conditions of Approval Matrix (Exhibit B).

#### **V. ATTACHMENTS:**

##### **EXHIBIT A: Maps**

1. Current Zoning
2. Future Land Use
3. Aerial Photo

##### **EXHIBIT B: Conditions of Approval**

1. Conditions of Approval Matrix

##### **EXHIBIT C: Development Review Team Memoranda**

1. Traffic Engineering Division Memorandum, Sandy Kassens
2. Landscape Memorandum, Somie Ahmed
3. City Subdivision Engineer Email, Risana "RB" Zaxus

##### **EXHIBIT D: ENN Materials**

1. Meeting sign in sheets March 28, 2016
2. Meeting Notes.

##### **EXHIBIT E: Applicant Submittals**

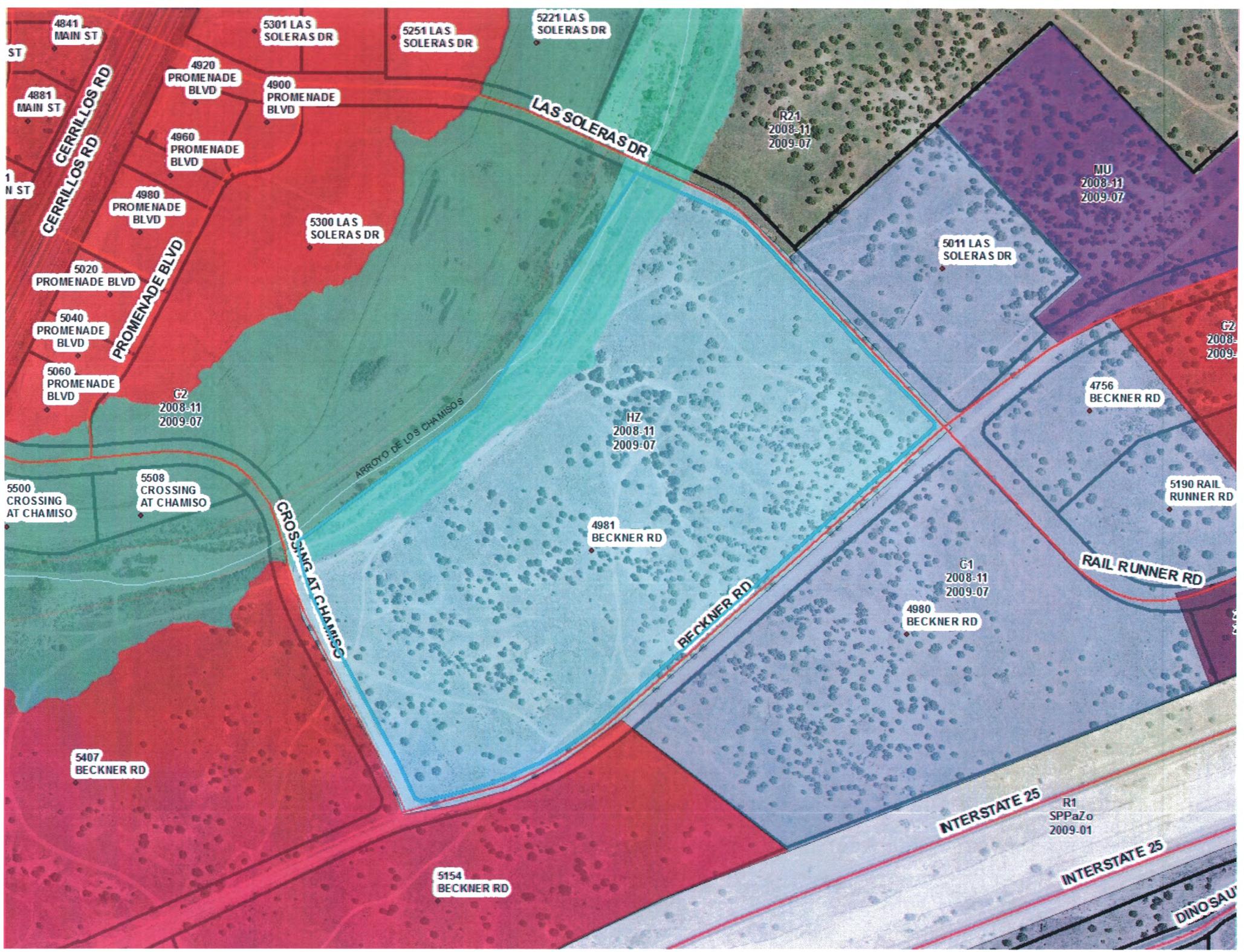
1. Application Materials
2. Road Phasing Plan of Las Soleras Master Plan
3. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.

# **City of Santa Fe, New Mexico**

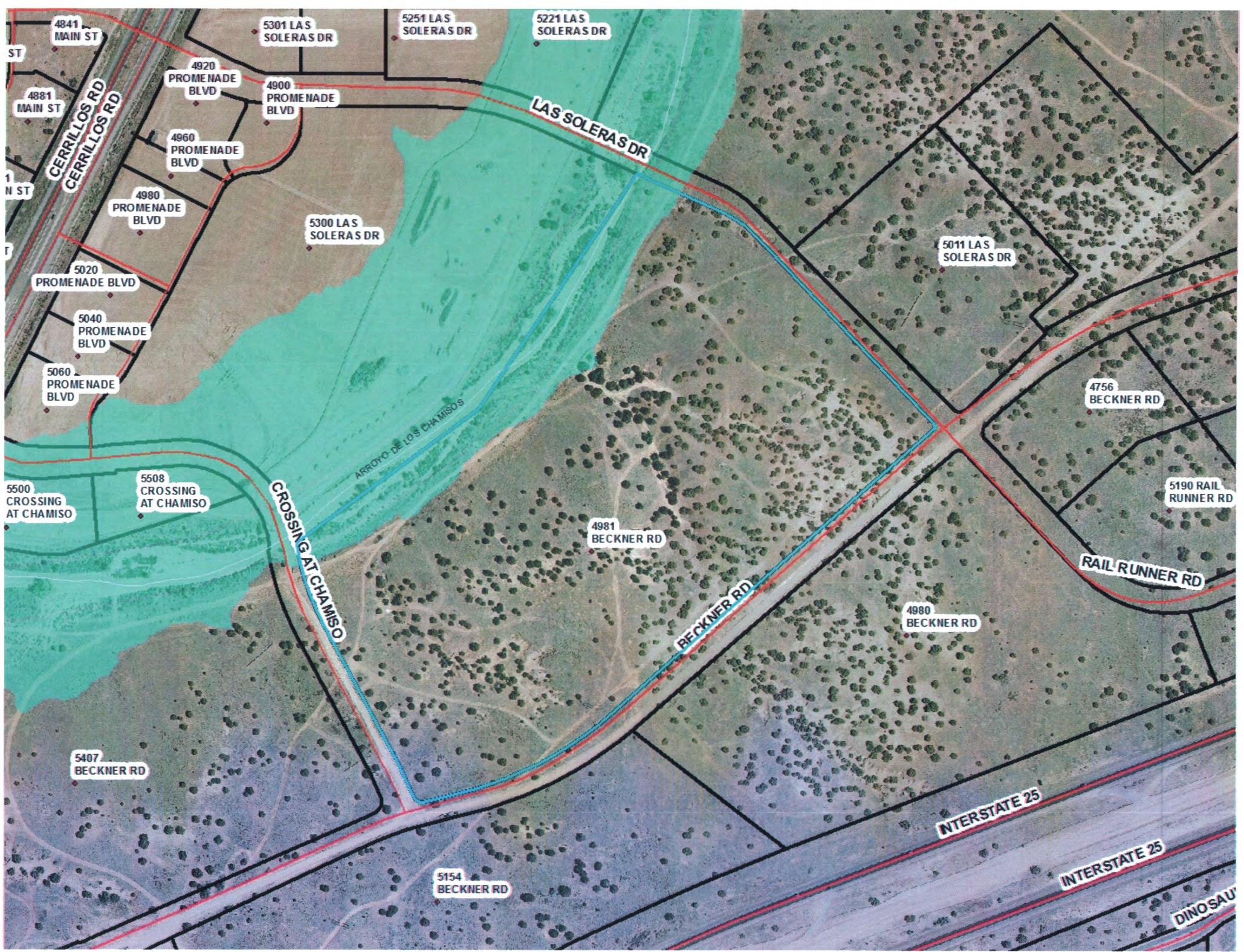
## **Exhibit A**

### **Maps**

- 1. Current Zoning**
- 2. Future Land Use**
- 3. Aerial Photo**







4841 MAIN ST

5301 LAS SOLERAS DR

5251 LAS SOLERAS DR

5221 LAS SOLERAS DR

ST

4881 MAIN ST

1 N ST

CERRILLOS RD

4920 PROMENADE BLVD

4900 PROMENADE BLVD

LAS SOLERAS DR

4960 PROMENADE BLVD

4980 PROMENADE BLVD

5300 LAS SOLERAS DR

5011 LAS SOLERAS DR

5020 PROMENADE BLVD

5040 PROMENADE BLVD

5060 PROMENADE BLVD

ARROYO DE LOS CHAMISOS

5500 CROSSING AT CHAMISO

5508 CROSSING AT CHAMISO

CROSSING AT CHAMISO

4981 BECKNER RD

4756 BECKNER RD

5190 RAIL RUNNER RD

RAIL RUNNER RD

4980 BECKNER RD

5407 BECKNER RD

BECKNER RD

INTERSTATE 25

5154 BECKNER RD

INTERSTATE 25

DINOSAUR

# **City of Santa Fe, New Mexico**

## **Exhibit B**

### **Conditions of Approval**

#### **1. Conditions of Approval Matrix**

**EXHIBIT B**  
**Conditions of Approval**  
Las Soleras Minor Amendment to Road Phasing Plan  
Case #2016-49

<b>Project Conditions</b>			
	<b>Condition</b>	<b>Department/ Team</b>	<b>Staff Responsible</b>
1.	The Arroyo Chamiso Trail is a regional trail for which at grade crossing of major roads is not permitted. The Developer shall be required to design and construct a pedestrian underpass under the Crossing at Chamiso roadway.	Traffic Engineering	Sandy Kassens
2.	The Developer shall work with PWD to determine the optimum location for the pedestrian underpass and the horizontal and vertical alignments of trails to ensure that the trail system is buildable and provides connections between the main trail, the roadside trail along Crossing at Chamiso road and the Pedestrian Underpass.	Traffic Engineering	Sandy Kassens
3.	The Developer shall work with PWD to ensure that Arroyo Chamiso trail alignment is compatible with the future underpass planned for Las Soleras Drive and design a connection from the main trail to the underpass. The height of a box culvert underpass shall be a minimum of 10 feet.	Traffic Engineering	Sandy Kassens
4.	The Developer shall grant public access trail easements for all proposed trails.	Traffic Engineering	Sandy Kassens
5.	The revised traffic study submitted by the developer demonstrates that roundabout controlled intersections will work at Beckner/Crossing at Chamiso and Beckner/Las Soleras. Roundabouts shall be implemented at both of these intersections prior to issuance of a Certificate of Occupancy. The lane configuration and design shall be reviewed and approved by the Public Works Department.	Traffic Engineering	Sandy Kassens
6.	The Developer shall revise the design (closing center median on Beckner Road) to prohibit Left-outs from the hospital onto Beckner Road.	Traffic Engineering	Sandy Kassens
7.	The proposed access points onto Las Soleras Drive and Crossing at Chamiso are proposed as full access. The City of Santa Fe reserves the right to restrict left-outs at these locations if determined by an approved Traffic Analysis.	Traffic Engineering	Sandy Kassens

**EXHIBIT B**  
**Conditions of Approval**  
**Las Soleras Minor Amendment to Road Phasing Plan**  
**Case #2016-49**

8.	The Developer shall dedicate additional Right-of-Way (ROW) for Right-turn deceleration lanes.	Traffic Engineering	Sandy Kassens
9.	The Developer shall work with PWD to revise sight distance triangles on the Landscape Plan drawings for access driveways in order to meet AASHTO guidelines.	Traffic Engineering	Sandy Kassens
10.	The roadway phasing plan is amended so that Tract 4b's responsibility is changed from Crossing at Chamiso to Las Soleras Drive.	Traffic Engineering	Sandy Kassens
11.	As per Article 14-8.4(F)(2)(i) "Plant Material Standards," it shall be the responsibility of the owner or tenant to properly maintain all materials and installation required by this section, including but not limited to; proper pruning, soil testing, fertilizing and weeding.	Landscaping	Somie Ahmed
12.	Dedication plat of ROW shall be recorded concurrent or prior to filing of development plan.	Current Planning	Noah Berke
13.	Dedication plat shall be recorded prior to or concurrently with final development plan, including signatures from affected utilities.	Current Planning	Noah Berke
14.	As per Section 4.10 of the "Annexation Agreement for the Las Soleras Annexation" a Financial Guarantee for the Crossing at Chamiso will be required prior to recordation of the development plan.	Current Planning	Noah Berke
15.	Provide a standard city trail signage plan to the approval of the Public Works Department.	Current Planning	Noah Berke
16.	Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials-for the Development of Bicycle Facilities) and the Manual on Uniform Traffic Control Devices (MUTCD)	Current Planning	Noah Berke
17.	At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network	Current Planning	Noah Berke

# **City of Santa Fe, New Mexico**

## **Exhibit C**

### **Development Review Team**

- 1. Traffic Engineering Division Memorandum**
- 2. Landscape Memorandum**
- 3. City Subdivision Engineer Email**

# City of Santa Fe, New Mexico

# memo

**DATE:** May 18, 2016  
**TO:** Noah Berke, Land Use Planner Senior  
**FROM:** Somie Ahmed, Planner Technician Senior  
**SUBJECT:** Comments for Case #2016-49, Las Soleras Minor Amendment to Road Phasing Plan

---

The following are staff's final comments for the Las Soleras Minor Amendment to Road Phasing Plan:

1. All roads must comply with the street tree requirements as stated in Article 14-8.4(G)(2)"Street Tree Standards

# City of Santa Fe, New Mexico

# memo

**DATE:** May 18, 2016

**TO:** Noah Berke, Planning and Land Use Department

**VIA:** John Romero, Traffic Engineering Division Director  
**FROM:** Sandra Kassens, Traffic Engineering Division

**SUBJECT:** Las Soleras Minor Amendment to the Road Phasing Plan, Case #2016-49  
Presbyterian Health Services Hospital Final Development Plan, and  
variances Case #2016-50.

---

## **ISSUE:**

James W. Siebert & Associates, Inc., agent for Presbyterian Health Care Services, requests approval of a minor amendment to the Las Soleras Road Phasing Plan for Tract 8, 4981 Beckner Road, a 39.03 acre parcel, which is zoned HZ, (Hospital Zoned District).

The applicant also requests approval of a Final Development Plan & variances for Tract 8, at 4981 Beckner Road. The lot contains 39.03 acres± and is zoned HZ (Hospital Zoned District).

## **RECOMMENDED ACTION:**

Review comments are based on submittals received on April 21, 2016 and a revised Traffic Impact Analysis (TIA) received today. The comments below should be considered as Conditions of Approval to be addressed prior to final sign-off unless otherwise noted:

### Road Phasing

- Per the approved roadway phasing plan, Phase 1 of the proposed development would be required to construct Las Soleras Drive in its entirety. In lieu of this, the developer is proposing to construct Crossing at Chamiso in its entirety. The Public Works Department concurs with this, provided that the roadway phasing plan is amended so that Lot 4b's responsibility is changed from Crossing at Chamiso to Las Soleras Drive. The respective thresholds of development for Lot 4b shall remain the same.

### Trails

- The Arroyo Chamiso Trail is a regional trail for which at grade crossing of major roads is not permitted. The Developer shall be required to design and construct a pedestrian underpass under the Crossing at Chamiso roadway.
- The Developer shall work with PWD to determine the optimum location for the pedestrian underpass and the horizontal and vertical alignments of trails to ensure that the trail system is buildable and provides connections between the main trail, the roadside trail along Crossing at Chamiso road and the Pedestrian Underpass.

- The Developer shall work with PWD to ensure that Arroyo Chamiso trail alignment is compatible with the future underpass planned for Las Soleras Drive and design a connection from the main trail to the underpass.
- The height of a box culvert underpass shall be a minimum of 10 feet.
- The Developer shall grant public access trail easements for all proposed trails.

#### Traffic Study

- The revised traffic study submitted by the developer demonstrates that roundabout controlled intersections will work at Beckner/Crossing at Chamiso and Beckner/Las Soleras. Roundabouts shall be implemented at both of these intersections prior to issuance of a Certificate of Occupancy. The lane configuration and design shall be reviewed and approved by the Public Works Department.
- The Developer shall revise the design (closing center median on Beckner Road) to prohibit Left-outs from the hospital onto Beckner Road.
- The proposed access points onto Las Soleras Drive and Crossing at Chamiso are proposed as full access. The City of Santa Fe reserves the right to restrict left-outs at these locations if determined by an approved Traffic Analysis.
- The Developer shall dedicate additional Right-of-Way (ROW) for Right-turn deceleration lanes.
- The Developer shall work with PWD to revise sight distance triangles on the Landscape Plan drawings for access driveways in order to meet AASHTO guidelines.

If you have any questions or need further information, feel free to contact me at 955-6697.  
Thank you.

**BERKE, NOAH L.**

---

**From:** ZAXUS, RISANA B.  
**Sent:** Monday, May 09, 2016 4:03 PM  
**To:** BERKE, NOAH L.  
**Subject:** Case # 2016-49, Las Soleras Minor Amendment to Road Phasing Plan

Mr. Berke –

I have no review comments on the above-referenced case.

RB Zaxus  
City Engineer

# **City of Santa Fe, New Mexico**

## **Exhibit D**

### **ENN Materials**

- 1. Meeting Sign-In Sheet, March 28, 2016**
- 2. Meeting Notes, March 28, 2016**



## City of Santa Fe Early Neighborhood Notification Meeting Sign-In Sheet

**Project Name:** Presbyterian HealthCare Services Hospital/Medical Services/Variances

**Meeting Date:** 3/28/16

**Meeting Place:**

**Meeting Time:**

Applicant or Representative Check Box below

↓	Name	Address	Email
<input type="checkbox"/>	1 James W Siebert	915 Mercer	siebert.associates@comcast.net
<input type="checkbox"/>	2 Steve Perich	7601 Jefferson NE Ste 100 Alb. NM 87109	Steve@dpsdesign.org
<input type="checkbox"/>	3 Sandra Kassens	City of Santa Fe, Traffic	smkassens@ci.santa-fe.nm.us
<input type="checkbox"/>	4 Helen Brooks	454 St. Michael's Drive	hbrooks2@phs.org
<input type="checkbox"/>	5 Robin Dikre	454 St. Michael's Dr.	rdikre@phs.org
<input type="checkbox"/>	6 Jih Jeppson	" "	jjeppson@phs.org
<input type="checkbox"/>	7 MARGARET MEACHAM	2800 Corvillo Rd. #9 87507 SF	mmeacham@qnet.com
<input type="checkbox"/>	8 John Laur	7601 Jefferson NE	johnl@dpsdesign.org
<input type="checkbox"/>	9 KIA Mudge	4040 Las Milagros SW SF	Kia.mudge@hotmail.com
<input type="checkbox"/>	10 MARY RANKOVICH	4150 Raindance S.F	mranko@comcast.net
<input type="checkbox"/>	11 Dennis Kanka	" " S.F	dmkanka@att.net
<input type="checkbox"/>	12 Richard Angelos	4201 Yuleta Colorado	angelos-rc@earthlink.net

For City use: I hereby certify that the ENN meeting for the above named project took place at the time and place indicated.

Craig Smith  
Printed Name of City Staff in Attendance

[Signature]  
Signature of City Staff in Attendance

3/28/16  
Date

**This sign-in sheet is public record and shall not be used for commercial purposes.**

**PRESBYTERIAN HEALTHCARE SERVICES  
ENN MEETING MINUTES  
MARCH 28, 2016**

Meeting Attendees

PHS: Jim Jeppson  
Helen Brooks  
Robin Devine

JWS Planning Consultant: James W. Siebert

DPS Architects: Steven Perich  
John Laur

City of Santa Fe: Greg Smith  
Noah Berke, Case Manager  
Soamiya Ahmed, Planner Tech  
RB Zaxus, City Engineer  
Sandra Kassens, Engineer Assistant

Meeting began at approximately 5:40 p.m. with an introduction from James Siebert, Planning consultant, James W. Siebert & Assoc., Inc., Jim Jeppson, Administrative Director of real estate for PHS, Helen Brooks, PHS Santa Fe Administrator and Robin Devine, Vice President, Emerging Business Opportunities for PHS, Steven Perich, Architect and John Laur, Architect of Dekker/Perich/Sabatini.

**Jim Siebert** gave brief overview of PHS request for construction of a medical center and the standards of the Hospital Zone (HZ) district that was established by the prior approval of the Las Soleras Development. Jim Siebert went on to explain that since the zoning is in place for subject parcel, there is no consideration for a zoning amendment. The request would go before the Planning Commission due to the size of the building, which exceeds 30,000 sq. ft. and requires a development plan review. Jim Siebert presented and pointed out on a map of Las Soleras the location of where the hospital will be in relation to roads, residential subdivisions, parks and trails. Jim elaborated on the trail system and pointed out the connection of the Las Soleras trail and timing of completion of each segment of the Las Soleras Trail system. **Question:** *will the trail eventually connect to other trails that lead to Nava Ade?* **Jim Siebert** responded that it would over a period of time and pointed out on the maps the trails relative to parcels and open space.

Jim Siebert concluded the introduction of his presentation and introduced Helen Brooks.

**Helen Brooks**, the goal of PHS is to create an outpatient medical center with beds that would complement existing services and focus on patient experience and quality. The first phase would be approximately 270,000 sq.ft, consisting of an emergency room, urgent care, surgery, imaging facility and inpatient and outpatient beds. **Question:** *What is the timing of when the facility will open?* **Helen Brooks:** PHS hopes to be open by early 2018. **Question:** *Will there be services for outpatient surgeries or just emergency surgeries?* **Helen Brooks:** There will be services for both but would only have beds for short stay surgeries.

**John Luar (DPS)** Presented the PHS plan and showed the location of the access roads to the facility, discussed the height of the structure and stated that the main structure will be 70 feet at some points. John pointed out the location of the first phase and explained the plans to construct the plant with the first phase along with the helipad and ambulance access. John stated that the ambulance access is separate from the main entry. John continued to discuss the phase of development and explained that the second phase would consist of medical office/specialty clinics that would occupy six proposed buildings and expand into the developed shell. These buildings will be developed individually and would consist of outpatient clinics with a relationship to the hospital. John continued on to discuss the location of the parking garage and explained that water savings fixtures are being used throughout the facility. **Question:** *How many stories is the parking garage?* **John Luar** responded that the parking garage would initially be one story with future expansion to 3 stories.

**Question:** *How many bed are anticipated for future growth?* **Helen Brooks** responds that there will be a total of 30 beds.

**Question:** *What is the impact on traffic during peak hours?* **Jim Siebert** responds this type of land use requires a traffic impact analysis to be performed by a professional traffic engineer. The traffic analysis is currently be prepared and the engineer is looking at numbers and comparing to the previous traffic study that was prepared for the Las Soleras Development. The study will provide an assessment of the impact at the Crossing at Chamiso and Beckner, Beckner Road and Las Soleras Drive and access points to Cerrillos Road.

**Question:** *Was the hospital zone previously approved with the Las Soleras Development?*

**Jim Siebert** responds that the hospital use was part of the Las Soleras Development plan when the Annexation, Master Plan, General Plan Amendment and Rezoning was approved.

**Question:** *Will there be an additional traffic light installed?*

**Jim Siebert** responds that the previous TIA was based on a 20 year horizon and the intersection of Crossing at Chamiso and Cerrillos Road are designed to accommodate the 20 year horizon. Additional improvements will be needed at the Beckner and Cerrils Road intersections. It has not been determined if a traffic signal will be warranted at the Beckner Road and Crossing at Chamiso intersection. **Jim Siebert** pointed out the roundabouts have been designed for Las Soleras Dr. and Rail Runner Road and Walking Rain.

**Jim Siebert** presented the variances to the sign standards and how compliance with those requirements would not be achieved since hospitals are known to have highly visible signs for emergency and direction finding. The the size of the sign of 35 square feet for two signs is not adequate.

The other variance is for the disturbance of slopes. The City Code allows for three isolated occurrences of 1000 sq.ft., and the variance is very minimal and the requirement is slightly exceeded. Jim further discussed that a request to amend the road phasing plan is necessary to change the completion of the Cerrillos to Beckner Road connection from Las Soleras Dr. to the Crossing at Chamiso.

**Question:** *Will there be further expansion in the future?*

**John Luar** responds that plans have included the future expansion of the hospital and medical clinics. **Helen Brooks** agreed that there would be future expansion and further studies are required for the plan for future additions to the medical center. **Jim Jeppson** added that the plan includes a shell which will provide for expansion without any future disturbance to the hospital.

**Question:** *is Presbyterian thinking about having a shuttle from the rail runner station for employees that commute from Albuquerque.* **Jim Siebert** responded that the previous approval for Las Soleras included a rail runner station, however the current state administration does not want to see anymore stops. The Metropolitan Planning Organization (MPO) still shows plans for the rail runner station under a different administration the rail runner status may be given further consideration. **Jim Jepson** responded that they have not thought that far in advance on where all the employees will come from. **Robin Devin** stated that they have been assessing the number of people that would commute from Albuquerque and it was determined that many of the current employees of the Albuquerque hospital commute from Santa Fe.

**Question:** *Will any patient be able to be seen by Presbyterian or will they be turned away to other facilities that honor certain insurances?* **Robin** responded that Presbyterian will honor all existing contracts and does not plan to change existing contracts in the future.

**Noah Berke**, City land use stated that a conversation with the Santa Fe Trails is necessary to determine if there are possibilities to have bus stops that could serve the hospital.

**Comment:** *Many people do not like helipads even though with a hospital they are necessary.*

**Jim Jeppson** explained how helicopters will come and go with minimal disturbance to residents north of the hospital.

**Question:** *There are currently stand alone clinics, has there be a needs assessment performed to determine if more growth is needed and is a second hospital needed?* **Robin Devine** stated that an assessment has been completed and there will not be a duplication of services, however competition is needed and the goal is not to raise the cost of medical care. Robin further stated

that the proposed hospital is not a full service hospital and is not being built to replace other clinics. PHS provides services that work to reduce cost. One of the services Robin discuss was the telehealth service. **Question:** *if PHS owned a hospital in Santa Fe, would they be proposing a second hospital?* **Robin Devine** stated that Christus St. Vincent hospital is not for sale and that there is always a need for more competition in order to get better services.

**Question:** *If someone needs extended care would they be transferred to Albuquerque?* **Robin Devine** responded that the patients would be transferred to the nearest hospital depending on the Level of Service offered by the hospital since sometimes they are at capacity and do not have room for new patients.

**Question:** *What does the new facility on St. Michaels Drive consist of?* **Helen Brooks** responded that the new facility is both an outpatient clinic as well as urgent care.

**Question:** *Is a helicopter used transport patients to or from hospital?* **Robin Devine** stated that the helicopter would be primarily used to transport patients from the hospital to other appropriate healthcare facilities.

**Question:** *Will PHS provide behavioral out patient to the homeless people?* **Robin Devine** stated that they do provide charitable services and do not turn away persons in need of medical attention.

**Jim Jeppson** called for the adjournment of the meeting at approximately 6:30 and offered those who had more questions to stay and PHS could talk with them.



## City of Santa Fe Early Neighborhood Notification Meeting Sign-In Sheet

**Project Name:** Presbyterian HealthCare Services Hospital/Medical Services/Variances

**Meeting Date:** 3/28/16

**Meeting Place:**

**Meeting Time:**

Applicant or Representative Check Box below

↓	Name	Address	Email
<input type="checkbox"/>	1 Annette Moon	832 Calle David 87506	
<input type="checkbox"/>	2 JOANNA ANAYA	2827 VERA OLIVERA 87507	Joanaya@aspenmedicalcenter.com
<input type="checkbox"/>	3 Tamy Akers	4245 Big Sky Rd 87507	takers505@yahoo.com
<input type="checkbox"/>	4 DENYS COPE	4524 Calle TURQUESA	
<input type="checkbox"/>	5 Marie Sanchez-Carne	173 E. Coronado Rd	Marie.Sy@9.com
<input type="checkbox"/>	6 JERRY SWARTZ	P.O. BOX 32682 SF, NN 87594	Jerry Swartz@hol.com
<input type="checkbox"/>	7 Ted Carlia	1194 SENDO DEL VALLE	yodacota@cybermesa.com
<input type="checkbox"/>	8 RB ZAXUS	CITY	<del>RBZAXUS@SANTA FE.NM.GOV</del> RBZAXUS@santa fe.nm.gov
<input type="checkbox"/>	9 Soamiya Ahmed	City of SF	sahmed@sentefnm.gov
<input type="checkbox"/>	10 Shaon + David Newcomb	80 Double Arrow Rd, So.	Shew0444@aol.com
<input type="checkbox"/>	11		
<input type="checkbox"/>	12		

For City use: I hereby certify that the ENN meeting for the above named project took place at the time and place indicated.

Noah Berke

Printed Name of City Staff in Attendance

Noah Berke

Signature of City Staff in Attendance

3/28/16

Date

**This sign-in sheet is public record and shall not be used for commercial purposes.**

# **City of Santa Fe, New Mexico**

## **Exhibit E**

### **Applicant Materials**

- 1. Application Materials**
- 2. Road Phasing Plans of Las Soleras Master Plan**
- 3. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.**