City of Santa Fe, New Mexico

memo

DATE: May 25, 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 GS

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

Case #2016-57. Las Soleras Minor Amendment to Master Plan. James W. Siebert & Associates, Inc., agent for Beckner Road Equities Inc., requests approval of a minor amendment to the Las Soleras Master Plan to add a Comprehensive Sign Plan which includes modifications to the provisions of Section 14-8.10 SFCC 1987 'Signs', on Lot 8, 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

The Las Soleras Master Plan was approved in 2009, and significant amendments were approved by the city in 2016. Tract 8 is zoned for hospital use, and the zoning ordinance includes height and floor area ratio limits. The Las Soleras Master Plan includes special development standards for commercial development along Cerrillos Road, but does not include specific development standards for signage on Tract 8.

The applicant has requested a minor amendment to the Las Soleras Master Plan that would modify the provisions of Section 14-8.10 SFCC 1987 'Signs', on Tract 8. Those

modifications would allow substantially more overall signage for the 39-acre hospital parcel than would otherwise be permitted.

Section 14-3.9 provides for adoption of "special development standards ... necessary to implement specific goals of the master plan." Master plan standards are normally more restrictive than the general standards in Chapter 14, but less-restrictive standards may be approved if they implement specific goals of the plan and are consistent with the purpose and intent of the sign regulations.

The proposed minor amendment to the Las Soleras Master Plan requires Planning Commission review and approval or disapproval because it is a modification to a previously approved Master Plan. This hearing before the Commission is the sole public review of the proposed minor amendment, since no hearing before the Governing Body is required for minor amendments to the master plan.

Staff review has concluded that the minor amendment request meets the applicable approval criteria and does not adversely affect the Las Soleras Master Plan.

III. DISCUSSION AND ANALYSIS

A.) Project Description

The comprehensive signage amendment to the Las Soleras Master Plan is requested to address the needs of the proposed medical center development on Tract 8. The development of Tract 8 will require larger quantities and sizes of signage than would otherwise be permitted under Section 14-8.10 "Signs".

The proposal is for two phases of development totaling 473,800 square feet of inpatient services, outpatient services, specialty clinics, an atrium and a central plant. In addition, there are proposed parking garages totaling 147,080 square feet. The Las Soleras Hospital zoning district allows for a floor area ratio of 1.8:1 or a possible 3,059,300 square feet of floor area on the 39.03 acre lot. The proposed project will have a total floor area ratio of 0.37:1, which is well below the permitted amount.

The first phase of development is expected to open in early 2018 with the anticipated services provided to be same day care, urgent care, emergency services, outpatient surgery, behavioral health, general surgery, orthopedics, podiatry, physical therapy, occupational therapy, speech therapy, diagnostic services, telehealth and 12 inpatient beds. Future services to be provided may include increased inpatient beds, ear, nose, throat, infusion services, pulmonary, rheumatology, urology, and integrative medicine services.

B.) Purpose of Sign Ordinance

The City's sign regulations are intended to balance the need for a safe and attractive environment with the need for effective identification of businesses and other types of land uses. The regulations are based on the idea that reasonable regulation of the signs allowed for each tenant and lot of record will permit effective identification, while still limiting the

overall size and number of signs in the city. Sign regulations also recognize that there are other advertising media available, including print, broadcast, mailing and online outlets.

Section 14-8.10(A)(1) states the purpose of the sign regulations:

Section 14-8.10 is intended to establish a comprehensive and balanced system of sign control that accommodates the need for a well-maintained, safe and attractive environment within the city, and the need for effective communications including business identification. It is the intent of this section to promote the health, safety, general welfare, and aesthetics of the city by regulating signs that are intended to provide reasonable communication to the public to achieve the following specific purposes:

(a) To eliminate potential hazards to motorists and pedestrians using the public streets, sidewalks, and rights-of-way;
(b) To safeguard and enhance private investment and property values;
(c) To control public nuisances;
(d) To protect government investments in public buildings, streets, sidewalks, traffic control and utility devices, parks, and open spaces;
(e) To preserve and improve the appearance of the city through adherence to reasonable aesthetic principles, in order to create an environment that is attractive to residents and to nonresidents who come to live, visit, work, or trade;
(f) To eliminate excessive and confusing sign displays; and
(g) To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the buildings and sites they occupy

The Planning Commission and Governing Body recently reviewed amendments to the master plan for the Christus St. Vincent Medical Center, which has more and larger signs than would normally be permitted by the Hospital District regulations. The Chirstus St. Vincent master plan does not have specific provisions with regard to the size and number of signs allowed, but permits the hospital to request approval of signs based on a sign study to be submitted by the hospital.

The overall visual impact of signage for a project is a function of various factors:

- Number of signs
- Size of signs
- Height
- Contrast, number and brightness of colors
- Type and intensity of illumination
- Use of animation or changing images
- Use of reflective materials
- Location, especially setbacks from the street

The overall "readability" of a sign is a function of those same factors, plus:

- Simplicity/complexity of the lettering font

- Length of text message
- Vehicle speed

In general, having a 39.03 site could be viewed as a justification for needing more signs than would be allowed for a typical site. This large of a site requires more directional signage to navigate through the campus and find the services that one is requiring upon their visit.

The proposed amendment to the Las Soleras Master Plan still meets the purpose of the sign ordinance as it establishes a comprehensive signage plan that serves the purpose of the Las Soleras Hospital Zone. A regional medical center requires large amounts of signage that easily identify the hospital environment and the emergency and health services that are proposed to be provided on Tract 8. The minimum standards of Section 14-8.10 would minimize the hospitals' ability to identify services, businesses, and direction at the medical center of this size.

C.) Proposed Standards

The proposed signage plan would exceed each of the Chapter 14-8.10 standards for HZ districts as identified below:

Section	Provision
14-8.10(G)(2)	For C-1, C-4 and HZ districts not more than two *signs* are allowed per *building*, the combined surface area of which shall not exceed thirty-two (32) square feet. In addition, an entrance *sign* is allowed as set forth in Subsection 14-8.10(E)
14-8.10(G)(4)	No *sign* shall exceed fifteen (15) feet in height in RAC, AC, C-1, C-4 and HZ districts.
14-8.10(E)(1)	Directional or Information Signs or Historic Markers. No directional or information *sign* or historic marker shall exceed four (4) square feet.
14-8.10(E)(4)(a)	*Sign* support structure for freestanding *signs* shall not exceed fifty percent of the allowable *sign* surface area for one *sign*
14-8.10(E)(6)(a)	Wall Signs: Shall not *project* more than one (1) foot from the wall on which they are displayed. Wall *signs* shall not *project* over public *property* except where the *building* wall is less than one (1) foot from the *property* line. In this case, the *sign* may *project* up to one (1) foot from the *building* wall, provided that it does not impede or endanger pedestrian or vehicular traffic
14-8.10(E)(6)(b)	Shall, in no case, exceed twenty percent of the area of the wall on which they are displayed or eighty (80) square feet in *sign* area, whichever is less, even if the district permits a larger total *sign* area.

Determination of whether the proposed standards are appropriate should include consideration of the functional role of signage: to permit identification of the project site from adjacent streets and readily locate driveways, and to locate different tenants and services once the customer is on the site.

D.) Photometrics and Landscaping

The proposed development application for Tract 8 includes a photometric plan which includes the lighting associated with the proposed comprehensive signage. The City Engineer has reviewed the photometric plan and holds the opinion it is compliance with Section 14-8.9. (Exhibit C2)

The basic landscaping requirements of Section 14-8.10(E)(4)(c) have been met with this application. The applicant has furthered provided a comprehensive landscaping plan that includes landscaping for all freestanding or monument signs. (Exhibit C2).

E.) Master Plan Approval Criteria:

Section 14-3.9 provides for adoption of "special development standards ... necessary to implement specific goals of the master plan." Master plan standards are normally more restrictive than the general standards in Chapter 14, but less-restrictive standards may be approved if they implement specific goals of the plan and are consistent with the purpose and intent of the sign regulations. Master plan approval criteria differ from variance approval criteria, which require a determination that unusual circumstances prevent reasonable use of a particular property.

The necessary findings and approval criteria listed in Section 14-3.9(D)(1) must be satisfied by the request for a minor amendment to the Las Soleras Master Plan.
The necessary findings and approval criteria listed in Section 14-3.9(D)(1) must be satisfied by the request for a minor amendment to the Las Soleras Master Plan.

14-3.9(D)(1) states: Approval or amendment of a master plan requires the following findings:

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

Applicant Response: What greater service can be offered to a community than protecting the health of the individuals living or visiting in Santa Fe and the region? PHS already serves 60,000 patients in northern New Mexico and this is the opportunity to improve on the level of service already provided in the region. The ability to find the hospital and correct treatment facility with in the hospital campus is essential to the well-being of Santa Fe residents and provides for more than quality of life but provides the resources to protect life.

Staff Analysis: Chapter 5 of the General Plan emphasizes the need to maintain a well-designed, pedestrian-oriented streetscape throughout the city's commercial districts. Approval of reasonable signage standards would be consistent with those policies.

b) the master plan is consistent with the purpose and intent of the zoning district 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: There is a question regarding the maximum permitted sign area allowed in the City Code which is a combined area of 32 square feet for two facades of the building. This compares to a building in a commercial retail zone district that permits a sign area of 80 square feet per building in a multi-building complex and a free standing sign of 16 square feet. Given that hospitals are set back a considerable distance from the roadway and have a greater need for visibility it seems that there is an imbalance in allowable sign area between an HZ district and commercial districts in Santa Fe. While the amendment is not consistent with the City regulations for signs there remains the question of the sign standards being appropriate to address the scale of buildings of this size in HZ districts.

Staff Analysis: Special signage standards are appropriate to the extent they are essential to effectively provide hospital services. Staff concurs that the number of signs proposed is appropriate. It is not clear that the main identification signs need to be as large as proposed, however. Using a rule of thumb that 24-inch letters can be clearly read from a distance of over 600 feet, the "A.1" wall signs and "F.48" project signs would be significantly larger than required to effectively identify the site.

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 Analysis: Staff concurs. A comprehensive signage plan provides uniformity in sign design which facilitates access to and within the regional medical center.

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: This criterion is not applicable to the signage plan.

F.) Early Neighborhood Notification Meeting

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 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. Landscape Memorandum, Somie Ahmed
2. City Subdivision Engineer Email, Risana "RB" Zaxus

EXHIBIT D: ENN Materials
1. Meeting March 28, 2016

EXHIBIT E: Applicant Submittals
1. Application Materials
2. Comprehensive Signage Plan
3. Conditions of Approval of Las Soleras Master Plan
4. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.

City of Santa Fe, New Mexico

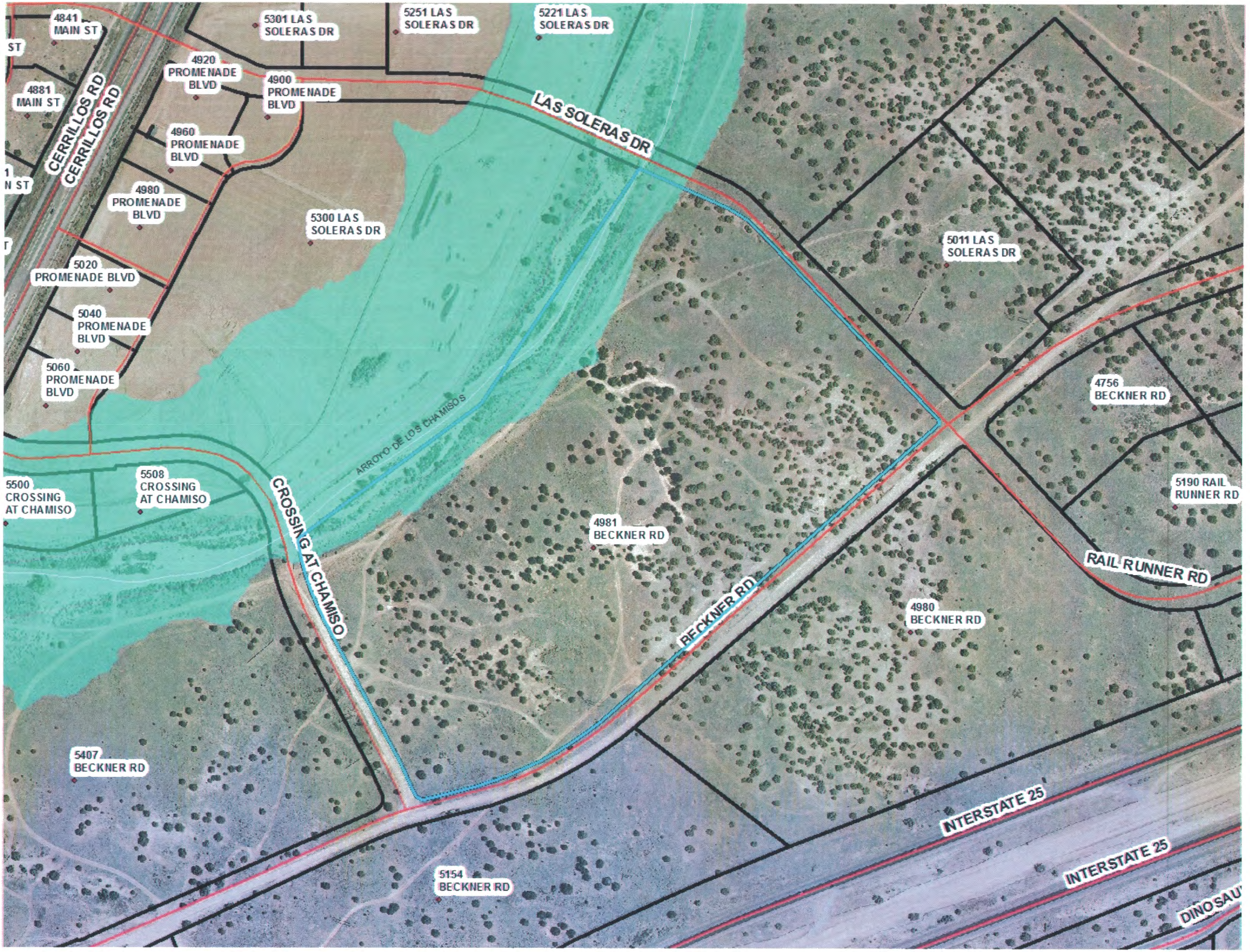
Exhibit A

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
4920 PROMENADE BLVD
4900 PROMENADE BLVD
4881 MAIN ST
CERRILLOS RD
LAS SOLERAS DR
R2-1 2008-11 2009-07
MU 2008-11 2009-07
4960 PROMENADE BLVD
4980 PROMENADE BLVD
5300 LAS SOLERAS DR
5011 LAS SOLERAS DR
5020 PROMENADE BLVD
PROMENADE BLVD
5040 PROMENADE BLVD
5060 PROMENADE BLVD
G2 2008-11 2009-07
HZ 2008-11 2009-07
4756 BECKNER RD
ARROYO DE LOS CHAMISOS
5500 CROSSING AT CHAMISO
5508 CROSSING AT CHAMISO
CROSSING AT CHAMISO
4981 BECKNER RD
5190 RAIL RUNNER RD
G1 2008-11 2009-07
RAIL RUNNER RD
BECKNER RD
4980 BECKNER RD
5407 BECKNER RD
INTERSTATE 25
R1 SPPaZo 2009-01
INTERSTATE 25
5154 BECKNER RD

4841 MAIN ST
CERRILLOS RD
CERRILLOS RD
5301 LAS SOLERAS DR
5251 LAS SOLERAS DR
5221 LAS SOLERAS DR
CREG
4920 PROMENADE BLVD
4900 PROMENADE BLVD
LAS SOLERAS DR
4881 MAIN ST
CCOM
4960 PROMENADE BLVD
RHIG
TMXU
4980 PROMENADE BLVD
POSP
5300 LAS SOLERAS DR
5011 LAS SOLERAS DR
COFF
5020 PROMENADE BLVD
PROMENADE BLVD
CREG
5040 PROMENADE BLVD
5060 PROMENADE BLVD
4756 BECKNER RD
COFF
ARROYO DE LOS CHAMISOS
CREG
5508 CROSSING AT CHAMISO
5500 CROSSING AT CHAMISO
5190 RAIL RUNNER RD
COFF
4981 BECKNER RD
INST
CROSSING AT CHAMISO
BECKNER RD
RAIL RUNNER RD
4980 BECKNER RD
COFF
CREG
5407 BECKNER RD
POSP
INTERSTATE 25
RMTN
INTERSTATE 25
CCOM
5154 BECKNER RD
CREG


4841 MAIN ST
5301 LAS SOLERAS DR
5251 LAS SOLERAS DR
5221 LAS SOLERAS DR
4920 PROMENADE BLVD
4900 PROMENADE BLVD
4881 MAIN ST
CERRILLOS RD
CERRILLOS RD
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
4756 BECKNER RD
ARROYO DE LOS CHAMISOS
5500 CROSSING AT CHAMISO
5508 CROSSING AT CHAMISO
CROSSING AT CHAMISO
5190 RAIL RUNNER RD
4981 BECKNER RD
RAIL RUNNER RD
BECKNER RD
4980 BECKNER RD
5407 BECKNER RD
INTERSTATE 25
INTERSTATE 25
5154 BECKNER RD

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 Master Plan
Case #2016-57

Project Conditions

	Condition	Department/ Team	Staff Responsible
1.	Details for landscaping at all signs must be submitted at time of construction permit.	Landscaping	Somie Ahmed
2.	Add a "Comprehensive Sign Plan to be submitted to City of Santa Fe, which includes modifications to the provisions of Section 14-8.10 SFCC 1987 'Signs', on Tract 8" to Las Soleras Master Plan.	Current Planning	Noah Berke

City of Santa Fe, New Mexico

Exhibit C

Development Review Team

1. Landscape Memorandum
2. City Subdivision Engineer Email

City of Santa Fe, New Mexico

memo

DATE: May 20, 2016

TO: Noah Berke, Land Use Planner Senior

FROM: Somie Ahmed, Planner Technician Senior

SUBJECT: Comments for Case #2016-50, Presbyterian Hospital Final Development Plan

---

Based on plans dated April 18th, the following are staff's final comments for the Presbyterian Hospital Final Development Plan:

1. 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.
2. Details for landscaping at all signs must be submitted at time of construction permit.

BERKE, NOAH L.

From: ZAXUS, RISANA B.
Sent: Monday, May 09, 2016 4:05 PM
To: BERKE, NOAH L.
Subject: Case # 2016-50, Presbyterian Health Services Hospital

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Berke –

Regarding the above-referenced case, all of my previous concerns have been addressed, and I have no further review comments.

I do support the variance to disturbance of over-30% slopes.

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
☐	1	Annette Moon	832 Calle David 87506	
☐	2	Joanna Anaya	2827 Vereda Oliente 87507	Janaya@aspenmedicalcenter.com
☐	3	Tracy Akers	4245 Big Sky Rd 87507	takers505@yahoo.com
☐	4	Envy Cope	4524 Calle Turquesa	
☐	5	Maria Sanchez-Lagrue	513 E. Coronado Rd	Mariasg@q.com
☐	6	Jerry Swartz	P.O. Box 32682 SFNM 87594	JerrySwartz1@Hotmail.com
☐	7	Ted Carlin	1194 Senolo del Valle	yodacarla@cybermesa.com
☐	8	RB Zaxus	CITY	[redacted] RBZaxus@santafenm.gov
☐	9	Soamiya Ahmed	City of SF	sahmed@santafenm.gov
☐	10	Sharon + David Newcomb	80 Double Arrow Rd. So.	Snew0444@aol.com
☐	11			
☐	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
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
☐	1	James W Siebert	915 Mercer	siebert.associates@comcast.net
☐	2	Steve Perich	7401 Jefferson, NE Ste 100 Alb. NM 87109	steve@dpsdesign.org
☐	3	Sandra Kassens	City of Santa Fe, Traffic	smkassens@ci.santa-fe.nm.us
☐	4	Helen Brooks	454 St. Michaels Drive	hbrooks2@phs.org
☐	5	Robin Divine	454 St. Michaels Dr.	rdivine@phs.org
☐	6	Jim Jeppson	" "	jjeppson@phs.org
☐	7	MARGARET MEACHAM	2800 Carrillos Rd. #9 87507 SF	mmeacham@qwest.com
☐	8	John Laur	7601 Jefferson NE	john@dpsdesign.org
☐	9	Kia Mudge	4040 Las Milagros SF	kia mudge hotmail.com
☐	10	Mary Rankovich	4150 Raindance S.F	mranko@comcast.net
☐	11	Dennis Ranka	" " S.F	dmranka@att.net
☐	12	Richard Angelos	4201 Yuella Colorado	angelosfac@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.

Greg Smith
Printed Name of City Staff in Attendance

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.

Prepared by:
James W. Siebert & Assoc., Inc.
March 29, 2016

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, New Mexico

Exhibit E

Applicant Materials

1. Application Materials
2. Comprehesive Signage Plan
3. Conditions of Approval Las Soleras Master Plan
4. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.