City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 5/24/16 TIME 10:50am
SERVED BY Geraldine Quintana
RECEIVED BY

AMENDED

PLANNING COMMISSION
Thursday, June 2, 2016 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

A. ROLL CALL
B. PLEDGE OF ALLEGIANCE
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS
MINUTES: ***April 21, 2016***
May 5, 2016

FINDINGS/CONCLUSIONS:
Case #2016-37. Santa Fe Place Mall Signage Variance and Plan.
Case #2016-38. 3760 Buffalo Grass Final Subdivision Plat.

E. OLD BUSINESS
F. NEW BUSINESS

1. **Capital Improvement Plan 2016-21.** Presentation of the Five-Year Capital Improvement Plan and the 2016-17 Capital Budget. (Oscar Rodriguez, Finance Director)

2. **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)

3. **Case #2016-50. Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.** James W. Siebert & Associates, Inc., agent for Presbyterian Health Care Services, requests approval of a Development Plan and Terrain Management Variance, for 4981 Beckner Road, a 39.03 acre parcel which is zoned HZ (Hospital Zone District). The requested variance is to Section 14-8.2(D)(2)(b) SFCC 1987 for disturbance of slopes greater than 30%. (Noah Berke, Case Manager)

4. **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)

5. **Case #2016-46. 102 Montoya Circle Escarpment Variance.** JenkinsGavin Design and Development, agent for Robin K. Laughlin request approval of a variance to allow a four foot high coyote fence within the Ridgetop Subdistrict of the Escarpment Overlay District. The 0.13 acre property is zoned R-21 (Residential – 21 unit per acre). (Katherine Mortimer, Case Manager)

6. **Case #2016-42. The Pavilion Office Complex Development Plan and Final Subdivision Plat Time Extension and Amendment to the Phasing Plan.** Santa Fe Planning Group Inc., agent for Commercial Center at 599, requests development plan and final subdivision plat time extension and amendment to the phasing plan for 32 lots on 371.2± acres located west of NM 599, between Airport Road and I-25, and east of the Santa Fe Municipal Airport. The site is zoned BIP (Business Industrial Park) and C-2 (General Commercial). The time extension would extend approvals to 2031. The applicant is also requesting the phasing plan be increased from the original 4 phases of development to 7 phases to allow smaller increments of development to occur at one time. Scott Hoeft, agent for Commercial Center at NM 599. (Donna Wynant, Case Manager)

G. STAFF COMMUNICATIONS
H. MATTERS FROM THE COMMISSION
I. ADJOURNMENT

NOTES:

1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
3) The agenda is subject to change at the discretion of the Planning Commission.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 5/14/16 TIME 11:25
SERVED BY Geraldine Quintana
RECEIVED BY

PLANNING COMMISSION
Thursday, June 2, 2016 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

A. ROLL CALL
B. PLEDGE OF ALLEGIANCE
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS
MINUTES: May 5, 2016

FINDINGS/CONCLUSIONS:
Case #2016-37. Santa Fe Place Mall Signage Variance and Plan.
Case #2016-38. 3760 Buffalo Grass Final Subdivision Plat.

E. OLD BUSINESS
F. NEW BUSINESS

1. **Capital Improvement Plan 2016-21.** Presentation of the Five-Year Capital Improvement Plan and the 2016-17 Capital Budget. (Oscar Rodriguez, Finance Director)

2. **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)

3. **Case #2016-50. Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.** James W. Siebert & Associates, Inc., agent for Presbyterian Health Care Services, requests approval of a Development Plan and Terrain Management Variance, for 4981 Beckner Road, a 39.03 acre parcel which is zoned HZ (Hospital Zone District). The requested variance is to Section 14-8.2(D)(2)(b) SFCC 1987 for disturbance of slopes greater than 30%. (Noah Berke, Case Manager)

4. **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)

5. **Case #2016-46. 102 Montoya Circle Escarpment Variance.** JenkinsGavin Design and Development, agent for Robin K. Laughlin request approval of a variance to allow a four foot high coyote fence within the Ridgetop Subdistrict of the Escarpment Overlay District. The 0.13 acre property is zoned R-21 (Residential – 21 unit per acre). (Katherine Mortimer, Case Manager)

6. **Case #2016-42. The Pavilion Office Complex Development Plan and Final Subdivision Plat Time Extension and Amendment to the Phasing Plan.** Santa Fe Planning Group Inc., agent for Commercial Center at 599, requests development plan and final subdivision plat time extension and amendment to the phasing plan for 32 lots on 371.2± acres located west of NM 599, between Airport Road and I-25, and east of the Santa Fe Municipal Airport. The site is zoned BIP (Business Industrial Park) and C-2 (General Commercial). The time extension would extend approvals to 2031. The applicant is also requesting the phasing plan be increased from the original 4 phases of development to 7 phases to allow smaller increments of development to occur at one time. Scott Hoeft, agent for Commercial Center at NM 599. (Donna Wynant, Case Manager)

G. STAFF COMMUNICATIONS
H. MATTERS FROM THE COMMISSION
I. ADJOURNMENT

NOTES:

1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
3) The agenda is subject to change at the discretion of the Planning Commission.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

SUMMARY INDEX
PLANNING COMMISSION
June 2, 2016

ITEM	ACTION TAKEN	PAGE(S)
A. Roll Call	Quorum Present	1
B. Pledge of Allegiance	Recited	
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes & Findings and Conclusions		
Minutes: April 25, 2016	Approved as amended	2
May 5, 2016	Approved as amended	2-3
Findings of Fact & Conclusions of Law		
• Case #2016-37. Santa Fe Place Mall Signage Variance and Plan.	Approved as presented	3
• Case #2016-38. 3760 Buffalo Grass Final Subdivision Plat.	Approved as presented	3
E. Old Business	None	3
F. New Business		
1. Capital Improvement Plan 2016-21.	Presented by Mr. Johnson	3-4
2. Case #2016-49. Las Soleras Minor Amendment to Road Phasing Plan.	Approved with conditions	6-19
3. Case #2016-50. Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.	Approved with conditions	19-28
4. Case #2016-57. Las Soleras Minor Amendment to Master Plan	Postponed	28
5. Case #2016-46. 102 Montoya Circle Escarpment Variance	Approved with conditions	4-6
6. Case #2016-42. The Pavilion Office Complex Development Plan and Final Subdivision Plat Time Extension and Amendment to the Phasing Plan	Postponed	28
G. Staff Communications	Discussion	29
H. Matters from the Commission	Discussion	29-30
I. Adjournment	Adjourned at 10:15 p.m.	30

PLANNING COMMISSION
Thursday, June 2, 2016 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A regular meeting of the City of Santa Fé Planning Commission was called to order by Chair Vince Kadlubek on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present
Commissioner Vince Kadlubek, Chair
Commissioner Mr. Romero B. Hiatt, Secretary
Commissioner Roman Abeyta
Commissioner Justin Greene
Commissioner Stephen Hochberg
Commissioner Mark Hogan
Commissioner Piper Kapin
Commissioner Sarah Cottrell Propst

Members Absent
Commissioner Brian Patrick Gutierrez, Vice-Chair [excused]

OTHERS PRESENT:
Ms. Lisa Martinez, Land Use Department Director
Mr. Greg Smith, Current Planning Division Director and Staff Liaison
Mr. Noah Berke, Current Planning Division, Senior Planner
Mr. Adam Johnson, Budget Director
Mr. Kelley Brennan, City Attorney
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Planning and Land Use Department.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

Ms. Martinez requested items #4 and #6 be postponed at the request of staff to the next Planning Commission meeting (June 16).

Chair Kadlubek requested to rearrange the order of the agenda by moving item #5 right after the CIP Plan report.

Commissioner Kapin moved to approve the agenda as amended. Commissioner Hiatt seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES AND FINDINGS OF FACT

1. **MINUTES:**
   a. **April 21, 2016**

Commissioner Hiatt had some typos to correct as follows:
Page 2, 2nd paragraph: "he" should be "the."
Page 8, 4th paragraph: add <u>and coming</u> between "it" and "back."
Page 8, 6th paragraph: add "the" between "is" and "most."
Page 10, 4th paragraph: delete the equal sign and capitalize "She."
Page 10, 6th paragraph: add "to" between "children" and "school."
Page 13, 1st paragraph: "paring" should be "parking."
Page 20, 6th paragraph: "coal" should be "to draw."
Page 27: 5th paragraph should read, "Commissioner Hiatt requested as a condition of approval, the alternate plan for parking."
Page 30, 2nd paragraph: "agree" should be "agreed."

Commissioner Hiatt moved to approve the minutes of April 21, 2016 as amended. Commissioner Greene seconded the motion and it passed by unanimous voice vote.

   b. **May 5, 2016**

Commissioner Hogan requested a change on page 8, 4th paragraph where it should say "on the approval is likely." And on page 10, 4th line where it should say "like" not "life."

Commissioner Hiatt moved to approve the minutes of May 5, 2016 as amended. Commissioner Hochberg seconded the motion and it passed by unanimous voice vote.

2. FINDINGS OF FACT & CONCLUSIONS OF LAW

a. Case #2016-37. Santa Fe Place Mall Signage Variance and Plan.

Commissioner Hogan asked at #12 if there should be confirmation that the conditions were accepted by the applicant.

Mr. Smith clarified that it is not required that the applicant agree to the conditions.

Commissioner Hogan thought he saw it included in the minutes.

Mr. Smith said they could add that, if it is the consensus of the Commission.

Commissioner Hiatt moved to approve the findings of Fact and Conclusions of Law for Case #2016-37, Santa Fe Place Mall Signage Variance and Plan. Commissioner Hochberg seconded the motion and it passed by unanimous voice vote. A copy of the Findings is attached to these minutes as Exhibit 1.

b. Case #2016-38. 3760 Buffalo Grass Final Subdivision Plat.

Commissioner Hiatt moved to approve the Findings of Fact and Conclusions of Law for Case #2016-38, 3760 Buffalo Grass Final Subdivision Plat. Commissioner Kapin seconded the motion and it passed by unanimous voice vote. A copy of the Findings is attached to these minutes as Exhibit 2.

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

1. **Capital Improvement Plan 2016-21.** Presentation of the Five-Year Capital Improvement Plan and the 2016-17 Capital Budget. (Oscar Rodriguez, Finance Director)

Mr. Adam Johnson, Budget Director, presented the update on both the Five-Year Capital Improvement Plan and the one-year budget in the absence of Oscar Rodriguez. The budget was approved by the

Governing Body. [A copy of the report is attached to these minutes as Exhibit 3.]

Mr. Johnson said most of these projects have been in the pipeline for some time. He is looking for more input in the 5-year plan projects that are funded or unfunded. Further, given that any budget is a snapshot in time, things are always changing and the whole plan is not set in stone. There can be BARs and adjustments in the CIP. He expects to see more one-time money for projects in the future. There will be a final version of the update as approved by Council on the website next week.

Chair Kadlubek asked if this plan will be in front of the Commission at other times and receive other updates.

Mr. Johnson agreed.

Commissioner Greene said this is great. He had talked with Mr. Rodriguez about a longer term with CIP and asked him to make the Commission aware of the strategic planning process as one of the outputs for economic development with housing needs.

Chair Kadlubek noted there are some projects we could imagine in the next five years that are not seen anywhere on the plan. But given that this is the first time, he gave congratulations and thanked Mr. Johnson for it.

Per the amended agenda, this case was presented next.

5. **Case #2016-46. 102 Montoya Circle Escarpment Variance.** JenkinsGavin Design and Development, agent for Robin K. Laughlin request approval of a variance to allow a four foot high coyote fence within the Ridgetop Subdistrict of the Escarpment Overlay District. The 0.13-acre property is zoned R-21 (Residential – 21 units per acre). (Katherine Mortimer, Case Manager)

Ms. Sonya Abbot presented the Staff report for Case #2016-46 in the absence of Katherine Mortimer. A copy of the report is incorporated herewith to these minutes as Exhibit 4. Please refer to Exhibit 4 for details concerning the staff report.

She said the drop off at the edge of the property creates a safety issue for the property owner. The lot was legally nonconforming. Staff noted that there is no buildable area outside the ridgetop because the lot is entirely within the ridgetop subdistrict. The graphic illustration shows the creation of that safety hazard. The variance would allow for use of the land. All of the adjacent properties are already developed and it has walls or fences all along the property. This would be in keeping with the rest of the properties.

Applicant Presentation.

Ms. Hillary Welles, JenkinsGavin Design and Development, 130 Grant Avenue, Suite 101, was sworn. She indicated that the site plan needs a very slight change to the front on the northwest corner. The proposed fence is shown but was not closed around the property on the Commission's copy. It was shown inside the access easement in error as it is outside that access easement.

Ms. Welles handed out the corrected site plan. [A copy of the site plan is attached to these minutes as Exhibit 5.] She explained that this property is completely within the escarpment overlay and the fence is needed for safety. She stood for questions.

Questions to the Applicant

Commissioner Kapin said it is clear there are other fences in the area but not from the pictures if the other fences go all around it, fully enclosing the property. She asked if there were other properties nearby that were fully enclosed as she is requesting here.

Ms. Welles agreed. Just to the north of this property is the parking area enclosed by a coyote fence. There are numerous others that are fully enclosed.

Commissioner Hochberg asked if it will be a coyote fence.

Ms. Welles agreed. It will be 4' high.

Commissioner Hochberg asked if it will be visible from Gonzales Road.

Ms. Welles showed what it would look like. It will be constructed to match the existing fence. Looking north, there is a 5' drop off there. She showed Gonzales Road and pointed out the property which shows it is not very visible.

Commissioner Kapin moved to approve 2016-46...

The Stenographer reminded the Commission that public comment was not requested yet.

Commissioner Propst, for the record; for the attorneys when they build a record, from the Staff Memo, it doesn't appear that all the variance criteria have been met and the Commission heard that through the testimony.

Ms. Brennan said typically, the Commission would say in the motion exactly as she stated and also subject to any conditions of approval in the Staff report.

Public Comment

There were no speakers from the public concerning this case and the public hearing was closed.

Commissioner Greene asked if this fence is on top of the retaining wall and could be as high as 11' in some places.

Ms. Welles explained that the retaining wall below is around three feet high and is not on the applicant's property. With the retaining wall, the finished wall would be a total of 8' in height.

Ms. Abbot said they can build up to a maximum 10' wall total, including the retaining wall and the fence.

Commissioner Greene asked if they could do this without HDRB approval.

Ms. Abbott said they have Historic approval.

Action of the Commission

Commissioner Kapin moved in Case 2016-46 - 102 Montoya Circle Escarpment Variance, to approve the application as the Commission determines the proposed coyote fence meets the variance criteria and approval with conditions. Commissioner Hochberg seconded the motion and it passed by unanimous voice vote.

2. **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)

The Commission heard the Staff Report together with #3 – Case #2016-50.

3. **Case #2016-50. Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.** James W. Siebert & Associates, Inc., agent for Presbyterian Health Care Services, requests approval of a Development Plan and Terrain Management Variance, for 4981 Beckner Road, a 39.03-acre parcel which is zoned HZ (Hospital Zone District). The requested variance is to Section 14-8.2(D)(2)(b) SFCC 1987 for disturbance of slopes greater than 30%. (Noah Berke, Case Manager)

Commissioner Hochberg recused himself since he is Vice-Chair of the St. Vincent's Hospital Foundation and will be Chair on July 1 which will make him ex-officio member of the Christus St. Vincent's Hospital Board. There is no ethical obligation for recusal but he chose to avoid any appearance of impropriety.

Commissioner Hochberg left the meeting at 6:30.

Mr. Noah Berke presented the Staff report for each of these two cases and apologized for the postponement of the third case. A copy of the report for Case #2016-49 is incorporated herewith to these minutes as Exhibit 6. A copy of the Staff report for Case #2016-50 is incorporated herewith to these minutes as Exhibit 7. Please refer to Exhibits 6 and 7 for details concerning Mr. Berke's staff report.

Mr. Berke displayed a land use map of the Las Soleras subdivision with names of approved developments within the subdivision. He briefly reviewed the background on the Las Soleras subdivision.

The first case was for a minor amendment to the road phasing plan of the Las Soleras Master Plan which involves he development of the hospital site, Tract A. The applicant requests an amendment that the development of Tract A be required to construct a Crossing at Chamiso Road over Arroyo de los Chamisos, rather than Las Soleras Drive crossing. When completed, the Crossing would connect Beckner Road to Cerrillos Road.

Staff recommended approval of the amendment as shown in the Staff Report Exhibit B.

Mr. Berke went next to the variance request and described it to the Commission. He explained that the variance for terrain management is needed because it is the only standard not met for the Final Development Plan. The development requires the disturbance of natural slopes greater than 30%. The variance represents only 1.3% of the overall site area but would reduce the buildable area by more than ten acres.

He added that out of the traffic analysis, the Traffic Engineer provided a condition of approval to construct three roundabouts on Beckner Road. The Applicant has requested signal intersections instead.

Mr. Berke reviewed the conditions of approval from each City division and reported on the ENN meeting held at the Southside Library.

Staff recommends approval of the variance, the development plan and the minor adjustment subject to all conditions in both sets.

Questions to Staff

Chair Kadlubek noted that the conditions of approval are replicated in the Commission packet but it was not clear which ones go to which case.

Mr. Berke said there are some replications but they should be labeled on the top of Exhibit B which case they apply to. They were advertised separately so they are stand-alone cases.

Commissioner Propst said there are 17 conditions for 2016-49 and 19 for 2016-50.

Chair Kadlubek said there are 31 total conditions for 2016-49. He thought perhaps 1-17 were identical but saw that they were not.

Mr. Berke said there is some replication and there are differences between the two and the conditions with road phasing are for specific locations. The construction of Crossing at Chamiso is to be undertaken by Beckner Road Equities, the developer of Las Soleras and some of the conditions lie with that developer. The conditions for the Development Plan lie with Presbyterian.

Applicant's Presentation

Ms. Helen Brooks, Administrator for Presbyterian Healthcare Services, 103 Catron #29, who said they are excited to share these plans in Las Soleras. The new medical center will focus on emergency care and outpatient care and have about 30 beds. The Master Plan is for 39 acres and the structure is 285,000 square feet for the first phase at a cost of $135 million. Presbyterian purchased the property in 2008 and now is moving forward to develop the site. We appreciate staff recommending approval of the application.

She introduced the team members, which included Jim Jepson, Presbyterian's Real Estate Development, Jim Siebert, Siebert & Associates Land Planning, Mr. Romero Laur, Dekker, Perrich and Sabatini Architects, Glen Bratton, Bohannon-Huston Engineers, Chris Cordova, Southwest Planning and Marketing, Terry Baum, Traffic Engineer.

Mr. Jim Siebert, 915 Mercer, was sworn. He asked Commissioners to turn to Tab 2 in the binder provided. [A copy of the contents of the binder is attached to these minutes as Exhibit 8.] He explained that Tab 2 has assembled all conditions in one place and at the top of the page, tells whether it refers to the development plan or the road phasing plan. In the conditions, the road phasing plan duplicates in 1-10 and then the remainder of the conditions are different.

Mr. Siebert used a PowerPoint to present the project. The binder has the printed version. He clarified that there is no new information in it but they took the information the Commission had before and packaged it to be more readable.

Mr. Siebert was disappointed that the signs are not on this agenda, as well.

He displayed the site and surrounding area. The area in blue is the hospital site of 39 acres. Surrounding it are brown, red and purple areas which are residential sections. The helicopter landing pad is at the northwest corner so flights will not be over residential areas but commercial areas. He identified adjacent properties. To the right is Specter Development that the Commission approved for 128 assisted living units. North of the site is the 300-lot Pulte development.

Mr. John Laur, 13109 Sandstone Place, Albuquerque, was sworn. He showed the long term development plan of the property. In the north is an arroyo that frames the top and takes 5-6 acres out of the 39-acre site. There are three roads in this area. The blue area is the proposed inpatient and outpatient medical care center. It is L-shaped. One leg is inpatient and connected with the atrium entry and connects

down to the physicians' office building which provides clinic and administrative functions. The lighter blue leg to the east is where the second phase will be built. Then there is another 120,000 sq. ft. of outpatient services. When the second phase kicks in, the parking garage will be built. The first phase is surface parking. He showed the visitor/patient parking and staff parking areas. Service drive is near the helipad.

The site slopes about 40' across the site. So the entrance at Chamisos enters on level 2.

On the right hand are special clinics to support the medical use of the property.

The site has some flood plain areas so the project uses 34 acres. The first phase is 285,000 square feet. The allowed square footage has a lower density than the maximum and achieves required height limit and required parking with landscaped areas at 31%. The maximum height requirement is 70' for the hospital and they will comply with the height and with all material, fenestration, and window style requirements. From the lowest level at the service drive up over the roof is 70' plus 4' for parapets.

Mr. Glen Bratton, 2844 Cantado Circle, Santa Fé was sworn and addressed the site utilities for the project. He pointed out the red dashed line at bottom which is the overhead PNM power line and blue lines surrounding the project are existing water lines in the infrastructure. The green line at the north is the City sewer trunk line in place. They will connect to the sanitary sewer line to provide service for the hospital and clinic. The Las Soleras Master Plan water plan connects to a water line across the site between the Crossing at Chamiso and Las Soleras Drive. Water lines will be placed throughout the site for fire protection and help meet emergency needs.

He addressed access to the site. He showed the access points. The main access is on the west side also at the Crossing at Chamiso. There are four access points. The northwest entrance is the ambulance entrance. There is also an entrance off Beckner and one off Las Soleras Drive. All but Beckner are full access entrances, allowing turns in or out left or right.

The Traffic Engineer requested that the Beckner Entrance be limited to restrict to right turns out of the site.

Mr. Siebert showed where the roads are completed now and described them. Beckner is completed out to the eastern property boundary. The Crossing at Chamiso is also completed. He distinguished that road from Las Soleras Drive. He pointed out the connection to Nava Adé called Walking Rain. So the site has multiple points of access which facilitates the distribution of traffic.

He briefly described the trails plan layout which had been presented before. The underpass takes the trail into Tierra Contenta and on to the diverging diamond on I-25 and State Road 14. There is also one from Richards Avenue to the hospital. In the immediate vicinity of the hospital are 10' wide trails of the City. The ones in blue are 8' wide. The other trails to be constructed are part of Phase Two.

Regarding the Variance, the 30% slopes are actually manmade slopes at Beckner and Crossing of Chamiso, principally along the drainage. It would be very difficult to develop the hospital without the

variance but that is a little over 1% of the property. There are various ponding areas with standpipes to a storm drain to the river. Upstream to them they have been cut off so they no longer function as drainage.

Regarding the Road Phasing Plan, Mr. Siebert showed a complicated map that was worked out with the Traffic Division. The road plan says that on the hospital tract, the load triggers the need to complete Las Soleras Drive. They are asking to change that from Las Soleras Drive to the Crossing at Chamiso. He explained the reason. Herrera Drive goes through Capital and Ortiz schools. Herrera is an extension of Crossing at Chamiso. Tierra Contenta Drive is an extension of Las Soleras Drive where driver load is half of Herrera Drive.

He asked Jim Jepson to talk about using a signalized intersection instead of roundabouts.

Mr. Jim Jepson, 3116 Camino de las Sierra NE, Albuquerque, was sworn and thanked City Staff for their efforts with a lot of discussion and guidance. Two staff members, in particular, have worked very hard on this project. But one area remains that they haven't agreed on - Roundabouts.

He said they believe most people are not familiar or comfortable with roundabouts and the hospital will have a disproportionate amount of older and anxious and stressed people so they would prefer to have no roundabouts near the site, if possible. The vast majority will be coming from the west or from I-25 onto Beckner Road or south on Cerrillos Road onto Las Chamisas. Quite a bit of expense and engineering has been done in preparation with easements and land swapping for a roundabout at Las Soleras and Beckner and they are fine with that roundabout as well as the roundabouts to the east of this site.

But they are requesting that from the entrances west to Beckner they not have roundabouts. That is condition #5 in both cases to have a roundabout at Beckner and Las Chamisas and one at Beckner and Las Soleras. The one at Beckner and Las Soleras would remain. He asked the Commission to support them in this request.

Mr. Siebert said they are in agreement with all the rest of the conditions.

.

Public Comment

Mr. Bryan Tremko, 11 Scarlet O'Hara, Moriarty, New Mexico, was sworn. He stated that he works for the Southwest Regional Council of Carpenters union representing 1,200 carpenters in New Mexico. He commended the architects and engineers for the beautiful design and hoped the Carpenters ultimately could support it. But he was speaking against approving anything until some questions are answered.

The first presenter talked about the jobs this project would create. Certainly some of the jobs are in the construction industry. He asked who would build the project. He knew they have narrowed it down to possibly three companies and one is an instate-out of state partnership. With Presbyterian being the largest nonprofit in New Mexico and receiving tax payer subsidies, he would like to keep our tax dollars local and use local workers and local construction companies.

He also wanted to ask if the contractors they use are paying area standard wages and are they using local workers and whether they pay healthcare benefits to their employees. Ultimately, it is a double hit if they don't and the tax payers pay for it. He found it ironic if the hospital providing health care did not pay health care benefits to those who work in their facilities.

Mr. Frank Herdman, 1305 Villalobos and office at 125 East Marcy Street, was sworn. He said he represented Christus St. Vincent Regional Medical Center. After an introduction, he would introduce Professor Aldrich, involved in the Master's program in Healthcare Administration program at UNM to speak.

He emphasized that this application is like no other ever before the Planning Commission. This application is unique because it is the first request for the development plan approval to construct a new hospital in Las Soleras Hospital Zoning District. The zoning district codes are like no others in the code. It requires the applicant to submit both a market analysis and a fiscal impact analysis including the demand for the project, net local public costs and scale and extent of local competition. The Code states, "The applicant shall conduct and submit a market analysis and fiscal impact analysis that analyzes in detail the need for the proposed hospital."

Those documents are required to describe in detail the need for another hospital in this community. Those requirements contemplate that the Planning Commission, as part of its review, will make a meaningful review for the need of an additional hospital in Santa Fe.

He noted that no part of the presentation here, except minor comments by Staff that address any of those issues. And no reference to the code requirement to submit that information other than the fact that the Planning commission does need to make a meaningful review. Staff has explained that the criteria to find that the project "will not adversely affect the public interest." That is directly from the code. It is only this zoning district with these unique requirements and for good reason. There are numerous potentially negative consequences that may result from this construction other than traffic, noise, lighting that typically come before the Commission.

The State of New Mexico does not regulate those because it does not regulate whether a hospital should be built. Many other states do but not New Mexico. These negative consequences need to be evaluated and the Commission needs to look at them carefully.

The presentation was deficient in many respects. He would ask the Commission to determine the application is incomplete until they submit the analysis of need for a new hospital. Professor Aldrich will present some questions that he asked the Commission to get from the applicant to properly evaluate it.

Dr. Ron Aldrich was sworn and used a PowerPoint in his presentation. He said he has a variety of different roles. He is currently a professor at UNM and served on the Board of Christus St. Vincent's for 6 years and served as Chair and completed that 2 years ago. He provided a handout on Use Specific Standards. [A copy of the handout is attached to these minutes as Exhibit 9.] He shared several other of his qualifications including 50 years of leadership across US.

He said his comments deal with concerns he has as a member of the community serving as a navigator for people to access healthcare.

He shared a printed copy of his PowerPoint presentation with the Commission [attached to these minutes as Exhibit 10]. A number of trends in US and also in Santa Fé is a shortage of providers. Our physician population is the oldest in the US except for West Virginia. And significant shortages of nurses have resulted in changes in nurse education. Nurses known as travelers come from far away.

Secondly, hospital margins are shrinking across US. There are some improvements recently by expansion of Medicaid in New Mexico but now they are facing significant cuts in payments. The effect will be most significant for those at the margins - no coverage, despite wealth in Santa Fé, we have lots of poverty. Many profitable surgeries help subsidize other services. Orthopedics is a strong component.

Hospitals are under significant reimbursement crises. Obstetrical service in Las Vegas is no longer available. So we are in a period of significant change because of those issues. Many states regulate the opening of hospitals, especially specialty Hospitals. Recently, 250 attended hearings discussing the issue with Presbyterian. Those models don't always work. A number of operating rooms at St. Vincent's were shut down to make the partnership with doctors work. Presbyterian has 35,000 enrolled members of their health plan. Not all new hospitals are successful. Sometimes there are consequences.

We face scarcity if Santa Fe splits that between two hospitals. Santa Fé labor costs are somewhat higher so we do see a potential for splitting the workforce making an impact on the labor costs. Another impact of concern is that community gets $23 million in subsidies and both are under the same provider number and St. Vincent's has sole provider status. So when Presbyterian opens the facility, it will have a significant effect because sole provider funding will not be available. Physician compensation issues have been very serious.

Some of the services - trauma center service, behavior health, substance abuse, birthing, and a lot of others cannot support themselves and must be subsidized and that might affect the ability of the proposed hospital to provide them.

Española is the capital of opiate problems and that could be problematic.

Higher costs could be passed on to employers. They claim it will lower costs. Mergers keep going on because that is not the case.

It would be important to validate the need for services at the Presbyterian location. It is mostly ambulatory with limited beds. We are shifting dramatically away from inpatient services.

When he looked at the presentation - from the classic certificate of need, a number of areas don't meet the standard for needs to be met. He listed them.

Out-migration by St. Vincent's is different from Presbyterian Health Services. More data needs to be analyzed.

The definitions of the primary service market and secondary service market need to be analyzed. Expected revenue growth need added information and who will be impacted by the services provided.

The Presbyterian ambulatory center is right across from St. Vincent's Hospital. If you look at our community, the increase of ambulatory centers is dramatic.

One issue that is a question is whether this will impact the splitting of the workforce and how we will handle that. What will happen with unprofitable services that are being subsidized?

Presbyterian Health Services operates healthcare across the state.

Lastly, he provided a series of questions to consider and need to be answered.

He would encourage the Planning Commission to look at those to see if they would adversely affect the public interest.

He said he is not opposing this proposal but asking for more information to be provided that is worthy of consideration. He said he presented this as a citizen but has disclosed previous affiliations.

Commissioner Hiatt noticed in the ordinance and from Mr. Berke's presentation that it was required that the Santa Fé County Health Policy Planning Commission consider this application and it also required that St. Vincent's be invited to the meeting. He asked if Christus St. Vincent appeared and participated at the meeting.

Professor Aldrich said he saw the notice but could not attend and didn't know if they attended. But they were notified. He added that his belief is that, knowing Presbyterian, they would work to meet every standard.

Commissioner Hiatt asked if his points were previously made known to Presbyterian.

Professor Aldrich said when he read the summaries of the meetings that were presented to the Commission in preparation, he did find some of them but not all of them. "We tried to identify those that needed to be addressed." He was very concerned about the impact on the community as a whole and how they could work collaboratively to be certain to make improvements in the health status of the community.

"Frankly, having gone through that whole health planning community needs assessment process, we are finding that there is a lot of significant issues that are identified that we are not making good progress with."

He also appreciated Ms. Brooks' comment to make them as effective as possible.

There were no other speakers from the public concerning this case and Chair Kadlubek closed the public hearing.

Commission Discussion

Chair Kadlubek asked to discuss the Road Phasing Plan, roundabout issue and then fiscal impact.

Mr. Berke said regarding that meeting with the County Commission that there was a name on the attendance list that had a St. Vincent email address.

Mr. John Romero came forward to address the reason for a roundabout for that intersection. He said that during the Master Plan phase, he asked the applicant to do a study on Beckner Road and that was how he decided roundabouts would be optimum. Pulte is building one also.

Chair Kadlubek asked if that was with the understanding there would be a hospital on that tract.

Mr. Romero agreed.

Chair Kadlubek asked if it is either a series of roundabouts or a series of traffic lights.

Mr. Romero said there are some inefficiencies to attempt progression with lights. With roundabouts, there is no traffic saturation.

Chair Kadlubek asked if that was his main concern or if there are others.

Mr. Romero said a roundabout would be better. It reduces the number of crashes and fatalities and reduces emission because you don't have to sit and wait at the signal. It reduces electricity costs too. The city for the last ten years has seriously considered roundabouts instead of signals.

Chair Kadlubek asked if they build a roundabout and find it detrimental - just not working, how quickly the City could respond to go from a roundabout to signals.

Mr. Romero said capital would be the issue but he didn't anticipate that would be a problem. There are roundabouts being built at hospital entrances around the country and have not experienced any problems. He had not seen any studies that would indicate increased crashes. He related that when his son was being born, he ran red lights but with roundabouts, that wouldn't happen.

Chair Kadlubek asked if he had any information about not knowing how to use roundabouts. He said he travels from downtown to Siler Road quite a bit and noticed that big roundabout there getting better. Does the City have data as to how many accidents occur at or within roundabouts?

Mr. Romero had a national study that showed a 47% reduction of crashes and 50% reduction of fatalities, compared with signalized intersections. When people don't understand them, they are just more cautious. The only negative thing is that they don't operate more efficiently. You can compare by looking for debris, broken glass, etc at roundabouts compared with signaled intersections.

Chair Kadlubek asked if this one would be double lane or single lane.

Mr. Romero said portions are multilane. There are no others now. The one on 599 is single lane. The ones on Richards have some multiple lanes.

Commissioner Hogan asked that someone from the applicant team talk about their preference. This rationale is unfamiliar with roundabouts but it would age out as the population ages and more people come in with experience. He was trying to get to how critical it is.

Mr. Jepson apologized that the Commission has to be the tie breaker. Their major concern is no familiarity with them. As time goes by, it would work itself out. He added that he is personally a fan of roundabouts but believed this comes down to comfort of people using them. It would cost Presbyterian about $400,000 to trade out that intersection and was not sure if putting it back later on would be the City's responsibility or not.

Commissioner Hogan asked how critical it is to their mission and the function of the facility. It appears to be a significant issue of planning. It ought to be based on a solid rationale to make an exception.

Mr. Jepson said there is no correlation with their business operation. We are talking about a few roundabouts in thousands of intersections. Mr. Romero convinced him they are safer. You might reduce that rate by a marginal amount before it affects statistics.

Commissioner Hiatt asked why, after 8 years, we are at this point. He asked if we didn't decide for roundabouts 8 years ago. He asked what had happened to change that now.

Mr. Jepson replied that there was never a discussion of roundabouts eight years ago and the developer dealt with that without any input on our part.

Commissioner Propst asked it there would be many signs at this intersection directing people.

Mr. Jepson said there is one sign at the northeast corner and he didn't anticipate a lot of signs that would add or detract from that roundabout or a signal.

Chair Kadlubek asked about the distance to the next roundabout.

Mr. Jepson said it is the full length of their property – probably a half mile. There is just one other one on our side and it is restricted to right in and right out. It doesn't come across.

Mr. Romero said at some major roads, they try to implement access control. It is safer making U turns than allowing left outs. But these roundabouts provide more flexibility to accomplish that.

Commissioner Kapin asked why there is that preference for a U-turn instead of left out. They are kind of irritating.

Mr. Romero said the primary reason is safety. On Airport Road we put in access control because of high number of accidents and to prevent risky movements. We did a study and the numbers were significant on crash reductions. Another byproduct is that at some major intersections it backs up traffic waiting behind someone trying to make a left turn.

Mr. Romero added that there are two other entrance points in that direction. As stated by the applicant, most would make a right out anyway. The roundabout would still be able to handle that traffic.

Commissioner Greene asked about wayfinding when a driver is making a 3/4 circle whether there is a signage issue in approaching which exit is marked and how that signage would be done to make it clear.

Mr. Romero said they would put guide signage around the roundabout. This one is four legged at 90 degrees so it is a little more conventional. South Meadows is a little more confusing because of multiple legs. The City will provide signage and you have to be in the correct lane when entering the roundabout if you are making a left turn.

Commissioner Greene asked if the City could make a marking on the pavement like a big blue H for the hospital. It would help with wayfinding.

Mr. Romero -said he could look into that. The city follows the AASHTO standard which is a well-established standard. The first roundabout was done in 1994 and they surveyed and found that American drivers are different than Australian drivers. There is now a good number to consider.

Commissioner Propst asked, if someone misses the left into the hospital, where the next opportunity would be for them.

Mr. Romero said there would be another left turn available.

Commissioner Kapin asked are any of the roundabouts are scheduled to fail at some point and if there is a difference in cost between lights and roundabout.

Mr. Romero said the way things are developing, you can always access a roundabout. He didn't anticipate it would ever fail with a roundabout. For cost, we would have 20-30 years from now with of no electricity and constant flow. He truly believed the roundabouts would last into perpetuity.

Chair Kadlubek predicted a lot of traffic on Beckner with so many units being developed; with quick access off I-25 and it would become lots of people's favorite road. He saw how it could be a concern. He asked if we could find a way to make the roundabout less confusing instead of reverting to signals.

Commissioner Kapin asked Mr. Berke if there is anyone working on the trigger the roads with 4-B development.

Mr. Berke said Tract 4-B was slated to be a Costco Store but they are not coming to Santa Fe now. He was not sure who will develop that C-2 commercial zone. There has been talk or various stores going in but nothing definite now.

Commissioner Greene posed, if the Costco doesn't get developed for 3-4 years and Presbyterian is so successful that they go to Phase 2, whether that Phase 2 would trigger the other bridge or if that was specifically for another developer to trigger the back access.

Mr. Berke clarified that the hospital would be finished with development of roadways in Las Soleras with the Crossing at Chamiso. They would not be required with any other phases to finish out Las Soleras Drive.

Mr. Romero added a small caveat, that in that phasing plan, the intent is just to have a systematic way of putting in all the roads. The caveat is that if traffic develops and overloads the Crossing at Chamiso then they could arguably be required to build out Las Soleras Road but he didn't think that would happen. The commercial development at the State tract could also trigger requiring that extension. Problem traffic would trump the plan then.

Commissioner Greene asked if another traffic study was required before Phase 2 development.

Mr. Romero said Staff did not see a need for it because of anticipated traffic for the hospital. Background traffic would be from the other developments. We can look at it in the future to see if an access permit would be needed.

Commissioner Greene recommended that when the applicant comes forward with Phase 2, we would look at that traffic and determine whether the second bridge is necessary.

The applicant was willing to look at that at Phase 2 and could deal with that bridge, if needed.

Commissioner Greene said traffic for access to Richards and Beckner could be a full throughway. He asked what the time-line is for that.

Mr. Romero clarified that Pulte is going to be building a section from their last drive to Richards. In the road phasing plan, it is basically from point 1 (in the road phasing plan) to Richards - in the table on the right.

Mr. Smith said it is Exhibit 1A of the road phasing plan in the packet.

Commissioner Greene pointed out that for that section it says there are dedication or annexation issues. He asked if that was laid out for one year, two years, five years.

Mr. Romero explained that the connection will be made initially. And then, based on certain phases of developer, certain things would develop - it is part of the whole plan to get things built out systematically. But in the future, it will be connected with the Pulte subdivision. Pulte is on the hook to do that.

Chair Kadlubek reasoned that it would depend on how fast Presbyterian got up and running. If they were successful, that would be the concern. He would hate to see the full connection from Beckner to Richards held up by lack of development in the red areas on the south side of Beckner. But Mr. Romero said traffic would trump the plan. He asked if the City would pay for it.

Mr. Romero said the developer would pay for it and is negotiated with the developer.

Commissioner Greene asked that the Commission put a condition that a traffic study be performed prior to phase 2 development of the Presbyterian site and such connections to Richards Avenue would be brought up to urban standards or the second access at Las Soleras Drive – the bridge over the arroyo.

Mr. Romero opined that conditions should be attached to the development plan and not the roadway phasing plan. It is not altering the roadway phasing plan.

Commissioner Greene agreed.

Mr. Jepson clarified that the traffic study was only required if Las Soleras bridge was not completed.

Commissioner Greene agreed, if the bridge was not completed or the urbanized buildout of Richards was not completed.

Action of the Commission

Chair Kadlubek asked if the Commission can now vote on 2016-49 by itself.

Ms. Brennan agreed they could vote on this separately and then vote on 2016-50.

Commissioner Propst asked if the Commission has agreement on the roundabout.

Chair Kadlubek said it depends on the movant's motion. If it is to remove condition #5, then the Commission could remove condition #5.

Commissioner Hogan moved for approval of Case #2016-49, Las Soleras Minor Amendment to

Road Phasing Plan including staff conditions. Commissioner Hiatt seconded the motion and it passed by unanimous roll call vote with Commissioner Hogan, Commissioner Greene, Commissioner Kapin, Commissioner Propst, Commissioner Abeyta and Commissioner Hiatt voting in favor and none voting against. Commissioner Hochberg was not present for the vote, having recused himself from this case.

2016-50 Discussion.

Commissioner Hogan asked about disposal of medical waste and possible effects on the waste stream that can create issues at the wastewater treatment plan.

Mr. Berke deferred to the applicant.

Mr. Smith also noted for the record that Mr. Holland from the Wastewater Division is present.

Mr. Laur responded that for liquid waste and solid waste, there are specific systems the hospital integrates for proper disposal. The Hospital will use red cans at the facility for daily collection and treatment of bio-waste daily to get rid of it in an approved manner.

Commissioner Hogan clarified he was speaking about liquid waste discharge.

Mr. Laur said he couldn't answer the specific question but there are systems in the hospital such as blood loss that is collected in the same system. It is contained within the OR room itself and absorbed and not hosed down into a drainage system.

Mr. Holland said they have an industrial "pre-treatment" program. They go out and inspect systems and have an e-monitor built into the city code right now. They will have other protocols within the hospital.

Commissioner Propst apologized that she has to catch a plane early in the morning and said a couple of things jumped out for her in the materials. Some was raised by Professor Aldrich. It was her understanding that this will only serve Presbyterian customers.

Ms. Brooks said that is not the case. They will accept most health plans including Medicare and Medicaid.

Commissioner Propst recalled the fiscal impact said 60% of staff are expected to live outside of Santa Fe. That seemed like a really high number.

Mr. Chris Cordova was sworn and explained that in every instance, they made the effort to be conservative. In order to be conservative, they picked a low number, given housing costs in Santa Fe. They also reflected the statements by Professor Aldrich. Over the years as housing is built out, it might be alleviated but they were providing the worst case scenario.

Mr. Fabian Trujillo said he has looked at many of them before and this one is a very conservative report. Most are 30-35% outside of Santa Fe. Without a leakage study, it is hard to determine. There is a commute study. He also believed and would stand by his analysis that Presbyterian has met the requirements of the Code. They did a property fiscal analysis and marketing analysis. They also showed there will be significant positive economic benefits. Those impacts are outlined in his analysis.

Commissioner Propst did not see much about sustainability in the impact report, like solar panels or other designs to help with energy. This is a big facility.

Mr. Berke allowed Mr. Mr. Jepson to answer that.

Mr. Jepson said they thought they are a strong steward of resources including solar designs. He could show how they reduced water use, using thermostat controls, turning lights off in the facility and avoiding fully reheating or rechilling water. When measured at their last facility, they were on the cusp of LEEDS level. Most of them they do for prudent reasons. Solar is a little different. Regarding the payback, they pay on a different base rate that is less than with solar and the payback is twice as long in the hospital vs clinic so they would prefer to implement solar in a clinic but not in a hospital. In addition, putting solar on top of the hospital would only meet 2-5% of their electric needs.

Commissioner Propst thanked him for the response.

Commissioner Propst excused herself from the meeting at 8:51 p.m.

Commissioner Greene asked if Presbyterian would be willing to provide a letter to the Public Regulation Commission supporting the City's 2440 Goals to encourage them to seek cleaner and more sustainable energy solutions to their bulk purchasing. If Presbyterian is one of those consumers with muscle, maybe it would have an effect.

Mr. Jepson said they are scheduled to meet with Beth Beloff next week on this subject. He was smiling because he did write a letter to support ART in Albuquerque.

Commissioner Greene noted that Beth Beloff is Chair of the Sustainable Santa Fe Commission, so he encouraged him to work with her to address the issue. Presbyterian has a lot of parking lots that could be covered by solar and the opportunity to get utilities underground. Presbyterian would look great in the eyes of the community if they did that.

Mr. Jepson said they are open to that. The economics and the economic model is difficult and they want to do what is best to balance it with healthcare.

Commissioner Kapin was struck by the economic leakage review. Little things help a lot. The report of Mr. Trujillo had several ideas where Presbyterian could be involved. It doesn't have to be huge. Those percentages do help and she encourage Mr. Jepson to look where he could and build good relationships.

She thought there were three things he recommended of ways the hospital can help with the workforce.

Mr. Trujillo said he would like to suggest reductions of leakage with workforce. Santa Fe has the #1 Affordable Housing program in the state. He recommended they work with the Affordable Housing program to utilize that for staff. The City has a tremendous asset in the Santa Fe Community College for workforce programs that go down as far as high school students. He also recommended they work with the Workforce Investment Act to get federal training funds. Those would go a long way to reduce leakage. This report is very conservative and when Presbyterian gets more acclimated, a lot more will stay here in Santa Fe. A lot of people will want to move here to save costs. He believed the need for this was documented well in the marketing analysis that Southwest Planning and Marketing did.

The CBQL said the healthcare industry will have 15.1% growth by 2020 and employees would be needed because of the aging of our population. So this facility will also be needed.

He also related to this particularly for women's healthcare services. He told how his wife had to have surgery and had to have it in Albuquerque because that service was not available here. She had complications and had to go to St. V's ER and the person there had never seen that operation before. He ended up having to take her to the Mayo Clinic to preserve her life. These choices need to be available here. This is a growing industry and the aging of our population shows and based on the marketing study that there is need for a second hospital.

Commissioner Hiatt said it sounds like Mr. Trujillo believes the economic impact study meets the standards. He asked if there was anything he heard from Professor Aldrich to defer our decision.

Mr. Trujillo said no. He listened intently and was not sure they got the detailed report from him. Maybe just the summary report. He thought the applicant reports meet the ordinance.

Chair Kadlubek asked Ms. Brennan if it was her opinion that the statutory language has been met by the applicant.

Ms. Brennan said that really is the Commission's job to determine. The ordinance requires certain things and staff reported that it has been met and the Commission heard testimony that it has not been met. So the Commission is to make a finding that this will not affect the public interest. Commissioners might feel it doesn't meet some things but if you find it sufficient, you can make the finding.

Chair Kadlubek asked Mr. Trujillo about the testimony that the community will lose $23 million and whether he was aware of that for this hospital.

Mr. Trujillo said he was not aware of that and it was not addressed in the analysis about loss of federal funds. But the market analysis shows that another hospital is desirable and they met that. Presbyterian is also going to be serving Medicare and Medicaid patients and others so that money will be coming in too.

Chair Kadlubek asked if Presbyterian feels there is sufficient skilled labor resources to meet the need.

Mr. Jepson said this issue of leakage is a projection and it is our goal to fill as many as possible to be filled with local people The goal is no leakage. As far as scarcity of jobs, he believed they can fill these positions and already are getting requests from people wanting to work there.

Chair Kadlubek asked if their Rio Ranch staff is at full capacity.

Mr. Jepson said they are in a much better position than five years ago. They have been aggressive in expanding nursing positions. They worked aggressively with CNM and Albuquerque high schools.

Commissioner Greene asked if he had potential data from the St. Michael's facility. He felt it was great that they are cultivating the Albuquerque market. He asked how they did that there and wondered if they would repeat it here. He would love a pledge that they would do "a, b, and c."

Mr. Jepson said they got CNM to start a nursing program.

Mr. Brooks added that they have started conversations at SFCC to develop a nursing program and they are excited about the graduates.

Regarding St. Michael's, Ms. Brooks said there are 50 employees and a good percentage live here. They would like their workforce to be part of this community. So they would like to have big percentage living in Santa Fe.

Commissioner Greene wondered if Presbyterian was going to get some people from St Vincent's and that will leave them with a void.

Commissioner Kapin noted in the fiscal report that 23% seek care in Albuquerque and 4% in Española. She asked how they are you going to plug that void.

Mr. Cordova aid those statistics came from Presbyterian. Some are very specialized issues that can't be handled here. But there is a sizable percentage leaving Santa Fé to get care in other places.

Commissioner Kapin asked if they had more detail on that report.

Ms. Brooks agreed there is more detail but she didn't have it here.

Commissioner Kapin pointed out that the detail would have been helpful to have proof of their claim. "You might not be putting something in here to plug that leakage."

Commissioner Greene asked what services Presbyterian would provide that St. Vincent's is not.

Ms. Brooks said there are access issues in the marketplace. She listed all of the outpatient services that people need most often.

Mr. Cordova added that they also looked at aging of population and what it would mean for increased demand in the area.

Commissioner Kapin asked if the data does exist.

Ms. Brooks believed so.

Mr. Cordova said they could provide the data to support that.

Commissioner Greene went back to the terrain management issues. He asked if there are any water flow issues from off-site that crosses this site that might need channeling into the arroyo, etc.

Ms. Zaxus said those two arrows mentioned earlier that were cut off by road construction were a concern but she didn't have any other concerns.

Commissioner Greene asked if nothing crosses the site.

Ms. Zaxus agreed. The flow is directed elsewhere from south of Beckner. It goes into storm drains and there are a couple of ponds for overflow of 100-year as part of Beckner Road construction.

Commissioner Kapin didn't see any provisions for buffers on the property and asked why it wasn't included.

Mr. Berke had a memo from Mr. Thomas that was supposed to be handed out. He asked if the Commissioners saw copies of it.

Mr. Smith handed out the memo [attached as Exhibit 11]. He also handed out the legal lot of record for Las Soleras [attached to these minutes as Exhibit 12].

Mr. Berke said Paratransit would be extending transit to the subdivision. He had included a memo from transit regarding the right-of-way to be secured for their bus stops. Hopefully the memo answers the question.

Commissioner Kapin suggested that probably rides will be needed in public transportation to get there. She asked why that was not included in the ROW for future use.

Mr. Berke said there is a bus stop proposed on Beckner Road in the future and he didn't know the time line and didn't want to speak for them. What he understood was that they would do a route when it is warranted. They do provide options for those who qualify for paratransit.

Commissioner Kapin asked what kind of conditions they could add to make sure there is ROW for that purpose. Getting from Beckner up Hospital Drive would not be convenient. Under Human Services, safety

net services are affordable and available. The bus will be receiving lots of demand. She asked what could be done to prepare for that ahead of time.

Mr. Berke said the applicant could agree to allow bus service to the hospital.

Commissioner Greene wondered if in the interim, they could provide some kind of shuttle to help people to get from the bus stop to the hospital.

Mr. Jepson said they provide shuttles at other sites and would provide a shuttle van, if needed. Presbyterian has been asked to provide easements for bus stops and anticipate that here. They won't hold that up. In some cases, they have paid for locating the bus stops on their property and deeded that bus stop property to the City for that purpose. So they are willing to provide the ROW.

Commissioner Greene proposed that from whatever bus stop happens on Beckner to the campus they provide an easement to allow the bus stop to be located on the campus. Or if off site, that a six-foot-wide sidewalk from the bus stop be constructed but also potentially from the easement for the bus stop.

Mr. Jepson said if Presbyterian could help decide the location of the bus stop, it would be okay.

Commissioner Greene hoped Presbyterian could choose that location and a pathway from hospital to that bus stop.

Mr. Jepson thought at the entrance would be the best location.

Commissioner Greene asked if internal sidewalks are not required.

Chair Kadlubek said they are sometimes. It would say the applicant is willing to work with the Transit Division to identify the best place for a bus stop to access the hospital. It might not be the best solution in the perimeter. It might be best to have it on Beckner. But they should work with Transit to find the best place for the bus stop. Transit did not put that as a condition of approval.

Commissioner Kapin thought maybe staff could help us with granting that.

Ms. Brennan pointed out that granting the ROW is a specific thing that requires a specific piece of property so as the Chair suggested, it could state "that the applicant cooperate with the bus system." The Council granted a study for merger with NCRTD so a cooperative undertaking to address the transportation needs of customers.

Commissioner Kapin asked if it is possible they might say they don't have the land for it.

Ms. Brennan said it should be something that would not create an unreasonable burden on them.

Commissioner Greene asked if there is any provision for electric car chargers at the parking lot. Maybe staff could be recruited because of that.

Mr. Jepson couldn't answer that. They don't have any elsewhere but could address that question if needed.

Commissioner Greene said when Phase 2 comes about, it would be helpful to have addressed these sustainability issues - whether solar, car chargers, water harvesting from roofs – or anything that could be incorporated in phase 1 would be appreciated.

Mr. Jepson said they have invested in these technologies for 40 years. He could give a number of examples, but they didn't anticipate that as a requirement.

Chair Kadlubek said the City can't require anything above the code. The Commission has been told that several times.

Commissioner Greene said Plan 2040 goals for neutrality is part of the resolution

Mr. Smith agreed to follow up on that and include those that relate to sustainability and energy conservation. He was not aware of the standards alluded to. Also, Plan 2040 is not adopted as part of the General Plan.

Chair Kadlubek said the economic impact report goes back to the establishment of the hospital zone and what Council intended, if we have the minutes from that meeting.

Ms. Brennan said she had those minutes but no access to the packet for that meeting. They are from the January 28, 2009 meeting of the Governing Body and on the agenda was adoption of Ordinance 2009-3, amending the code to create a hospital zoning district within Las Soleras and Making such other changes as are necessary. There was a short presentation by the applicant, saying that the request was to fill a gap in the City's Code that does not address anything other than the existing hospital facilities as an overlay zone, meaning they would want it zoned for a hospital use. That was really the sole comment addressing the issue of the other language. Councilor Chávez said, more importantly, it helps us to identify what our health care needs are in the future and hoped to address and meet those needs in a group effort. The rest of discussion was about the 70' height.

Chair Kadlubek understood there was no deeper intent then.

Ms. Brennan agreed. She and Mr. Smith attended these hearings. She did not remember a long discussion on that point.

In response to Commissioner Greene, Mr. Romero said they will work with the applicant on final review of the development plan. The city will work with the hospital on signage consistent with our policies. It will require just a handful of signs in both directions off Cerrillos Road - maybe as far as Airport Road and

Cerrillos Road and maybe Rodeo and Richards. As far as DOT signs, it is just supplemental signage that we have on the interstate.

Commissioner Greene proposed approving with three additional conditions; first, that a traffic study be performed if the bridge at Las Soleras Road or the Richards Avenue connection is not brought up to urban standards and that the traffic study be performed prior to phase two developments and if the bridge or urban standards for Richards are built, that the study might be part of requirements for future phases. Secondly, a condition to support workforce training, working with Santa Fe Community College and other educational facilities, to alleviate any impacts to other local facilities and to initiate that as soon as possible and prior to opening but as a condition to phase 2. And to create a plan to market for those positions locally; thirdly, a condition that Presbyterian work with local workforce development agencies and education programs, specifically Santa Fe Community College to reduce local workforce leakage.

Mr. Smith thought they were encouraging the applicant to work on that and that might be the limit of what the Commission can do as a Commission. He was not sure they have the authority to make it an enforceable condition of approval.

Ms. Brennan concurred. It is an "encourage cooperation." She would say also that they report on efforts.

Commissioner Hiatt asked if this is a motion to approve.

Chair Kadlubek agreed but asked to get the conditions clear first.

Commissioner Greene recommended a condition that the applicant, prior to Phase 2, work with Sustainable Santa Fe Commission and the Planning Commission to develop a sustainability plan to meet our long-term sustainability goals of 2040 such as water harvesting, solar use, energy use, etc.

Mr. Berke asked if Commissioner Greene could state if these are recommendations or conditions of approval.

Commissioner Greene said these would be conditions of approval for future phases.

Commissioner Abeyta asked if these are even enforceable or would the applicant go to Staff in a year of two and Staff would then say they are not legal conditions – not within the purview of the Planning Commission.

Commissioner Kapin thought there was a way to do that.

Commissioner Abeyta said he gets leery when there are things saying the applicant cannot go to phase two – that was his concern.

Mr. Berke agreed. He suggested that Legal could restate what conditions of approval are within the purview of the Commission and what can be recommendations to be stated in a motion.

Commissioner Abeyta said it is a bigger problem the Commission keeps running into it month after month. If we have to update the code, that's what we should do. He understood where the Commissioners are coming from. But we are wasting our time with this. It might be a discussion with the Mayor and Council but the Commission needs more tools and will get the City in trouble with conditions that are not backed by code.

Chair Kadlubek agreed and Legal is always consistent with their stand.

Ms. Martinez reminded the Commission that the City has green building code requirements in place and new ones that are soon to be approved by the Governing Body. The Commission could require that the phase two development meet those new code requirements.

Commissioner Greene said okay. He said the last condition was by Commissioner Kapin – that the applicant work with Transit to integrate transit into the Master Plan, not necessarily to subsidize services, but to either provide shuttle service or right-of-way or easements for access to the facility.

Ms. Brennan said that is a recommendation and not a condition as it is an aspirational basis. Aspirational things are things the Commission is encouraging rather than requiring. But the Commission can ask for feedback.

Mr. Smith said the Land Use Staff is open to working with Transit advisability and feasibility for providing right-of-way or easements for future transit stops.

Commissioner Greene asked if a traffic study is a recommendation or a condition.

Mr. Smith said the Staff has the authority already to require a traffic study with Phase Two and it could be added as a condition.

Commissioner Hiatt asked if that is a motion to approve with those three conditions.

Commissioner Greene said it is a motion to approve with those three conditions.

Commissioner Hiatt said **Commissioner Greene moves to approve Case #2016-50 Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.**

Commissioner Hiatt seconded and moved to amend the motion that, pursuant to 14-3.8 (D) (1) requires the Commission to make necessary findings to approve a development plan and include A – it is empowered to approve the plan under the section of Chapter 14 described in the application; b- that approving the development plan would not adversely affect the public interest; and C—that the buildings are compatible with and developable and adaptable to buildings, structures, and uses

of the abutting property and other properties in the vicinity of the premises under consideration as findings. And thirdly, we have to include the language of exhibit B as the Staff recommendations for conditions of approval.

Commissioner accepted those as a friendly amendment.

Chair Kadlubek said the three conditions given by Commissioner Greene are recorded as recommendations.

Commissioner Greene's recommendations were first, that a traffic study be performed if the bridge at Las Soleras Road or the Richards Avenue connection is not brought up to urban standards and that the traffic study be performed prior to phase two developments and if the bridge or urban standards for Richards are built, that the study might be part of requirements for future phases. Secondly, a condition to support workforce training, working with Santa Fe Community College and other educational facilities, to alleviate any impacts to other local facilities and to initiate that as soon as possible and prior to opening but as a condition to phase 2. And to create a plan to market for those positions locally; thirdly, a condition that Presbyterian work with local workforce development agencies and education programs, specifically Santa Fe Community College to reduce local workforce leakage.

The motion passed by unanimous (5-0) roll call with Commissioner Hogan, Commissioner Greene, Commissioner Kapin, Commissioner Abeyta and Commissioner Hiatt voting in the affirmative and none voting against. Commissioner Propst was not present for the vote and Commissioner Hochberg had recused himself.

4. **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)

This case was postponed to the next meeting by Staff under Approval of Agenda.

6. **Case #2016-42. The Pavilion Office Complex Development Plan and Final Subdivision Plat Time Extension and Amendment to the Phasing Plan.** Santa Fe Planning Group Inc., agent for Commercial Center at 599, requests development plan and final subdivision plat time extension and amendment to the phasing plan for 32 lots on 371.2± acres located west of NM 599, between Airport Road and I-25, and east of the Santa Fe Municipal Airport. The site is zoned BIP (Business Industrial Park) and C-2 (General Commercial). The time extension would extend approvals to 2031. The applicant is also requesting the phasing plan be increased from the original 4 phases of development to 7 phases to allow smaller increments of development to occur at one time. Scott

Hoeft, agent for Commercial Center at NM 599. (Donna Wynant, Case Manager)

This case was postponed to the next meeting by Staff under Approval of Agenda.

G. STAFF COMMUNICATIONS

Mr. Smith announced there will be two meetings of the Planning Commission next month on July 7 and 21.

H. MATTERS FROM THE COMMISSION

Chair Kadlubek reasoned that, out of this last case, the Commission is at the point with Las Soleras to have approved quite a bit of housing and now moving forward with the hospital so we might need to understand some infrastructure elements like public transportation and it would be nice to hear from Transit how they are envisioning the bus system integrating with the entire Las Soleras development and particularly with the hospital. He requested that in an upcoming Planning Commission meeting, they could have Transit staff address them on that.

The Commission is approving things for a large area and massive development that has been in the works for many years and that these Commissioners have only been part of in the last couple of years. That was most evident with the bus conversation. It is one sign of that. The Commission needs to hear more how they are responding to that.

Commissioner Abeyta appreciated that and we also have to look at the services beyond that. One would be whether GCCC has enough resources to provide recreation to that whole area. He didn't want to see happen here what happened in Tierra Contenta. There are not enough resources there. Transportation is one but there is also parks, recreation and others.

Chair Kadlubek agreed. There is a lot of open space the Commission is approving and the last we heard from Parks is that they are not sure how they are going to be able add more parks. There is a 20-acre park at the northwest corner. It would be good to see how it is being integrated into the development. The Commission just needs more clarity. We are filling in holes at Las Soleras and it should not be just applicant-approval; applicant-approval. The question is how the City gets up to speed with Las Soleras.

Commissioner Abeyta agreed and mentioned public schools also. We didn't see GRT following it this time.

Mr. Smith recalled that parks and school dedication were discussed several months ago. And Land Use Staff and Legal Staff are working now to implement that agreement.

Commissioner Abeyta asked if the Long Range Planning Department have finally been moved into the Land Use Department.

Ms. Martinez agreed.

Commissioner Abeyta reasoned that they look at the long range impact and make those recommendations.

Ms. Martinez apologized that there were no representatives from Transit here.

She noted that on the day Commissioners went to Presbyterian Rust Hospital and Pulte Development, the one thing they did was to build a full-service community with things you just mentioned. What would we have to do here to get those amenities? Pulte said that with more growth, they could consider that. So we could take a look at that.

Commissioner Greene felt Manor Haven was impressive. They said it would take 600 homes here to do that. So we need 600 instead of 400 to get that. It was a great trip. He thanked the staff for organizing that visit.

Commissioner Greene thought Long Range Planning will get the leadership needed. The second step is a need for General Plan updating. The subcommittee is willing to step up for the land use portion.

Chair Kadlubek added that they need to decide which direction the LRP is going. The Nighttime Economy Task Force under BQL was a good experience. Their recommendations have gone to resolutions now. Maybe we recommend that Resolution 2040 be included in the General Plan. Long Range Planning shouldn't bear the responsibility for General Plan updating.

I. ADJOURNMENT

Having completed the agenda and no further business to come before the Commission, the meeting was adjourned at 10:15 p.m.

Approved by:

Vince Kadlubek, Chair

Submitted by:

Carl Boaz for Carl G. Boaz, Inc.

Planning Commission
June 2, 2016

EXHIBIT 1

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2016-37
Santa Fe Place Mall Signage Variance and Plan
Owner's Name – Santa Fe Mall Property Owner LLC
Agent's Name – JenkinsGavin Design and Development, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on May 5, 2016 upon the application (Application) of JenkinsGavin Design and Development, Inc. as agent for Santa Fe Mall Property Owner LLC (Applicant).

The Applicant requests approval of a master signage plan for the Santa Fe Place Mall and variances to signage standards. The Mall is located on the southwest corner of the Cerrillos Road and Rodeo Road intersection (Property) and is zoned SC-3 (Planned Shopping Center) and is within Zone Four of the Cerrillos Road Highway Corridor.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant and there was one letter of support from public interested in the matter.
2. SFCC §14-2.3(C)(3) authorizes the Commission to hear and decide pursuant to SFCC §14-3.16 a request for a variance which is part of a development plan request requiring Commission review.
3. The Applicant has applied for development plan approval for redevelopment of the Mall and received administrative approval.
4. The Application is properly before the Commission.
5. Pursuant to SFCC §14-3.1(F)(2)(a)(vii) an Early Neighborhood Notification meeting is not required for variances to SFCC §14-8.10.
6. SFCC §14-3.16(B) authorizes the Commission to approve, approve with conditions or deny the variances based on the Application, input received at the public hearing and the approval criteria set forth in SFCC §14-3.16(C).
7. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report) together with a statement of deference to the Commission whether the approval criteria for variances had been met.
8. SFCC §14-8.10(E)(6)(b) establishes specific requirements for permanent wall signs.
9. SFCC §14-8.10(G)(8)(b) establishes general requirements for SC (Shopping Center) signs located within the Cerrillos Road highway corridor protection district.

10. In 2012, the Planning Commission granted variances to permit one 147 square foot wall mounted sign and one 158 square foot wall mounted sign for Sports Authority on the west portion of the mall building.
11. In 2015, the Planning Commission granted variances to permit 169 square foot wall mounted sign for Bed Bath & Beyond and 151.8 square foot wall sign for Cost Plus World Market on the northeast portion of the mall building.
12. There are several other wall mounted signs that exceed the requirements in terms of size or quantity on the mall building, but City records do not notate whether these signs were granted variances.
13. The goal of the Santa Fe Place Mall Signage Plan is to seek Planning Commission approval of existing signs and set uniform parameters for future signs.
14. The Applicant withdrew its proposed shopping center identification sign at the corner of Cerrillos Road and it may be considered at a later date once additional information is submitted to City staff.
15. The information contained in the Staff Report and Exhibit A and the testimony and evidence presented at the hearing is sufficient to establish with respect to the Applicant's request for a variance from the requirements of SFCC §§14-8.10(E)(6)(b) and 14-8.10(G)(8) are met in that the requirements of SFCC §14-3.16(C):
    a. (C)(1)-unusual physical characteristics exist that distinguish the Building from others in the vicinity that are subject to the same sign regulations, in that the location of the Building on the Property, including a 520-foot setback from Rodeo Road and limited visibility from Rodeo Road due to the finished floor of the store being 20 feet lower than the elevation of Rodeo Road, require the variance to provide the same visibility accorded to the other existing anchor tenants at the Mall;
    b. (C)(2)-special circumstances exist as the location of the Building on the Property, including a 520-foot setback from Rodeo Road and limited visibility from Rodeo Road due to the finished floor of the store being 20 feet lower than the elevation of Rodeo Road, make a sign that complies with the requirements of SFCC §§14-8.10(E)(6)(b) and 14-8.10(G)(8) infeasible to meet the retail purpose for which the Building was developed;
    c. (C)(3)-the intensity of development will not exceed that which is allowed on other properties in the vicinity that are subject to the same sign regulations, in that the Applicant has provided evidence identifying many of mall wall mounted signs already exceed the standards that are subject to the same relevant provisions of Chapter 14;
    d. (C)(4)-the variance is the minimum variance that will make possible the reasonable use of the structure, in that it will permit the Building occupant to effectively communicate its presence to potential customers traveling on Rodeo Road, notwithstanding the Building's limited visibility from this road, which is necessary given the retail purposes of the Mall generally and the Building specifically;
        i. the maximum sign cap at 150 square feet is generally consistent with the sizes granted variances in 2012 and 2015;
        ii. the maximum sign cap at 150 square feet is a general average of the sizes granted variances in 2012 and 2015;
        iii. the maximum sign cap at 150 square feet is linked to SFCC §14-8.10(G)(8)(c) governing signs within Zone Four of the Cerrillos Road Highway Corridor.

e. (C)(5)-the variance is not contrary to the public interest, in that the use of Building space that has long been vacant will result in making expanded products and services available to the public and generate additional gross receipts taxes over time.

CONCLUSIONS OF LAW AND ORDER

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES and ORDERS as follows:

The Application for variances to the requirements of SFCC §§14-8.10(E)(6)(b) and 14-8.10(G)(8) meets the criteria set forth in SFCC §§14-3.16(C) and the variances and Santa Fe Place Mall Signage Plan are hereby approved.

IT IS SO ORDERED ON THE _____ OF JUNE 2016 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE.

_____ _____
Vince Kadlubek Date
Chair

FILED:

_____ _____
Yolanda Y. Vigil Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Zachary Shandler Date:
Assistant City Attorney

Planning Commission
June 2, 2016

EXHIBIT 2

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2016-38
3760 Buffalo Grass Final Subdivision Plat
Owner's Name- Buffalo Grass LLC
Agent's Name- Santa Fe Planning Group, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on May 5, 2016 upon the application (Application) of Santa Fe Planning Group as agent for Buffalo Grass LLC (Applicant).

The Applicant seeks the Commission's approval of the final subdivision plat to divide 1.19 acres into five individual lots. Each proposed lot will be approximately 0.24 acres. The property is located at the southeast corner of Airport Road and Buffalo Grass Road at 3760 Buffalo Grass Road. The property is zoned Mixed Use (MU) and is located in the Airport Road Overlay zone.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant; there were no members of the public in attendance to speak.
2. Pursuant to Santa Fe City Code (Code) §14-2.3(C)(1), the Commission has the authority to review and approve or disapprove subdivision plats and development plans.
3. Pursuant to Code §14-3.7(A)(1)(b) subdivisions of land must be approved by the Commission.
4. Code §14-3.7 sets out certain general principles governing the subdivision of land and establishes certain standards and procedures for the Commission's review and approval of a Final Subdivision Plat [Code §14-3.7(B)(4)] and criteria for the Commission's approval [Code §14-3.7(C)] (collectively, the Applicable Requirements).
5. Code §14-9 sets out infrastructure design, improvement, and dedication standards and requirements.
6. Code §14-3.7(B)(2) requires compliance with the early neighborhood notification (ENN) requirements of Code §14-3.1(F) for subdivision plats.
7. Code §14-3.1(F)(2)(a)(v) requires an ENN for subdivision plats, except for Final Subdivision Plats for which ENN procedures were followed at the Preliminary Plat review stage.
8. An ENN meeting on the Applicant's application for Preliminary Plat approval was held on November 12, 2015 at the Southside Side Library at 6599 Jaguar Drive; therefore no ENN is required for Final Subdivision Plat approval in this case.
9. The conditions under Code § 14-3.7(D)(2) are present to allow for the deferral of public or semipublic improvements until such time as the lots are developed.

10. The Preliminary Subdivision Plat was approved by the Commission on April 7, 2016.
11. The Final Subdivision Plat substantially conforms with the Preliminary Plat as approved under Code §14-3.7(B)(4)(a).
12. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report) together with a recommendation that the Final Subdivision Plat be approved, subject to certain conditions (the Conditions or Exhibit A) set out in such report.
13. The information contained in the Staff Report is sufficient to establish that the Applicable Requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the public hearing, the Commission CONCLUDES as follows:

1. The Commission has the authority under the Code to approve the Final Subdivision Plat for the Property.
2. The Applicable Requirements have been met.

WHEREFORE, IT IS ORDERED ON THE ____ OF JUNE 2016 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Final Subdivision Plat for the Property is approved, subject to Conditions.

_____ Date: _____
Vince Kadlubek
Chairperson

FILED:

_____ Date: _____
Yolanda Y. Vigil
City Clerk

APPROVED AS TO FORM:

_____ Date: _____
Zachary Shandler
Assistant City Attorney

Planning Commission
June 2, 2016

EXHIBIT 3

City of Santa Fe, New Mexico

memo

Date: May 25, 2016

TO: Planning Commission

VIA: _____
Adam Johnson, Budget Director

FROM: Marcus MacDonald, Financial Analyst-CIP

Subject: 5 Year Capital Improvement Plan & FY16-17 Capital Budget

SUMMARY:

The 5 Year Capital Improvement Plan is a financial and management tool used to prioritize and identify the capital improvement needs of the City of Santa Fe in conjunction with potential funding sources available to meet those capital needs. The FY16-17 Capital Budget is the one year budget for capital revenue and expenditures.

The 5 Year Capital Improvement Plan and FY16-17 Capital Budget have been to the Finance Committee on May 16, 2016; the Public Works Committee on May 23, 2016; and the Regular Meeting of the Governing Body on May 25, 2016.

In addition to your printed packets there will be the financial summary of the 5 Year Capital Improvement Plan and the FY16-17 Capital Budget. The detailed project requests can be found on the city's website under the Finance Department's webpage (www.santafenm.gov/finance).

5 Year Capital Improvement Plan

			City Manager Recommended Capital Budget	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
1	[illegible]							
2		Airport Total	2,058,715	3,538,585	438,637	10,398,611	1,578,611	17,808,159
3		Arts Total	807,000	230,000	250,000	255,000	150,000	1,292,000
4		Building and Facilities Total	8,215,251	1,102,377	2,108,300	3,930,000	75,000	10,438,928
5		Parks & Recreation Total	2,838,592	1,335,960	6,803,450	1,036,674	1,321,450	13,138,113
6		Roadways and Streets Total	16,117,126	9,610,255	7,960,000	4,650,000	1,500,000	39,827,381
7		Transit Total	1,160,415	-	-	-	-	1,160,415
8		Technology Total	2,447,275	1,639,974	840,026	659,974	90,026	5,677,275
9		Trails Total	7,801,114	-	-	100,000	1,150,000	9,051,114
10		Water Total	18,121,422	13,805,511	14,690,882	18,157,885	849,875	64,625,575
11		Waste Water Total	6,140,000	5,175,000	1,430,000	4,290,000	2,550,000	29,585,000
12	[illegible]							
13	[illegible]							
34	Governmental Fund							
15	Source:	General Fund	4,146,000	2,008,466	3,676,000	1,826,648	1,700,000	11,357,114
36	Use:	Building and Facilities Use	1,172,697	398,492	235,974	30,000	75,000	1,912,163
		Trails Use				100,000	1,150,000	1,250,000

5 Year Capital Improvement Plan

			City Manager Recommended Capital Budget	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
17	General Fund Con't	Fire Use	-		600,000			600,000
17		Parks Use	639,463			1,036,674		1,676,137
18		ITT Use	2,001,374	1,639,974	840,026	659,974	90,026	5,231,374
19		Total Uses	3,819,534	1,639,974	1,676,000	1,826,648	1,315,026	10,271,182
20	Source:	.25% Municipal GRT (Quality of Life)	-	650,000	650,000	650,000	650,000	2,600,000
21	Use	Total Uses	-	-	-	-	-	-
22	Source:	Gas Tax - Fund 1820	972,264	1,701,538	-	-	-	1,701,538
23		Total Uses	972,264	1,700,000	-	-	-	1,700,000
24		Storm Drainage - Fund 2401	1,500,000	2,000,000	2,500,000	3,000,000	3,500,000	11,000,000
25		Total Uses	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	6,000,000
26	Impact Fees							
27		Fire Sources	276,888	84,045				84,045
28		Fire Uses	180,000	-	-	-	-	
29		Police Sources	127,536	35,480				35,480
30		Police Use	-	-	-	-	-	-
31		Roads Sources	1,268,877	958,890				958,890
32		Roads Use	-	-	-	-	-	-
33		Parks Sources	418,476	529,010	-	-		529,010
34		Parks Use	-	-	-	-	-	-

5 Year Capital Improvement Plan

		City Manager Recommended Capital Budget	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
35	**Bond Proceeds**						
36	Source: Existing bonds proceeds	15,542,466					
37	Use: Airport Use	39,861					
38	Arts Use	307,000					
39	Building and Facility Use	803,372					
40	Parks and Recreation Use	1,774,459					
41	Roads Use	3,983,791					
42	Transit Use	-					
43	ITT Use	445,907					
44	Trails Use	4,135,342					
45	Water Use	-					
46	Waste water Use	-					
47	Total Bond Uses	11,490,896					
48	**Future GRT Bonds**						
49	Source: 2018		8,730,090				
50	Use: Buildings and Facilities Use		703,885				
51	Roads Use		6,410,255				

5 Year Capital Improvement Plan

		City Manager Recommended Capital Budget	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
52	Future GBT Bonds Continued — Parks Use		1,335,950				
53	Fire Use		50,000				
54	Arts Use		230,000				
55	Total Uses	-	8,730,090	-	-	-	8,730,090
56	2019			14,753,450			
57	Parks and Recreations Use			6,603,450			
58	Roads Use			6,450,000			
59	Fire Use			1,450,000			
60	Arts Use			250,000			
61	Total Uses	-	-	14,753,450	-	-	14,753,450
62	2020				8,305,000		
63	Parks and Recreations Use					1,321,450	
64	Roads Use				3,150,000		
65	Airport Use				1,000,000		
66	Arts Use				255,000	250,000	
67	Fire Use				3,900,000	-	
68	Total Uses				8,305,000	1,571,450	9,876,450

5 Year Capital Improvement Plan

		City Manager Recommended Capital Budget	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
69	**Existing Grants**						-
70	Source: Total Sources	17,125,096					-
71	Use: Airport Use	1,956,041					
72	Building and Facility Use	327,673					
73	Parks and Recreations Use	424,669					
74	Roadways & Streets Use	9,661,101					
75	Transit Use	1,148,946					
76	Trails Use	1,665,772					
77	Total Uses	17,184,202					
78	**Future Grants**						-
79	Airport Projects		3,338,585	433,637	9,398,611	1,578,611	14,754,444
80							-
81							-
82							-

5 Year Capital Improvement Plan

		City Manager Recommended Capital Budget	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
83	**Enterprise Funds Balances**						-
84	Source: GCCC Fund Balance 5700	1,354,140	783,254	183,254			966,508
85	Use: GCCC Use	570,886	600,000				
86							-
87	Source: Airport Fund Balance	57,813					
88	Use: Airport Use	57,813					
89	Source: Water Sources	18,121,422	13,005,511	14,690,881	18,157,885	649,875	46,504,153
90	Use: Water Uses	18,121,422	13,005,511	14,690,881	18,157,885	649,875	46,504,153
91	Source: Wastewater Sources	6,815,000	5,175,000				
92	Use: Wastewater Uses	6,148,000	5,175,000	1,430,000	4,280,000	2,550,000	18,445,000
93	**Various Fund Cash Balance**						
94		-					
95	Uses: Building and Facility Use	98,223					
96	Parks and Recreations Use	-					
97	Roadways & Streets Use	-					
98	Transit Use	11,469					
99	Trails Use	-					
100	Total Uses	105,692					
101							
102							
103							
104							
105							

Funded Requests

	Community Safety	Community Health	Economic Sustainability	Assn	Title/Description	Subproject title	Ongoing	New	Department	Recommended	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
106	4	1	4	5	Airport Terminal Improvements	CIP# 6118	x		PW	25,104					25,104
107	5	3	5	3	Airport Equipment	Runway Friction Tester and Snow Plow		x	PW	810,000					810,000
108	5	4	5	3	Santa Fe Municipal Airport	Terminal Building Expansion		x	PW	400,000			10,000,000		10,400,000
109	5	3	5	3	Taxiway D Reconstruction			x	PW	200,000	2,000,000				2,200,000
110	5	3	5	3	Apron Crack and Surface Seal			x	PW	200,000	359,974	240,026	200,000	200,000	1,000,000
111	5	5	4	3	Airport Drainage Plan			x	PW	200,000					200,000
112	5	3	5	3	Runway Painting			x	PW	187,500	187,500	187,500	187,500	187,500	937,500
113	4	4	5	3	Rental Car QTA Facility			x	PW	20,000	980,000				1,000,000
114	5	3	5	3	Annual Airport Maintenance Grant			x	PW	11,111	11,111	11,111	11,111	11,111	55,555
115	5	3	5	3	Taxiway Realignment/ Rehab			x	PW	-				500,000	500,000
116	5	3	5	3	Taxiway A & C Reseal			x	PW	-				50,000	50,000
117	5	3	5	3	North Apron Reconstruction			x	PW	-				80,000	80,000
118	5	3	5	3	SAF Maintenance Building	New Construction		x	PW	-				550,000	550,000
119															
120	3	4	5	2	Art in Public Places		x		Tourism	307,000	230,000	250,000	255,000	260,000	
121															
122															
123															
124	5	5	5	5	Fort Marcy	Pressure reducing valve (PRV)		x	PW	37,996					37,996
125	2	4	4	5	Fort Marcy	Mechanical equipment and electric upgrades	x		PW	367,702					367,702
126	3	4	4	5	Fort Marcy & BC Pool	Mechanical and structural elements	x		PW	149,002					149,002
127	4	5	0	0	Mary Esther Gonzales Senior Center	Meals Equipment	x		CS	175,000	38,300	20,000	30,000	75,000	338,300
128	4	5	0	0	Villa Consuelo Senior Center	Meals Equipment	x		CS	7,850					7,850
129	2	2	4	5	Asset Review Project Priority Score 41.75-39	Fort Marcy Complex		x	PW	149,052					149,052
130	2	2	4	5	Asset Review Project Priority Score 41.75-39	Fort Marcy Complex		x	PW	63,336					63,336
131	2	2	4	5	Asset Review Project Priority Score 41.75-39	City Hall		x	PW	50,381					50,381
132	2	2	4	5	Asset Review Project Priority Score 41.75-39	La Farge Library/Tano Griego Pool		x	PW	46,300					46,300
133	2	2	4	5	Asset Review Project Priority Score 41.75-39	Fire Station #3		x	PW	30,227					30,227
134	2	2	4	5	Asset Review Project Priority Score 41.75-39	Police Professional Standards		x	PW	12,000					12,000
135	2	2	4	5	Asset Review Project Priority Score 39-38	Fort Marcy Complex		x	PW	199,181					199,181

Funded Requests

	Community Safety	Community Health	Economic Sustainability	Priority	Title/Description	Subproject title	Ongoing	New	Department	Recommended	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
119	2	2	4	5	Asset Review Project Priority Score 39-38	Genoveva Chavez Community Center		x	PW	151,770					151,770
120	2	2	4	5	Asset Review Project Priority Score 39-38	Fire Station #1		x	PW	22,680					22,680
121	2	2	4	5	Asset Review Project Priority Score 39-38	City Hall		x	PW	18,731					18,731
122	2	2	4	5	Asset Review Project Priority Score 39-38	Stringo Road - F/ ITT & H/Purchasing		x	PW	5,993					5,993
123	2	2	4	5	Asset Review Project Priority Score 38-35.5	Old Fire Station #2		x	FMD		5,000				5,000
126	2	2	4	5	Buildings and Fixtures American Projects Sum	Asset Review Project Priority Score		x	PW	-	1,024,077	215,974	-	-	1,240,051
127	3	4	4	5	Municipal Facilities	Repair City Wide	x		PW	121,211					121,211
128	4	1	1	1	Solid Waste	Lighting	x		PW	30,000					30,000
129	3	4	4	5	Stringo Roof building F	Replace Roof		x	PW	45,000					45,000
130	5	5	4	2	Senior Centers Renovation Project	CIP# 682- Luisa	x		PW	147,900					147,900
131	5	5	5	5	Salvador Perez Dectron Unit	Dectron Unit Replacement		x	PW	100,000					100,000
132	3	4	4	5	Salvador Perez Park	Mechanical Equipment & Electrical Upgrades	x		PW	59,611					59,611
133	2	4	4	5	Salvador Perez Pool Projects	Plan, renovate, construct, and equip improvem	x		PW	50,000					50,000
134	5	5	4	2	Mary Esther Gonzales Senior Center	CIP# 682-Warehouse and Computer Lab	x		PW	63,073					63,073
135	5	5	5	5	Genoveva Chavez Community Center	HVAC Unit Replacement		x	PW	340,000					340,000
136	5	5	5	5	Genoveva Chavez Community Center	Dectron Unit Replacement		x	PW	100,000					100,000
137	2	1	2	5	Genoveva Chavez Community Center	Replace sky light	x		PW	-	35,000				35,000
138	3	3	4	4	Genoveva Chavez Community Center	Mechanical Equipment	x		PW	137,902					137,902
139	2	4	5	5	Genoveva Chavez Community Center	Replacement of Ice Arena Skids			PRK	-	600,000				600,000
140	5	0	3	4	Fire Station # 6	Remodel & Expansion		x	Fire	250,000					250,000
141	4	3	3	4	Fire Department Training Division	Grounds & Parking lot replacement		x	Fire	190,000					190,000
142	5	5	3	4	Fire Station # 11	New Fire Station		x	Fire	-		600,000	3,900,000		4,500,000
143	3	3	3	3	Fire Training Facility	Remodel & Expansion		x	Fire	-	50,000	1,450,000			1,500,000
144	0	5	5	5	Main Library	Re-wire second floor		x	LIB	63,199					
145	2	2	4	3	Main Library	Flooring-second floor gallery		x	PW	25,154					
146	[redacted]														
147	[redacted]														
148	[redacted]														
149	5	4	5	2	Villa Caballero Park	Purchase and Install Shade Structure		x	PRK	5,000					
150	5	5	5	5	Fort Marcy Park	Bridge Replacement		x	PRK	450,000					
151	4	3	3	4	CIP#523A NM CAP014-L-2004 MRC Soccer Valley	Improvement and expansion			PRK	277,700					
152	5	4	5	2	Young Park	Sidewalks and basketball court		x	PRK	72,000					
153	5	4	4	4	CIP #408D	Salvador Perez Park Improvements			PRK	90,466					
154	2	3	1	1	Dancing Ground Phase II- Nava Ade South Park	CIP Project# 4408			PRK	114,605					

Funded Requests

	Community Safety	Community Health	Economic Sustainability	Affils	Title/Description	Subproject title	Ongoing	New	Department	Recommended	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
155	5	3	5	1	John F. Griego Park	Replace Basketball Court		x	PRK	40,000					
156	5	4	5	2	Mark Brandt Park	Landscaping Improvements		x	PRK	12,200					
157	5	4	5	2	Herb Martinez Park	Resurfacing Tennis Courts		x	PRK	7,200					
158	5	4	5	5	Calle Lorca Park	Security Lighting		x	PRK	7,100					
159	5	4	5	2	Monica Lucero Park	Landscaping Improvements		x	PRK	6,000					
160	3	4	3	2	East De Vargas Park	Install new drinking fountain		x	PRK	5,000					
161	5	4	5	5	Frenchy's Field	Solar Lighting Project	x		PRK	-	14,500				
162	3	3	2	3	Bicentennial Pool	Replacement of Elephant Spray Structure		x	PRK	20,000					
163	1	4	1	1	SWAN Park Phase 2	CIP Project# 474C	x		PW	403,000		5,282,000			
164	1	3	3	1	Las Acequias Park	Playground, solar lighting, picnic tables	x		PW	155,000					
165	1	3	1	1	Monica Lucero Park	Irrigation and Arroyo Chamiso Trail		x	PW	55,000					
166	1	4	1	1	Patrick Smith Park	Irrigation replacement	x		PW	16,900					
167	2	2	4	2	CIP#421-Water History Park & Museum	Phase II Interior Renovation Project	x		PW	309,835					
168	5	3	1	1	Las Resolanas Park	Arroyo Stabilization		x	PW	120,000					
169	1	1	1	1	Arroyo Sonrisa Park	Landscape upgrades		x	PW	39,000					
170	1	1	1	1	Herb Martinez Park	Court resurfacing/striping		x	PW	5,000					
171	1	4	1	1	Genoveva Chavez	Skate Park	x		PW	365,000					
172	5	4	3	3	Ft. Marcy Complex Building	Family locker room remodel		x	PW	75,000					
173	2	2	3	4	Ft. Marcy Complex Building	Entry door remodel		x	PW	26,000					
174	3	4	3	3	City Park Sports Field	Bleacher Shade Structures		x	PW	-					
175	4	2	5	5	Landscape Improvements	Row and Medians		x	PRK	161,585	1,321,450	1,321,450	1,038,674	1,321,450	
176	[redacted]														
177	[redacted]														
178	[redacted]														
179	5	4	5	1	Paseo Del Sol Road Extension	Phase 3 Tierra Contenta Infrastructure	x		HCD	-	5,500,000				
180	5	4	5	5	Drainage Maintenance Projects	Storm Water Drainage Projects		x	PW	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	
181	5	4	5	5	Street Maintenance Projects	Unpaved Road Preservation				150,000					
182	4	4	4	4	City Wide LED Streetlight Upgrades		x		PW	139,950					
183	4	4	4	1	Small Sidewalks	Sidewalk construction/reconstruction	x		PW	500,000					
184	5	5	3	1	East Alameda Pedestrian Improvements		x		PW	351,407					
185	5	5	1	1	City Wide Pedestrian Signal Head Upgrades			x	PW	150,000					
186	4	1	4	1	Agua Fria	South Meadows Intersection		x	PW	-	400,000	1,000,000			
187	5	1	4	1	Cerrillos-Montezuma-Galisteo intersection	Intersection Improvements	x		PW	265,000					

Funded Requests

	Community Safety	Community Health	Economic Sustainability	Total	Title/Description	Subproject title	Ongoing	New	Department	Recommended	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
188	5	4	5	5	2016-2017 Street Maintenance Projects	Repave Streets	x	x	PW	1,500,000	1,700,000	2,500,000	2,400,000		
189	5	3	3	5	Defourl Street Bridge Replacement	CIP 823		x	PW	1,263,989					
190	3	3	2	1	BTAC-Bike lane pavement marking	Osage, Stringo Rd. & W. Alameda		x	PW	80,000					
191	4	4	2	1	Paseo Del Peralta Bicycle Lanes	Implementation of Bicycle Lanes		x	PW	80,000					
192	5	1	4	1	Agua Fria	Cottonwood Roundabout	x		PW	-					
193	5	4	3	1	Arroyo Chamiso Trail Crossings		x		PW	135,000					
194	4	2	3	1	River Trail Crossing- St. Francis/ Alameda St.	Trail Crossing Improvements	x		PW	-					
195	5	5	4	1	Santa Fe River Trail	Phase II-A: Improvement & Construction	x		PW	556,545					
196	5	5	4	1	Santa Fe River Trail	Phase II-B: Improvement & Construction	x		PW	76,622	510,255				
197	5	4	5	5	Cerrillos Road Reconstruction, Phase IIC	CIP 810A	x		PW	8,986,500					
198	5	5	1	1	Downtown Streetlight Replacement		x		PW	260,000					
199	5	5	3	1	San Mateo/St. Francisco & Galisteo	Hardie Bicycle Lanes	x		PW	67,513					
200	5	5	4	1	St. Michael's	Rail-Trail Underpass		x	PW	-		2,250,000			
201	4	1	4	1	Sandoval-Montezuma Intersection	Intersection Improvements		x	PW	-		100,000	750,000		
202	5	5	4	5	Guadalupe Street Reconstruction	Roadway reconstruction			PW	54,600					
203															
204															
205															
206	4	2	1	5	Downtown Transit Center	Sheridan Improvements	x		PW	11,469					
207	3	1	1	4	Santa Fe Trails Bus Shelters	Phase 2	x		PW	115,122					
208	0	0	0	0	Southside Transit Center-CIP#667	2521 Camino Entrada				1,033,824					
209															
210															
211															
212	5	5	4	5	Public Safety Land Mobile Radio System Replacement			x	ITT	100,000	659,974	840,026	659,974	90,026	
213	1	1	5	1	CIP Broadband Project	Phases I & II	x		HCD	387,275					
214	3	3	5	5	City Enterprise Resources Planning (ERP) System Replacement			x	ITT	1,600,000	50,000				
215	4	4	5	5	Land Use and Community Development System Modernization			x	ITT	-	930,000				
216	3	3	3	5	City of Santa Fe Constituent Services	311 Program				10,000					
217	4	4	5	5	City Data Center Modernization			x	ITT	350,000					

Funded Requests

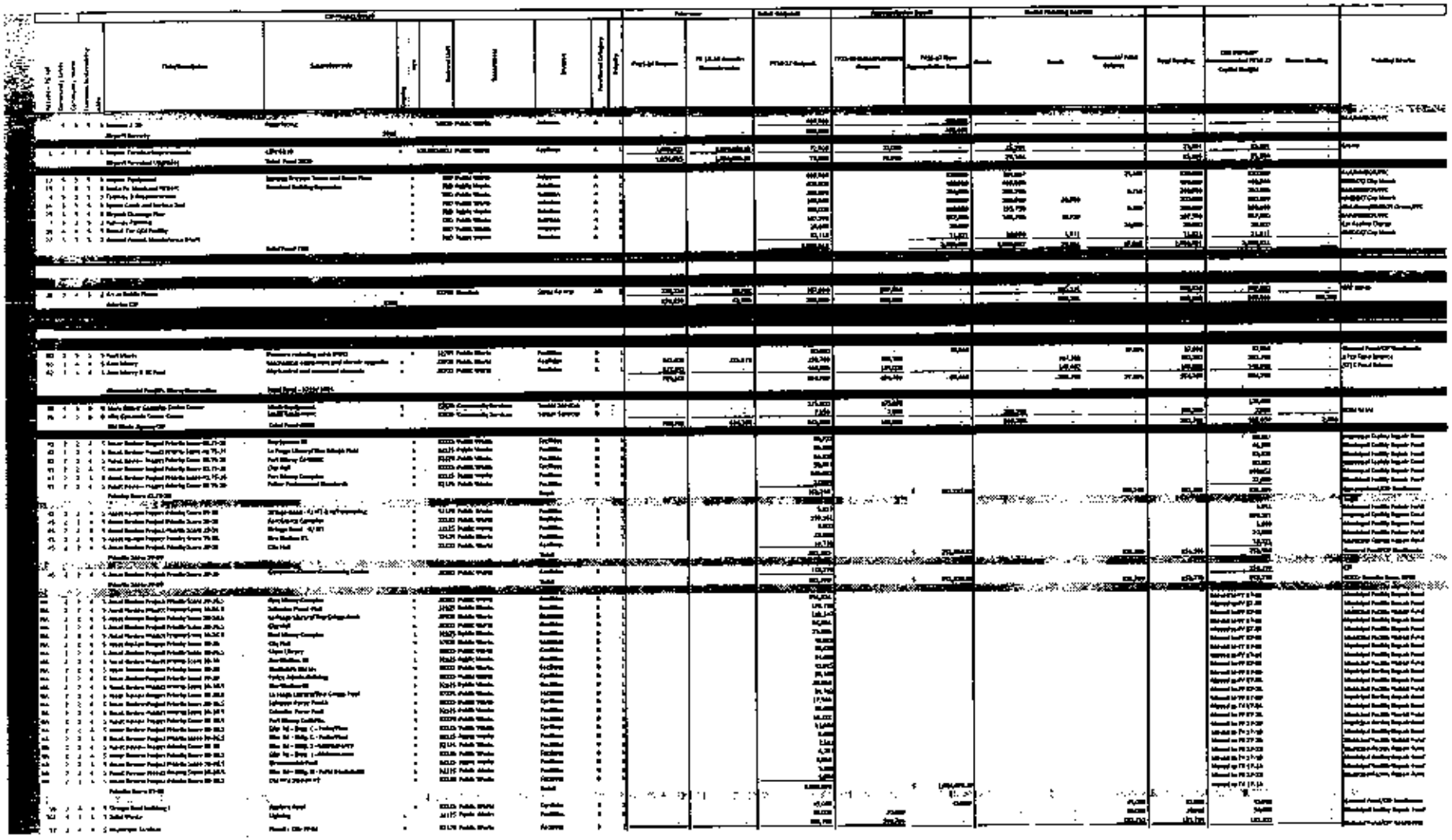
	Community Safety	Community Health	Economic Sustainability	SBRII	Title/Description	Subproject title	Ongoing	New	Department	Recommended	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
218	5	4	3	4	Small Drainage Projects	CIP 412 A St. Francis Gauge and Camino Alire	x		PW	275,000					
219	4	4	4	4	Acequia Trail Extension	From Rufina/South Meadows to San Felipe	x		PW	93,800					
220	4	4	4	4	Acequia Trail Connections	From Otowi to Mackota	x		PW	66,600					
221	4	4	4	4	Acequia Trail Connections	Harrison Road to Onate/Kathryn	x		PW	143,900				200,000	
222	4	4	4	4	Arroyo Chamisos Trail	At Santa Fe Place Mall	x		PW	275,000					
223	4	4	4	4	Rail Trail Extension Project	South Capital Station to Pen Road	x		PW	519,750					
224	5	4	3	4	Watershed Maintenance	Drainage Improvements in SFRIVR & Arroyo Cha	x		PW	1,297,262					
225	4	4	4	4	Tierra Contenta Trail	Buffalo Grass to South Meadows	x		PW	254,000					
226	4	4	4	4	Canada Rincon Trail	Calle Francisca to Calle Mejia	x		PW	83,100			100,000	200,000	
227	4	4	4	4	MRC Trail	NM-599 Underpass North to MRC	x		PW	190,000					
228	5	5	5	5	St. Francis Underpass	Acequia Trail to Santa Fe Railyard	x		PW	4,642,702				750,000	
229	4	4	4	5	T & D Storage System Master Plan			x	PU	135,391	135,391				
230	4	2	5	5	PRV SCADA	System Improvements	x		PU	712,353	541,563	541,563	541,563		
231	4	5	4	5	Priority Line Replacements				PU	1,912,125					
232	5	5	5	5	Reservoir Improvements	CRWTP RWS Pipeline replacement		x	PU	1,516,375	1,516,375				
233	5	5	5	5	Buckman Parallel	Trunk 10 MG Tank		x	PU	-	2,707,812	2,707,812			
234	3	3	3	3	Section Tank Replacement			x	PU	-		162,469	2,166,250		
235	3	3	3	3	Revers Flow			x	PU	-		162,469			
236	4	4	4	4	Dopsey Storage Tank 2			x	PU	-	541,562	1,624,688			
237	3	3	3	3	Southwest Tank Supply Line			x	PU	-			2,133,753		
238	4	5	4	5	Reservoirs	Electric & FO extension		x	PU	270,780	649,875				
239	4	4	4	4	Reservoirs	Weir Modification		x	PU	54,153	216,625				
240	4	4	4	4	Reservoirs	Instrumentation & Metering			PU	108,313					
241	5	5	5	5	Reservoir	Outlet Rehabilitation (chemical feed)	x		PU	433,250					
242	5	5	5	5	Buckman Parallel	Trunk 10 MG Tank			PU	1,083,125					
243	5	5	5	5	Equipment Additions	Valve Replacement	x		PU	162,469	162,469	162,469	162,469	162,469	
244	5	5	5	5	Storage and Surge Tanks	Clean and Paint	x		PU	108,313	108,313	108,313	108,313		

Funded Requests

	Community Safety	Community Health	Economic Sustainability	ARRII	Title/Description	Subproject title	Ongoing	New	Department	Recommended	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
245	3	3	5	5	Large Meter Replacement		x		PU	1,470,783	270,783	270,783	270,783		
246	5	5	5	5	Hospital Tank		x		PU	5,970,735					
247	4	4	4	4	Buckman Well	Uranium remediation & Arsenic treatment		x	PU	216,625	162,489	1,083,125			
248	4	4	4	3	BDD 4MG Tank		x		PU	-	491,563				
249	1	1	5	5	Asset Management Plan			x	PU						
250	5	5	5	5	On call Engineering		x		PU	676,953	676,953	676,953	676,953		
251	5	5	5	5	Division Equipment Replacements		x		PU	541,563	541,563	541,563	541,563		
252	5	5	5	1	Management of Upper Watershed		x		Public	309,331	270,331	270,331	270,331		
253	5	5	4	5	Other Building Repairs and Improvements		x		Public	270,783					
254	5	5	3	5	Canyon Road Admin Bldg.	Renovations	x		Public	50,000					
255	1	1	5	5	Asset Management Plan					125,000					
256	5	5	5	5	Booster Station	Dempsey & East High		x	Public	324,938	2,166,250	2,166,250	2,166,250		
257	4	4	4	4	Buckman Booster	Replacement and Expansion		x	Public	-		866,500	3,249,375		
258	4	4	4	4	Booster	Southwest Booster Station	x		Public	422,419			2,166,250		
259	5	5	5	5	City Well Rehabilitation		x		Public	108,313	108,313	108,313	108,313		
260	5	5	5	5	Canada Well		x		Public	541,562	541,562	541,562			
261	4	4	4	4	Booster Station	Booster Storage Facility Rehab	x		Public	108,313	108,313	108,313	108,313		
262	5	5	4	5	SOS Security		x		Public	270,781	270,781	270,781	270,781	270,781	
263	1	3	4	5	Water Rights Acquisitions		x		Public	216,625	216,625	216,625	216,625	216,625	
264	3	5	4	5	City Well	Design and construction T&D Upgrades		x	Public	-		1,500,000	3,000,000		
265	5	5	5	5	Bicentennial Well	Second Supp Well		x	Public	-	600,000	600,000			
266	2	3	5	4	Waster Water Management	Rehabilitation of Primary Clarifiers		x	PU	-	250,000	250,000			
267	2	4	5	4	Waster Water Management	Replacement of Return Activated Sludge Pumps		x	PW	-	125,000	-	125,000		
268	1	5	5	4	Waster Water Management	Replacement of Sewer Vector Truck		x	PU	380,000	-	380,000	-	380,000	
269	1	4	5	2	Waster Water Management	Replacement of Sewer Camera Van		x	PU	185,000	-	-	-	-	
270	1	1	5	2	Waster Water Management	New Dump Truck		x	PU	-	-	-	100,000	-	
271	2	5	5	4	Waster Water Management	Replacement of Sewer Rodder Truck	x		PU	125,000	-	125,000	125,000	-	
272	2	4	5	2	Waster Water Management	Nutrient loading and removal optimization		x	PU	-	150,000				
273	2	4	5	2	Waster Water Management	Contaminants of Emerging Concern Study		x	PU	-	150,000				
274	1	4	5	4	Waster Water Management	New Solids Disposal Vehicle		x	PU	-	600,000	-	-	-	
275	1	4	5	4	Waster Water Management	Replacement of Compost Mixer		x	PU	-	-	100,000			

Funded Requests

	Community Safety	Community Health	Economic Sustainability	ARBII	Title/Description	Subproject title	Ongoing	New	Department	Recommended	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
276	2	4	5	4	Waster Water Management	Sewer Line Rehabilitation	x		PU	1,500,000	2,000,000		2,000,000		
277	2	4	5	4	Waster Water Management	Aeration Basin Rehabilitation/replacement		x	PU	-	-	245,000	325,000	550,000	
278	2	4	5	2	Waster Water Management	Rehabilitation of Existing Anaerobic Digesters		x	PU	-	-	-	330,000	870,000	
279	4	4	5	2	Waster Water Management	Rehabilitation of Existing Chemical Feed Systems		x	PU	-	-	-	325,000	250,000	
280	1	3	5	2	Waster Water Management	Aeration Basin for De-watering		x	PU	-	-	330,000	660,000		
281	1	4	5	2	Waster Water Management	Additional Filters for Tertiary Treatment		x	PU	-	-	-	150,000	150,000	
282	1	4	5	2	Waster Water Management	Installation of New Belt Press De-watering Unit		x	PU	-	750,000	-	-	-	
283	1	5	5	2	Waster Water Management	New Ultra Violet Banks after Post Aeration		x	PU	-	-	-	150,000	-	
284	1	4	5	3	Waster Water Management	New Anaerobic Digester	x		PU	3,950,000	1,150,000				
285	2	4	5	2	Waster Water Management	Five Year Masterplan		x	PU	-	-	-	-	350,000	
286	5	3	5	3	Runway 2-20	Resurfacing		x	PW	-	4,200,000				
287	5	5	4	5	Guadalupe Street Reconstruction	Roadway reconstruction		x	PW			3,625,500			
288	5	5	3	4	Fire Station # 11	New Fire Station		x	Fire	-					
289	5	5	4	5	Public Safety Land Mobile Radio System Replacement			x	IT						
290	4	3	3	4	Fire Station #9	Remodel & Expansion		x	Fire			50,000	450,000		
291	4	3	3	5	Fire Station # 1	Remodel & Expansion		x	Fire		300,000	1,200,000			
292	4	3	3	4	CIP#523A NM CAPM14-L-2004 MRC Soccer Valley	Improvement and expansion		x	PW						
293	5	4	5	5	Street Maintenance Projects	Unpaved Road Preservation		x	PW					260,000	
294	5	4	4	4	CIP #408D	Salvador Perez Park improvements	x		PW		357,227	878,394	5,000,000		
295	1	3	1	1	Dancing Ground Phase III- Navit Ade South Park	CIP Project# 4408		x	PW	-	114,606	-	149,395	1,890,000	
296					Americo Facility Analysis needs						8,960,164	3,781,782	1,611,933		
297						Total Unfunded Requests					9,731,996	5,910,176	7,211,328	2,150,000	15,003,500
298					Total 5 Year CIP Request					60,201,909	36,087,652	34,519,895	43,378,144	9,164,962	



Approved by Bd. Commission Action	Department Priority	Project Number	Title/Description	Subproject Title	Department	Division	Funding Source	Prior Year	FY13-14 Proposed	FY14-15 Proposed	FY15-16 Proposed	FY16-17 Proposed	Bonds	Grants	Approved and Balance	Total Funding	Cityshare Budget	Grants Funding	Funding Source
			[illegible]																
			[illegible]																
			[illegible]																

[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]

| | | |

Planning Commission
June 2, 2016

EXHIBIT 4

City of Santa Fe, New Mexico

memo

DATE: May 20, 2016, for the June 2, 2016 Meeting

TO: Planning Commission

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

FROM: Katherine Mortimer, Supervising Planner, Land Use Department

Case #2016-46. 102 Montoya Circle Escarpment Variance. JenkinsGavin Design and Development, agent for Robin K. Laughlin request approval of a variance to allow a four foot high coyote fence within the Ridgetop Subdistrict of the Escarpment Overlay District. The 0.13 acre property is zoned R-21 (Residential – 21 unit per acre) and is within the Historic Districts Overlay Zone. (Katherine Mortimer, Case Manager)

RECOMMENDATION
If the Commission determines the proposed 4 foot coyote fence meets the variance criteria outlined below, the Commission may **APPROVE WITH CONDITIONS**. Appropriate conditions are provided in Exhibit A of this report.

I. EXECUTIVE SUMMARY

The applicant proposes to build a four-foot high coyote fence, and requests a variance to Section 14- 5.6(D)(1) "Escarpment Overlay District – Location of Structures; Buildable Site" which states

> "For all *lots* subdivided or resubdivided on or before February 26, 1992, all *structures* shall be located within the foothills subdistrict unless the only *buildable site* is located within the ridgetop subdistrict. For all *lots* subdivided or resubdivided after February 26, 1992, *development* in the ridgetop subdistrict of the escarpment overlay district, other than driveway access and utilities, is prohibited." [Underlining added for emphasis]

The lot was created in 2001 through a lot split, and the entire lot is located within the

Ridgetop Subdistrict. Therefore, a variance is required for any further development on the lot, including a fence or any other type of structure.

If the Commission approves the variance, the fence would be limited to the location and height as shown on the plans submitted with this application. The fence would have to comply with all other requirements of the Escarpment Overlay District and Chapter 14.

The analysis shows that the proposed fence appears to meet all of the variance criteria.

II. ESCARPMENT OVERLAY ZONING DISTRICT

Escarpment Subdistricts

Land within the Escarpment Overlay district is considered to have significant visual impact to the City. Within the Overlay District, the Ridgetop Subdistrict is considered more visible than the Foothills Subdistrict. In addition to placement restrictions, buildings and other structures within the Escarpment Overlay District are subject to height, color, exterior lighting, and landscaping restrictions intended to reduce potential visual impacts as set forth in Section 14-5.6.

The purpose of the Escarpment Overlay Zoning District per Subsection 14-5.6(A)(1) is to:

(a) Promote the economic, cultural, and general welfare of the people of the city;
(b) Ensure the harmonious, orderly, and efficient growth and development of the city;
(c) Conserve the value of buildings and land;
(d) Encourage the most appropriate use of land; and
(e) Preserve the natural environment and the distinctive and historic ridgetop and foothills area environment as a visual asset for the benefit of the community and to maintain and encourage the sense of the city as a small community.
(f) Reduce the risk to life and health of residents in the escarpment by reducing wildfire risk; and
(g) Encourage the conservation of water, especially for maintaining landscaping materials.

The intent of the Escarpment Overlay Zoning District per Section 14-5.6(A)(3) is:

(a) Preservation of the city's aesthetic beauty and natural environment is essential to protect the general welfare of the people of the city, to promote tourism and the economic welfare of the city, and to protect the cultural and historic setting of the city;

(b) Development is highly visible on or about the ridgetop areas of the foothills for great distances and detracts from the overall beauty of the natural environment and adversely impacts the aesthetics of the mountain and foothill vistas as seen from the city;

(c) Land within the escarpment overlay district is environmentally sensitive due to the presence of steep slopes, erosion problems, drainage problems and other environmental attributes;

(d) The interest and welfare of the people of the city is to prohibit development on ridgetop areas of the foothills to the extent possible as allowed by law; and

(e) The interest and welfare of the people of the city is to restrict development in the escarpment overlay district to preserve the aesthetic beauty and natural environment of the ridgetop areas of the foothills and to protect the mountain views and scenic vistas from the city to the extent possible.

III. ESCARPMENT-SPECIFIC VARIANCE APPROVAL CRITERIA

The Escarpment Overlay District includes the following two variance criteria, in addition to criteria applicable to all variances to Chapter 14. Those criteria are (14-5.6(K)):

(1) Where the planning commission finds that extraordinary hardship may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation shall not have the effect of nullifying the intent and purpose of these regulations.

(2) In granting variances or modifications, the planning commission may require such conditions as will, in its judgment, assure substantially the objectives of the standards or requirements so varied or modified.

Applicant Response:

The intent of the Escarpment Overlay is to preserve Santa Fe's aesthetic beauty, mountain views, and scenic vistas. Since the fence will be significantly lower than the elevation of the existing residence, and the property has limited visibility from both Montoya Circle and Gonzales Road, it will not be counter to the protection of the local views. The fence will be constructed on or adjacent to the existing retaining wall; therefore, finishing the fence will not cause disturbance of natural vegetation, steep slopes, or associated erosion and drainage challenges at the proposed location.

The proposed fence will not detract from the aesthetic beauty of the neighborhood. The applicant performed a field count to ascertain how many of the surrounding properties have coyote fencing and/or yardwalls on their

property. Out of 29 residences on Montoya Circle and the southern portion of Gonzales Road (see attached map), 13 residences have coyote fences, 8 have yardwalls, and 8 have both yardwalls and fences. Upon a visual assessment, all of the coyote fences appeared to be equal to or higher than the 4' height of the applicant's proposed fence. All of the properties are fully or partially within the Escarpment Overlay, and six of the properties are fully or partially within the Ridgetop Sub-district.

As demonstrated above, every property in the surrounding neighborhood has a fence, a yardwall, or both. Thus, granting the requested variance will allow the applicant to enjoy a similar use of her property. Given the prevalence of coyote fencing in the neighborhood, the proposed fence will harmonize with the existing architectural style. Granting the variance for construction of the fence will not adversely affect the aesthetic beauty of the Ridgetop Sub-district.

Staff Analysis:
Staff concurs with the applicant's response.

IV. VARIANCE PROCEDURES

The variance process balances reasonable use of the applicant's property against compliance with the letter and intent of adopted regulations. Subsection 14-3.16(C) lists the criteria which must be met in order to approve a variance request. Those criteria set up a two-stage review process.

In the first stage of review, the Commission must determine that special circumstances apply to the property that make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14. Special circumstances may include physical characteristics that distinguish the property from others in the vicinity, such as unusual topography. Special circumstances may also include conflicting regulations that prevent development of the property without a variance to one or more of the regulations.

If the Commission determines that there are special circumstances that make it infeasible to develop the property, the second stage involves a determination of the minimum variance that would be needed to permit reasonable use of the property.

V. VARIANCE APPROVAL CRITERIA

Criteria in Subsections 14-3.16(C)(1) through (5) are required to grant a variance. The property must be consistent with at least one of the circumstances listed in items 1a through 1d and must meet all of the criteria in items 2 through 5. Staff analysis shows that this application is consistent with item 1a and 1b and meets the criteria in items 2 through 5.

(1) One or more of the following special circumstances applies:

(a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;

Applicant Response:
The subject parcel and structure shares similar physical characteristics with surrounding properties.

Staff Analysis:
Not applicable.

(b) the parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;

Applicant Response:
The parcel is a legal nonconforming lot that was created via a family transfer in 2001. A parcel located completely within the Ridgetop Sub-district of the Escarpment Overlay District would not be permissible under the current City code.

Staff Analysis:
Staff concurs that 102 Montoya Circle is a legal nonconforming lot, since there is no buildable site that would comply with the prohibition to build in the Ridgetop Subdistrict.

(c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or

Applicant Response:
There is an inherent conflict between the building prohibition in the Ridgetop Sub-district and the International Residential Code ("IRC"). The Ridgetop Sub-district regulations prohibit construction, which is inconsistent with the IRC requirement to provide a "guard" against potential falls.

Staff Analysis:
Staff concurs. The drop in elevation from the yard of the subject property

to the adjacent driveway surface would necessitate a guard to prevent risk of falling per the City-adopted building code (IRC R312). The proposed coyote fence at 4 feet high would meet the requirements of that code, which requires a minimum barrier height of 36 inches.

(d) the land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).

Applicant Response:
N/A

Staff Analysis:
Staff concurs. The Historic Division staff has determined that the proposed fence is eligible for an administrative approval to the Historic District Overlay Zone regulations.

(2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.

Applicant Response:
It is infeasible to complete the coyote fence in compliance with the standards of Chapter 14, as all construction is prohibited in the Ridgetop Sub-district. Construction of the fence is therefore infeasible without the requested variance.

Staff Analysis:
As all of the property is located within the Ridgetop Subdistrict, any new construction would violate the standards of Chapter 14.

(3) The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.

Applicant Response:
Chapter 14 defines intensity as "The extent of development per unit of area; or the level of use as determined by the number of employees and customers and degree of impact on surrounding properties such as noise and traffic." The granting of this variance will not increase the intensity of development in the vicinity. The neighborhood is already developed, and as detailed above, many of the adjacent and nearby properties are improved with coyote fencing similar to, or higher than, that proposed by the applicant. The construction of a 4' high fence will not increase the level of use as defined above. In fact, the fence is lower than several of the other coyote fences in the vicinity.

Staff Analysis:
Staff concurs that construction of a fence would not increase the intensity of development as defined in Chapter 14.

(4) The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:

Applicant Response:
None provided.

Staff Analysis:
To determine reasonable use of a property we look to other properties in the neighborhood. Nearly all of the properties developed as single family on Montoya Circle and near the property along Gonzalez Road have either coyote fences or stucco walls that appear to range from 4 to 6 feet tall.

(a) whether the property has been or could be used without variances for a different category or lesser intensity of use;

Applicant Response:
The property is residentially zoned and fully developed, and therefore cannot be used for a different category or lesser intensity of use. Moreover, development of any kind on the subject property is prohibited per SFCC §14-5.6(D)(1). Therefore, the property cannot be used without variances for a different category or lesser intensity of use. As stated in (3) above, the granting of the variance will not increase the intensity of use.

Staff Analysis:
Staff concurs that the property cannot be used for a different category of use and that the proposed fence would not intensify the use of the property.

(b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.

Applicant Response:
The granting of this variance is consistent with the purpose and intent of the Escarpment Overlay, as detailed in SFCC §14-5.6(A). While construction of the fence would be contrary to the prohibition of construction in the Ridgetop Sub-District of the Escarpment Overlay, it would not be contrary to the purpose and intent of the Sub-district, as it

would not be contrary to the general welfare of the people of the City, nor would it be counter to the harmonious, orderly, and efficient growth and development of the City. The proposed fence will be in keeping with the neighborhood architectural style and will have minimal visual impact from Gonzales Road or Montoya Circle. The property is already developed with a single family residence, which is consistent with development throughout the neighborhood. Construction of a 4' high coyote fence will not detract from the overall beauty of the natural environment, nor will it adversely impact mountain views or scenic vistas as seen from the City. Moreover, it will not adversely affect the environmental sensitivity of the Ridgetop Sub-district.

Staff Analysis:
Staff concurs that the proposed fence would be consistent with the general purpose and intent of the Escarpment Overlay Subdistrict as noted in Section II of this report. The proposed fence would not be seen from any public areas or major rights-of-way. For this same reason it would not impact mountain views or scenic vistas from the City. It would have no impact on environmentally sensitive areas nor cause erosion or drainage problems. It would not be contrary to purpose or intent of any other Section of Chapter 14.

(5) The variance is not contrary to the public interest.

Applicant Response:
The public interest in relation to SFCC §14-5.6, "Escarpment Overlay District," means "protecting, maintaining and enhancing the health, safety and general welfare of the citizens." Providing a 4' high coyote fence around the subject property will not be contrary to the public interest.

Staff Analysis:
Staff concurs.

VI. ATTACHMENTS:

EXHIBIT A: Conditions of Approval

EXHIBIT B: City Staff Memoranda

1. Waste Water Division Engineer Memorandum, Stan Holland
2. Fire Department Memorandum, Rey Gonzales
3. Escarpment and Landscape Memorandum, Somie Ahmed
4. Terrain Management Memorandum, RB Zaxus
5. Water Division Memorandum, Dee Beingessner
6. Traffic Engineering Division Memorandum, Sandra Kassens
7. Solid Waste Memorandum, Eric Lucero

EXHIBIT C: Maps and Photos

1. General Plan Land Use Designation Map
2. Zoning Map
3. Aerial Photo

EXHIBIT D: Applicant Submittals

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

Conditions of Approval

Exhibit A
Conditions of Approval

102 Montoya Circle Escarpment Variance

Case #2016-46

	DRT Conditions of Approval	Department	Staff
1	No Comments	Wastewater Management Division	Stan Holland
2	Shall not impede Fire Department access or block any egress easements.	Fire Marshal	Reynaldo Gonzales
3	All structures in the Ridgetop and Foothills Subdistrict are to comply with the standards listed in Article 14-5.6 "Escarpment Overlay District."	Escarpment + Landscaping	Somie Ahmed
4	No Comments	Terrain Management	RB Zaxus
5	No Comments	Water Division	Dee Beingessner
6	No Comment	Traffic Engineering	Sandra Kassens
7	No Comment	Solid Waste	Eric Lucero

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

City Staff Memoranda

MORTIMER, KATHERINE E.

Subject: FW: Possibility of Early DRT Comments?

Katherine
I do not have any comments to address for this variance.

Stan Holland, P.E.
Wastewater Division
73 Paseo Real
Santa Fe, New Mexico 87507
505-955-4637
tsholland@santafenm.gov

From: MORTIMER, KATHERINE E.
Sent: Tuesday, May 03, 2016 3:46 PM
To: BEINGESSNER, DEE; HOLLAND, TOWNSEND S.; GONZALES, REYNALDO D.
Subject: Possibility of Early DRT Comments?

Case #2016-46. **102 Montoya Circle Escarpment Variance.** JenkinsGavin Design and Development, agent for Robin K. Laughlin request approval of a variance to allow a four foot high coyote fence within the Ridgetop Subdistrict of the Escarpment Overlay District. The 0.13 acre property is zoned R-21 (Residential – 21 unit per acre) and is within the Historic Districts Overlay Zone.

Cheers!

Katherine Mortimer
Land Use Department
City of Santa Fe, NM
(505) 955-6635

There is no path to peace, peace is the path. -Gandhi

EXHIBIT B1

City of Santa Fe, New Mexico

memo

DATE: April 29, 2016

TO: Katherine Mortimer, Case Manager

FROM: Reynaldo Gonzales, Fire Marshal

SUBJECT: Case #2016-46 102 Montoya Circle Escarpment Variance

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

1. Shall not impede Fire Department access or block any egress easements.

EXHIBIT B2

City of Santa Fe, New Mexico

memo

DATE: May 9, 2016

TO: Katherine Mortimer, Land Use Planner Supervisor

FROM: Somie Ahmed, Planner Technician Senior

SUBJECT: Comments for Case #2016-46, 102 Montoya Circle Escarpment Variance

---

The following conditions of approval apply to 102 Montoya Circle Escarpment Variance:

1. All structures in the Ridgetop and Foothills Subdistrict are to comply with the standards listed in Article 14-5.6 "Escarpment Overlay District."

EXHIBIT B3

MORTIMER, KATHERINE E.

From: ZAXUS, RISANA B.
Sent: Monday, May 09, 2016 10:17 AM
To: MORTIMER, KATHERINE E.
Subject: Case # 2016-46, 102 Montoya Circle Escarpment Variance

Ms. Mortimer,

I have no terrain management comments on the above-referenced case.

Ms. Ahmed will provide escarpment comments.

Risana B "RB" Zaxus, PE
City Engineer

EXHIBIT B4

MORTIMER, KATHERINE E.

Subject: FW: Possibility of Early DRT Comments?

Katherine,

I don't have any comments on this variance.

Dee

From: MORTIMER, KATHERINE E.
Sent: Tuesday, May 03, 2016 3:46 PM
To: BEINGESSNER, DEE; HOLLAND, TOWNSEND S.; GONZALES, REYNALDO D.
Subject: Possibility of Early DRT Comments?

Case #2016-46. 102 Montoya Circle Escarpment Variance. JenkinsGavin Design and Development, agent for Robin K. Laughlin request approval of a variance to allow a four foot high coyote fence within the Ridgetop Subdistrict of the Escarpment Overlay District. The 0.13 acre property is zoned R-21 (Residential – 21 unit per acre) and is within the Historic Districts Overlay Zone.

Cheers!

Katherine Mortimer
Land Use Department
City of Santa Fe, NM
(505) 955-6635

There is no path to peace, peace is the path. -Gandhi

EXHIBIT B5

MORTIMER, KATHERINE E.

From:	KASSENS, SANDRA M.
Sent:	Monday, May 02, 2016 3:56 PM
To:	MORTIMER, KATHERINE E.
Cc:	ROMERO, JOHN J
Subject:	102 Montoya Circle variance for a 4 ft. coyote fence

Katherine,
I have no comments on the request for a variance for a 4 ft. coyote fence at 102 Montoya Circle, case number 2016-46.

Sandra Kassens
Engineer Assistant
Engineering Division
Public Works Department
City of Santa Fe
505-955-6697

EXHIBIT B6

MORTIMER, KATHERINE E.

From: LUCERO, ERIC J.
Sent: Friday, May 06, 2016 1:31 PM
To: MORTIMER, KATHERINE E.
Subject: DRT Comments

Katherine,

In regards to Case #2016-46, **102 Montoya Circle Escarpment Variance,** I have no comments at this time.

Thanks,

Eric J Lucero
City of Santa Fe
Environmental Services
Operations Manager
505-955-2205 office
505-670-6562 cell
ejlucero@santafenm.gov

EXHIBIT B7

City of Santa Fe, New Mexico

Planning Commission

Exhibit C

Maps and Photos

Future Land Use Designation Map

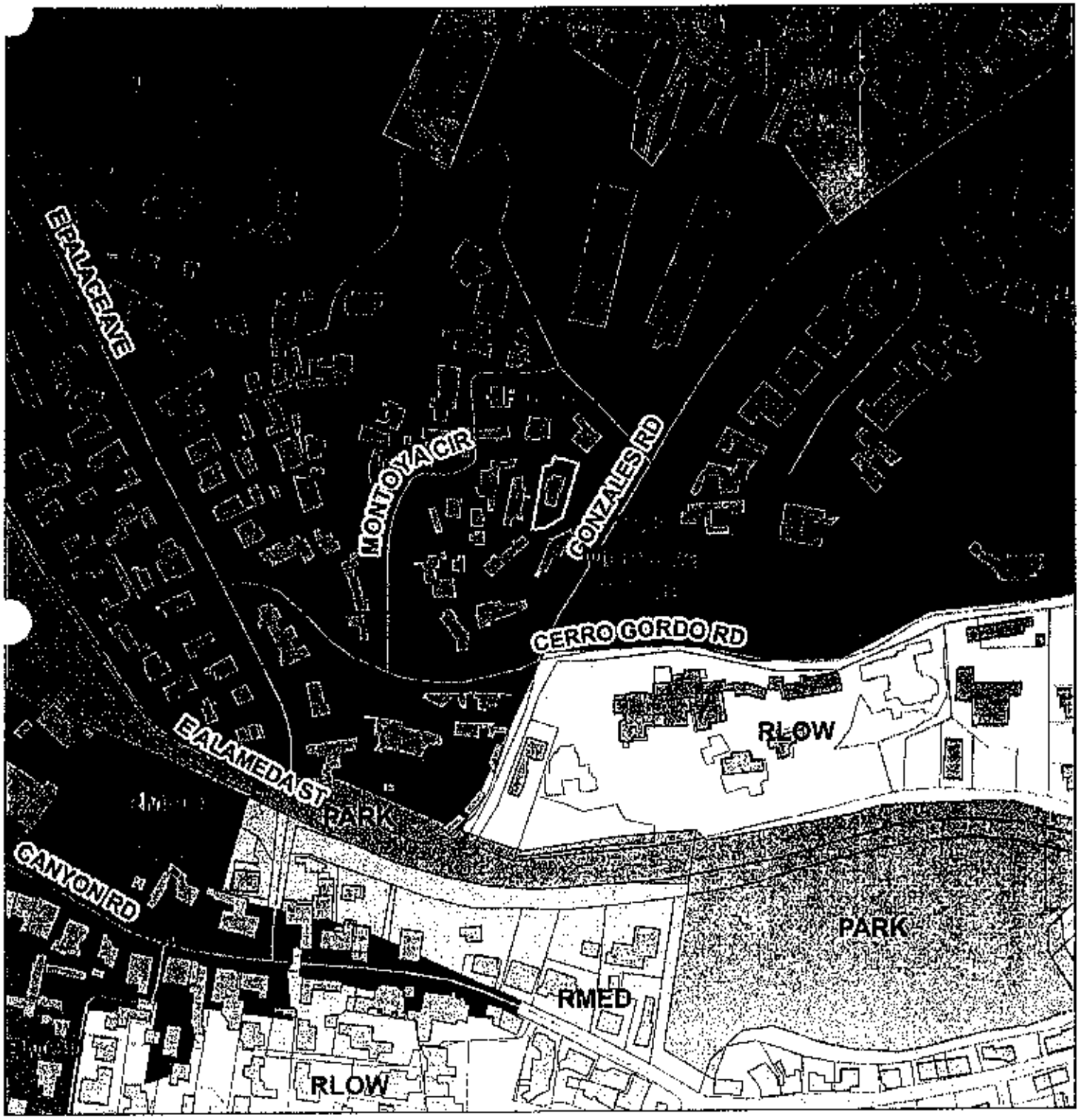


EXHIBIT C1

City of Santa Fe
New Mexico

Zoning Map

EXHIBIT C2

City of Santa Fe
New Mexico

102 Montoya Circle Aerial Photo

Legend

EXHIBIT C3

City of Santa Fe
New Mexico

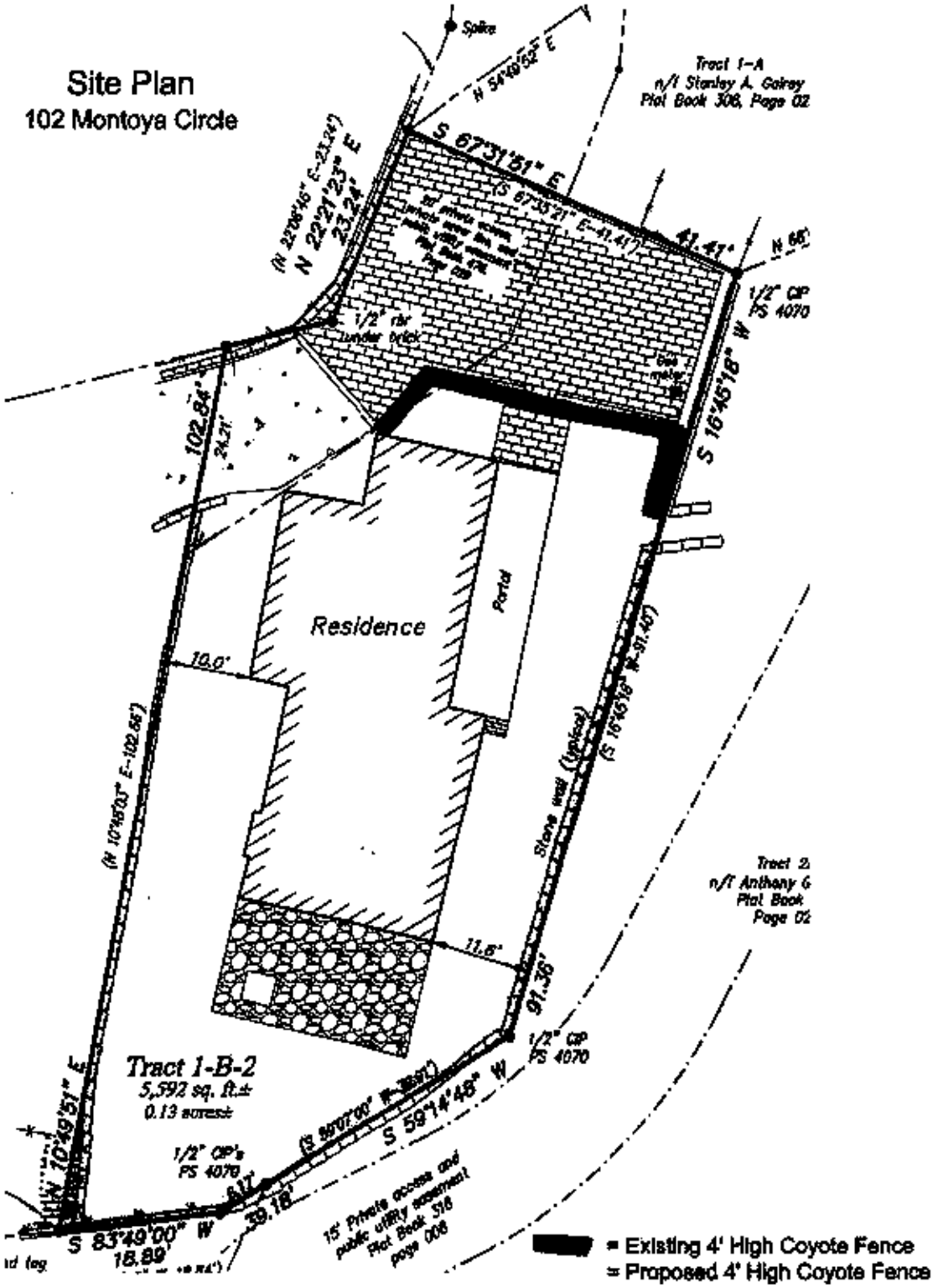
City of Santa Fe, New Mexico

Planning Commission

Exhibit D

Applicant Submittals

2016-46 102 Montoya Circle Escarpment Variance



RECEIVED

JUN 1 2016

Land Use Dept.

CITY OF SANTA FE
LAND USE DEPARTMENT
Current Planning Division
200 Lincoln Avenue, Box 909
Santa Fe, NM 87504-0909

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Santa Fe will hold a public hearing [illegible] Council Chambers, 200 Lincoln Avenue (City Hall) on **Thursday, June 02, 2016 at 6:00p.m.**; to [illegible] following request:

Case #2016-46. 102 Montoya Circle Escarpment Variance. JenkinsGavin Design and Development [illegible] Robin K. Laughlin request approval of a variance to allow a four foot high coyote fence [illegible] Subdistrict of the Escarpment Overlay District. The 0.16 acre property is zoned R-21 (Residential [illegible] unit per acre). (Katherine Mortimer, Case Manager)

Questions may be directed to the City of Santa Fe Current Planning Division staff at (505) 955-6585. Any and all interested parties are invited to attend the public hearing and will be heard prior to the Planning Commission taking action. Formal comments may be submitted in writing to the Current Planning Division prior to the hearing, at City Hall, 200 Lincoln Avenue.

THERE IS A SAFETY ISSUE DUE TO THE FACT THAT THE LAND DROPS OFF MAYBE 4 TO 6 FEET ON THE EDGE. ALSO THERE IS A SECURITY AND PRIVACY ISSUE BEING THAT THE LOT IS OPEN ON THREE SIDES.

6-1-16

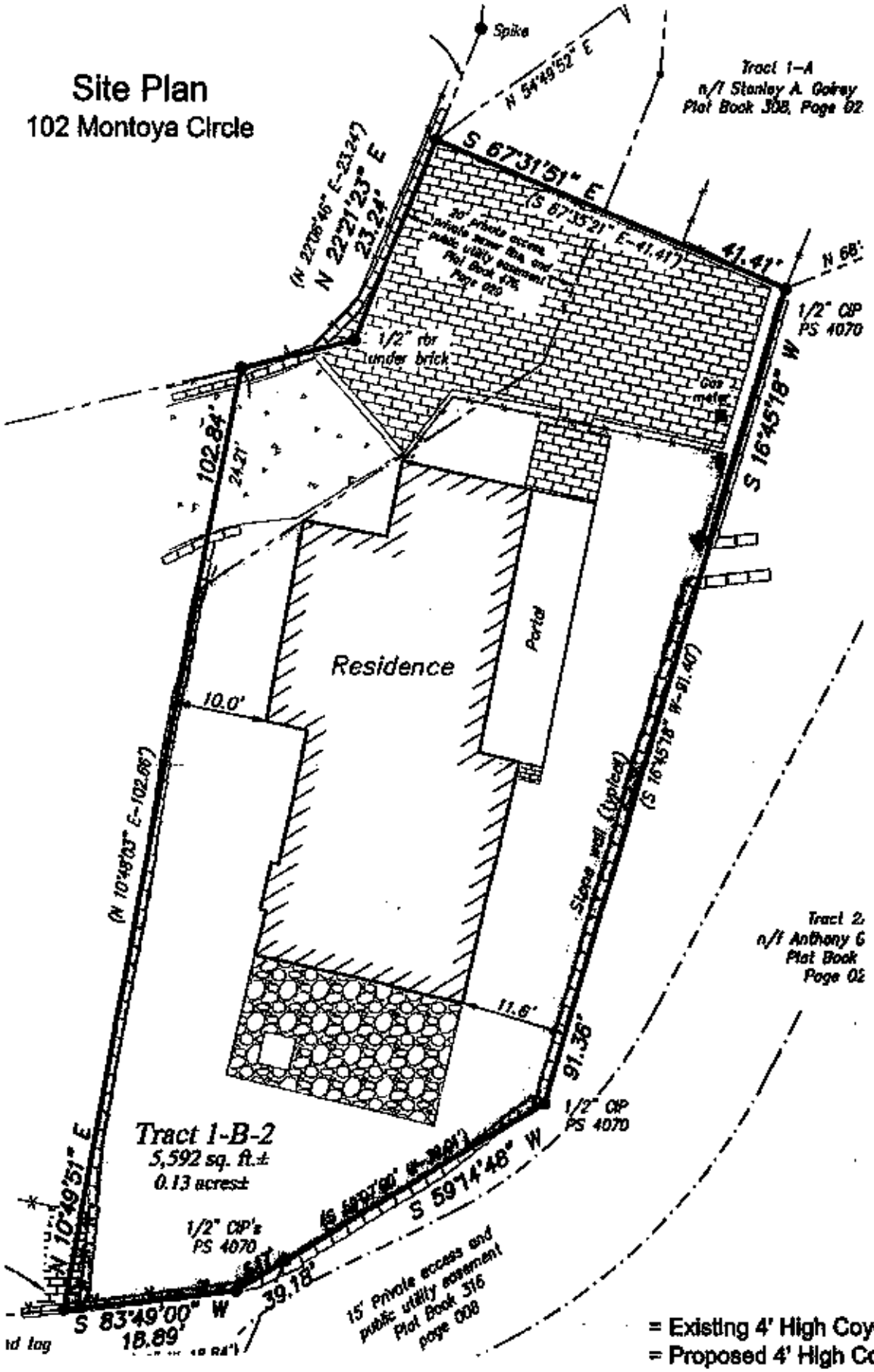
DAVID SORENSON

David Sorenson

Planning Commission
June 2, 2016

EXHIBIT 5

Site Plan
102 Montoya Circle



= Existing 4' High Coyote Fence
= Proposed 4' High Coyote Fence

Planning Commission
June 2, 2016

EXHIBIT 6

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 GS

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

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:

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

[illegible]	[illegible]	[illegible]
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:

[illegible]	[illegible]	[illegible]
9 and 10	Build out of both tracts	Las Soleras Drive to Beckner
4	***Development on 22 acres and 120,000 square feet of building.***	***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:

[illegible]	[illegible]	[illegible]
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
8	***Development of 150,000 square feet of building***	***Complete Crossing at Chamiso***

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
4881 MAIN ST
CERRILLOS RD
5301 LAS SOLERAS DR
5251 LAS SOLERAS DR
5221 LAS SOLERAS DR
4920 PROMENADE BLVD
4900 PROMENADE BLVD
4960 PROMENADE BLVD
4980 PROMENADE BLVD
5300 LAS SOLERAS DR
LAS SOLERAS DR
5020 PROMENADE BLVD
5040 PROMENADE BLVD
5060 PROMENADE BLVD
PROMENADE BLVD
2008-11
2009-07
5011 LAS SOLERAS DR
4755 BECKNER RD
5190 RAIL RUNNER RD
5500 CROSSING AT CHAMISO
5508 CROSSING AT CHAMISO
CROSSING AT CHAMISO
4881 BECKNER RD
BECKNER RD
RAIL RUNNER RD
4980 BECKNER RD
5407 BECKNER RD
5154 BECKNER RD
INTERSTATE 25
R1
SPPaZo
2009-01
DINOSAU

4941 MAIN ST
CERRILLOS RD
CERRILLOS RD
5301 LAS SOLERAS DR
5251 LAS SOLERAS DR
5221 LAS SOLERAS DR
4920 PROMENADE BLVD
4900 PROMENADE BLVD
CREG
4981 MAIN ST
CCOM
4960 PROMENADE BLVD
LAS SOLERAS DR
RHIG
TMXU
4980 PROMENADE BLVD
POSP
5300 LAS SOLERAS DR
5011 LAS SOLERAS DR
COFF
5020 PROMENADE BLVD
CREG
PROMENADE BLVD
5040 PROMENADE BLVD
5060 PROMENADE BLVD
4756 BECKNER RD
COFF
ARROYO DE LOS CHAMISOS
5500 CROSSING AT CHAMISO
CREG
5508 CROSSING AT CHAMISO
5196 RAIL RUNNER RD
COFF
4981 BECKNER RD
INST
CROSSING AT CHAMISO
BECKNER RD
RAIL RUNNER RD
4900 BECKNER RD
COFF
CREG
5407 BECKNER RD
POSP
INTERSTATE 25
RMTN
INTERSTATE 25
5154 BECKNER RD
CCOM
CREG

4841 MAIN ST
4851 MAIN ST
CERRILLOS RD
CERRILLOS RD
5301 LAS SOLERAS DR
5251 LAS SOLERAS DR
5221 LAS SOLERAS DR
4920 PROMENADE BLVD
4900 PROMENADE BLVD
LAS SOLERAS DR
4860 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
5190 RAIL RUNNER RD
5500 CROSSING AT CHAMISO
5508 CROSSING AT CHAMISO
CROSSING AT CHAMISO
4981 BECKNER RD
BECKNER RD
RAIL RUNNER RD
4980 BECKNER RD
5407 BECKNER RD
5154 BECKNER RD
INTERSTATE 25
INTERSTATE 25

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

Project Conditions

	Condition	Department/ Team	Staff Responsible
1.	The Arroyo Chamiso Trial 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 Trial 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
☐	1	James W Siebert	915 Mercer	siebert.associates@comcast.net
☐	2	Steve Perich	7601 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. Michael's Drive	hbrooks2@phs.org
☐	5	Robin Divine	454 St. Michael's Dr.	rdivine@phs.org
☐	6	Jim Jackson	" "	jjackson@phs.org
☐	7	MARGARET MEACHAM	2800 Cerrillos Rd. #9 87507 SF	mmeacham@gmail.com
☐	8	John Laur	7601 Jefferson NE	john@dpsdesign.org
☐	9	Kia Mudge	4040 Las Milagros St SF	kia.mudge@hotmail.com
☐	10	Mary Ranko	4450 Raindance S.F	mranko@comcast.net
☐	11	Dennis Ranka	" " S.F	dmranka@att.net
☐	12	Richard Angelos	4201 Vuelta Colorada	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
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 Quinte 87507	Janaya@aspenmedicalcenter.com
☐	3	Tony Akers	4245 Big Sky Rd 87507	takers505@yahoo.com
☐	4	Denys Cope	4524 Calle Turquesa	
☐	5	Maria Sanchez Lagne	573 E. Coronado Rd	mariasg@g.com
☐	6	Jerry Swartz	P.O. Box 32682 SF NN 87594	JerrySwartz1@Hol.com
☐	7	Ted Laelia	1194 Senda del Valle	yodacat@cybermesa.com
☐	8	RB Zaxus	CITY	[redacted] RBZaxus@santafenm.gov
☐	9	Soamiya Ahmed	City of SF	saahmed@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, 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.

Explanation of Request for Minor Amendment to Las Soleras Road Phasing Plan

A request to modify the road phasing plan adopted by the City Council on September 9, 2015 is submitted as part on the application for the PHS final development plan. The current road phasing plan recommends the completion of Las Soleras Drive from Cerrillos Road to Beckner Road with the development of the hospital on Tract 8. An amendment to the road phasing plan is requested moving the priority for crossing of the Arroyo de los Chamisos from Las Soleras Drive to the Crossing at Chamiso in conjunction with first phase of Presbyterian Healthcare Services medical center. The reasons for this minor amendment are:

- Crossing at Chamiso extends west of Cerrillos Road (changing name to Herrera Drive) to the Nina Ortero Community School, Capital High School and connecting into Paseo del Sol in Tierra Contenta.

- Cerrillos Road/Herrera Drive intersection serves as the principal access to WalMart.

- Herrera Drive is designed and was constructed to carry significantly more traffic volumes than Tierra Contenta Drive. Tierra Contenta Drive is the western extension of Las Soleras Drive west of Cerrillos Road.

- Herrera Drive serves as the only direct connection to Tierra Contenta.

- The turning movements (exclusive of the northbound and southbound traffic on Cerrillos Road) in 2015 at the Cerrillos Road and Crossing at Chamiso/Herrera Drive is 1927 vehicles for the AM and PM peak hours versus the Cerrillos Road and Las Soleras Drive/Tierra Contenta Drive intersection which has 1196 vehicles in the AM and PM peak hours.

In summary Herrera Drive carries the traffic from two major public schools, connects to Paseo del Sol, serves as the only direct access from Tierra Contenta to Cerrillos Road, and is designed at the intersection with Cerrillos Road with eastbound lanes consisting of two left turn lanes, two thru lanes and one right turn lane. This compares to the eastbound lane of Tierra Contenta Drive at Cerrillos road that has one left turn lane, one thru lane and one right turn lane.

Las Soleras

Approval Criteria for Minor Master Plan Amendment for Modification to the Road Phasing Plan

(a)

Guiding Policy 7-1-G-5

(a)Ensure that new development is more "connected" to its surroundings with an increased number or access points and pedestrian and bicycle connection to a neighborhood network.

Las Soleras has five major access points connecting to the City's major collector or arterial streets. These access points include Crossing at Chamiso at Cerrillos Road, Las Soleras Drive at Cerrillos Road, Governor Miles Road at Rail Runner Road, Beckner at Cerrillos Road and

Beckner at Richards Avenue. Vehicular access is provided from residential neighborhoods within Las Soleras and adjoining Las Soleras to commercial, office, retail and institutional facilities by means of the roads described above and the internal road network. Pedestrian and bicycle access if provided through an extensive City trail network and private trails within the separate tracts as they are developed.

Las Soleras has a more extensive trail network than provided by any other development in Santa Fe. The completion of the Arroyo Chamiso Trail will allow a cyclist to ride from Las Soleras to the downtown area on a trail system separate for the most part from vehicular traffic. The completion of the trail to Tierra Contenta will allow residential development on the southwest side of the City to access commercial, retail and hospital uses in Las Soleras by bicycle.

(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.

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 determinate rather than assumed.

As a result of these traffic studies the design and timing 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.

(c)Development of the master plan area will contribute to the coordinated and efficient development of the community.

A hospital on Tract 8 of the Las Soleras Master Plan has always been a part of the approved master pan. 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

(d)The existing and proposed infrastructure, such as the 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.

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.

The existing Las Soleras Road Phasing Plan and amended Las Soleras Road Phasing Plan are attached as Exhibits 1A and 1B respectively.

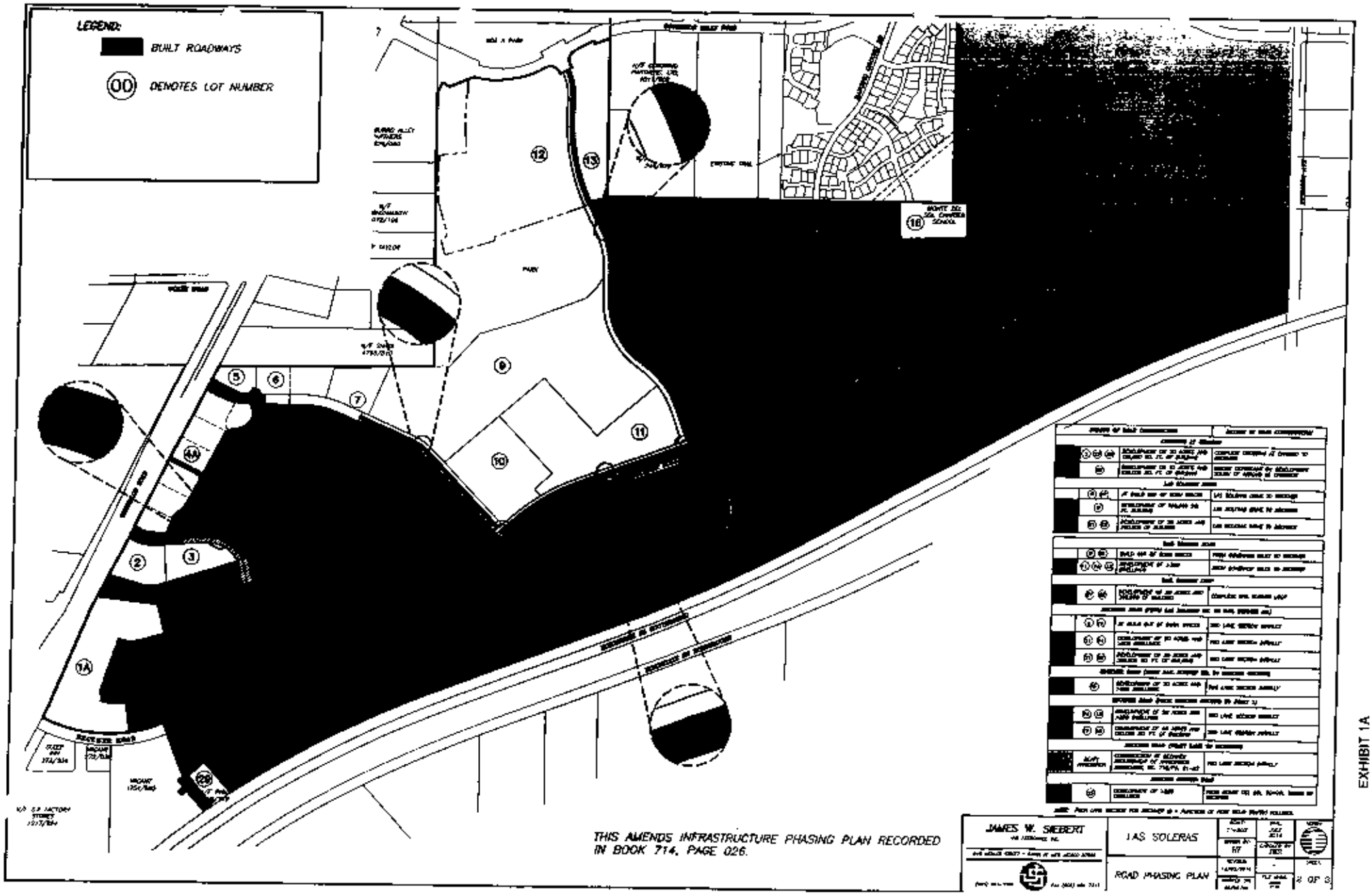

LEGEND:
BUILT ROADWAYS
00 DENOTES LOT NUMBER
THIS AMENDS INFRASTRUCTURE PHASING PLAN RECORDED IN BOOK 714, PAGE 026.
JAMES W. SIEBERT
LAS SOLERAS
ROAD PHASING PLAN
2 OF 3

EXHIBIT 1A

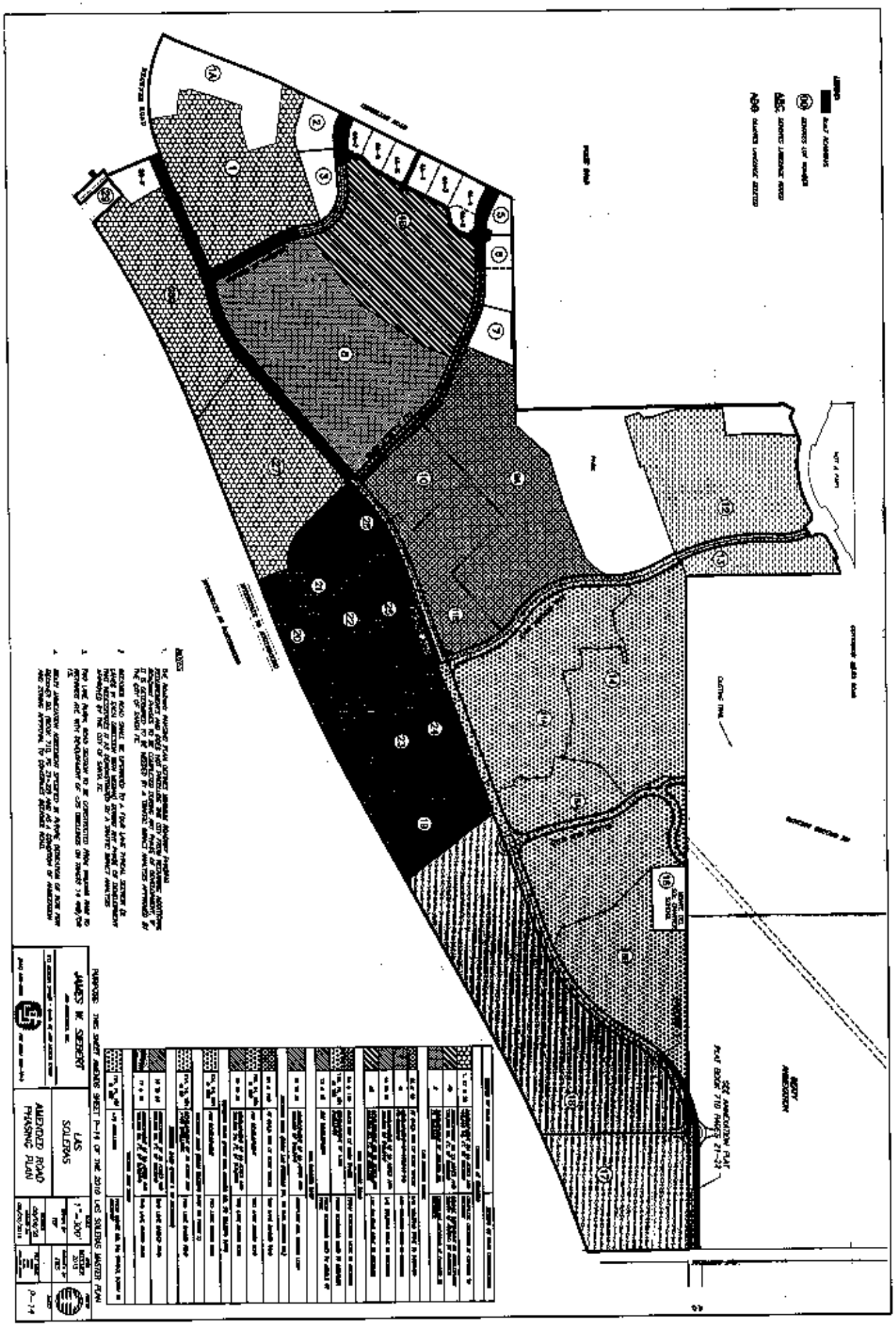

LAS SOLERAS
AMENDED ROAD PHASING PLAN
JAMES W. SIEBERT
NOTES
PURPOSE: THIS SHEET AMENDS SHEET P-14 OF THE 2010 LAS SOLERAS MASTER PLAN
NEXT ANNEXATION
SEE ANNEXATION PLAT PLAT BOOK 710 PAGES 21-22

EXHIBIT 1B

Planning Commission
June 2, 2016

EXHIBIT 7

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

FROM: Noah Berke, Senior Planner, Current Planning Division

Presbyterian Hospital Development Plan at Las Soleras

Case #2016-50, Presbyterian Health Services Hospital Development Plan and Terrain Management Variance. James W. Seibert & Associates, Inc., agent for Presbyterian Health Care Services, requests approval of a Development Plan and Terrain Management Variance for 4981 Beckner Road, a 39.03 acre parcel, which is zoned HZ (Hospital Zone District). The requested variance is to Section 14-8.2(D)(2)(b) SFCC 1987 for disturbance of slopes greater than 30%.

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** with all staff Conditions of Approval as outlined in Exhibit B.

Three applications related to the proposed development 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 two minor amendments to the Las Soleras Master Plan that will affect road phasing and sign regulations as they relate to Tract 8. 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

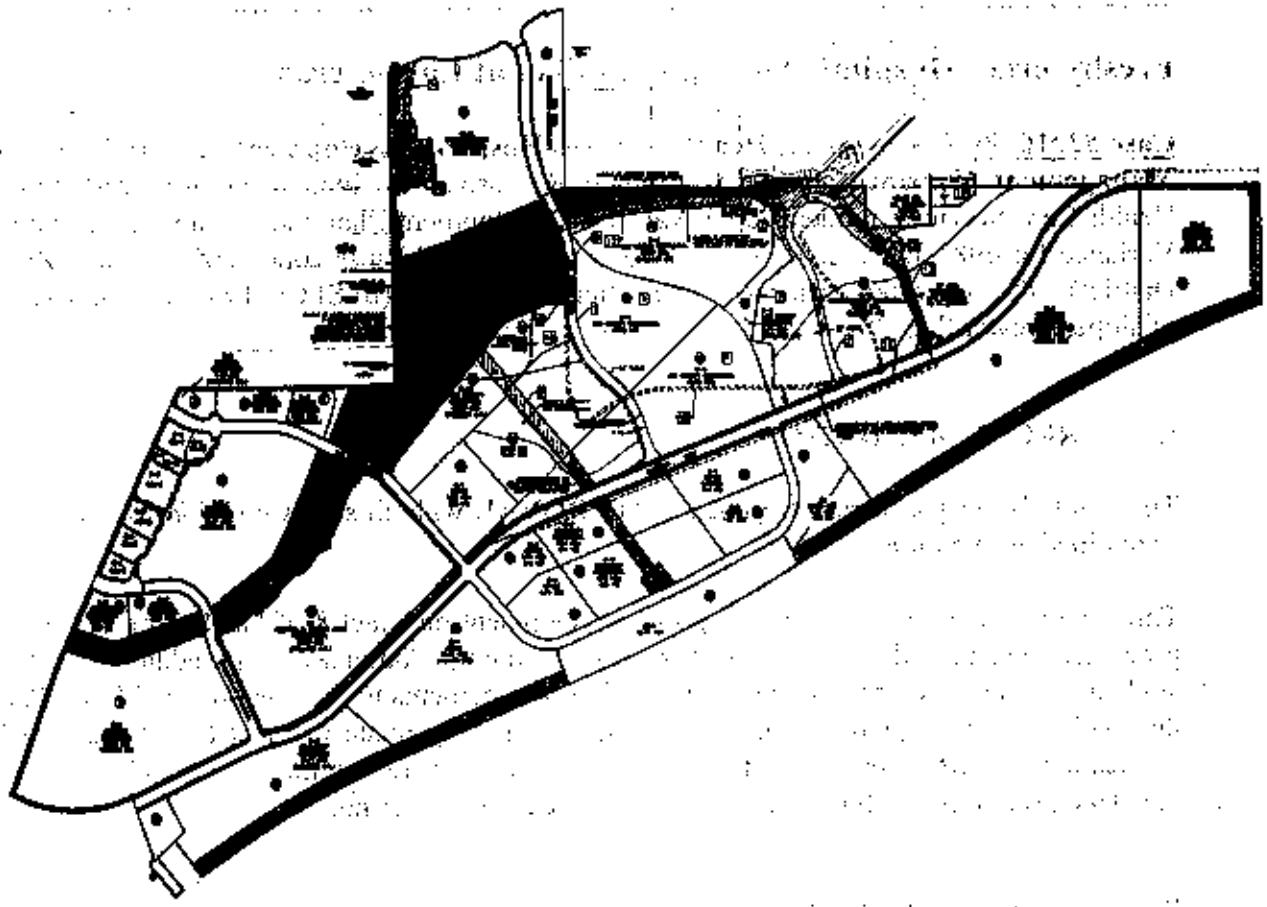
On February 11, 2009 the Governing Body approved annexation of the Las Soleras property to the City of Santa Fe along with General Plan Amendments and rezoning. Those approvals included a master plan for the zoning of various parcels that were created, and the layout and phasing of roads and infrastructure. The master plan and zoning boundaries were recently

amended by the Planning Commission on May 21, 2015 and Governing Body on September 30, 2015 (Pulte Las Soleras Case Nos. 2014-123, 2014-124, 2014-125, 2014-126 and 2015-09.)

The Las Soleras Master Plan is comprised of approximately 550 acres of land running east from the Santa Fe Premium Outlets between Cerrillos Road on the north, I-25 on the south and Richards Avenue on the east. The Property is bounded on the south by I-25; on the west by the Santa Fe Premium Outlets, a hotel, and a mix of developing commercial properties on the opposite side of Cerrillos Road; on the north by Nava Adé, including the Monte del Sol Charter School, and a mix of residential and commercial tracts adjacent to Governor Miles Road; and on the south by the Beaty South residential subdivision.

Las Soleras consists of a mixture of land uses of residential, mixed-use, commercial, and institutional. Several commercial tracts along the west side of Cerrillos Road have been developed, and several large residential subdivisions are under construction.

The proposed hospital project site is designated as Tract 8 and is directly accessible from the road named The Crossing at Chamiso, as well as from Las Soleras Drive and Beckner Road.



On January 28, 2009 the Governing Body approved Ordinance No. 2009-03 which amended Section 14-4.3(D) to create a Hospital Zoning District that applies specifically to Tract 8, and includes nine special approval criteria:

1	Requires the approval of a development plan by the Planning Commission.
2	Allows hospitals and related heliports as a permitted use.
3	Allows the same uses as the existing Hospital District which includes medical offices, business and professional offices, residential uses, day care, public buildings, extended care facilities and religious assemblies.
4	Allows up to 70 feet in height for a hospital; all other uses are limited to 36 feet in height as is limited in the existing Hospital District.
5	Floor area ratio shall not exceed 1.8: 1.
6	Minimum district and lot size of 21,780 square feet.
7	Minimum lot setback requirements the same as R-1 through R-5 districts.
8	Prior to the submittal for development plan approval for each phase of development within the Las Soleras HZ district, the applicant shall conduct and submit a market analysis and fiscal impact analysis that analyzes in detail the need for the proposed hospital. The market analysis shall address demand, projected service capacity and build-out; identify primary and secondary market area; estimate projected revenue and expense and also identify the scale and extent of local competition. The fiscal impact analysis shall contain an estimate of net local public costs, including capital outlay and operating expenses, and revenues attributable to the proposed project.
9	Prior to the granting of development plan approval, any new hospital to be constructed shall participate in meetings with the Santa Fe County Health Policy Planning Commission and all local and regional health care providers to address impacts of dual hospitals in the community.

This application is for development plan approval of a new hospital, medical clinics, offices, and a parking structure. The development plan is divided into two phases. The application includes a variance to Section 14-8.2(D)(2)(b) for disturbance of natural slopes greater than 30%.

This hearing before the Commission is the sole public review the development plan will receive, since no hearing for a preliminary plan is required. Review by the Governing Body is not required.

Staff review has concluded that the development plan and requested variance meet the applicable approval criteria, and meet or exceed development standards specified in Chapter 14 and the Las Soleras Master Plan.

III. VARIANCE

Due to the existing conditions and topography of Tract 8, the applicant has requested a variance to Section 14-8.2(D)(2)(b) "Standards for All Grading:"

> *"Natural slopes thirty percent or greater shall remain undisturbed, except for arroyo crossings and for no more than three isolated occurrences of sloped areas where each individual disturbance shall not exceed one thousand (1,000) square feet, as approved by the city engineer. The city engineer may waive this provision, in writing, stating the reasons and basis for such approval, if evidence is provided by the applicant showing that strict enforcement of this provision would prohibit access to the lot or placement of utilities. This provision applies solely to the construction of roads,*

driveways and utility placement and is not intended to allow development on natural slopes exceeding thirty percent. The other provisions of the escarpment overlay district ordinance and the terrain and stormwater management regulations shall remain in effect."

A.) Purpose of Terrain and Stormwater Management

The purpose of Section 14-8.2 is to protect, maintain and enhance the health, safety and general welfare of the citizens and natural environment of Santa Fe.

The Terrain Management provisions seek to ensure sound and orderly development of the natural terrain, minimize erosion and the adverse impacts associated with accelerated stormwater runoff on natural drainage ways and all structures dues to increased development and impervious surfaces.

B.) Variance Approval Criteria (Section 14-3.16(C)(1)-(5))

The applicant's full responses to the variance criteria are included in Exhibit E2. The following analysis includes the applicants' analysis and is organized to address all variance criteria and responses

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
The land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).	N/A

Evaluation: The site slopes downward from Beckner Road toward the Arroyo de Los Chamisos and most of the site has natural slopes between 5 and 15 percent. Minor side channels to the arroyo create narrow bands of 30 percent slopes that divide the flatter portions. These narrow bands significantly restrict the development potential of the site, and staff believes it is appropriate to consider them as unusual physical characteristics that existed prior to the adoption of Section 14-8.2(D)(2)(b).

Criteria 2: The special circumstances make it infeasible for reasons other than financial cost to develop the property in compliance with the standards of Chapter 14.	Criteria Met: (Yes/No/N/A) Yes

Evaluation: The applicant maintains that the special circumstance of having the site divided by 30% slopes makes it infeasible to develop the land for a regional medical center as proposed in this application. To fully develop the land for its hospital use requires disturbance of natural 30% slopes or greater.

Although the 30% slopes occupy only 1.3% of the overall site area, the applicant states that avoiding those areas would reduce the site's buildable area by more than ten acres. The sloped areas divide the property into three buildable areas and would not make it feasible for development of a regional medical center.

Staff would note that reduction of the buildable area could theoretically be offset by constructing more multi-level parking, although staff is not in a position to address the effect those changes might have on the hospital's operations.

Evaluation: Chapter 14 defines intensity as "The extent of development per unit of area; or the level of use as determined by the number of employees and customers and degree of impact on surrounding properties such as noise and traffic." The maximum intensity permitted in the Las Soleras Hospital Zone is established by a maximum floor area ratio of 1.8:1. (The floor area ratio, or FAR, is the ratio of floor area to overall site area.) There are no other properties of this zoning in the vicinity that are established using FAR. The proposed project would have a floor area ratio of 0.37:1, making it of significantly less intense than is permitted by the zoning district.

Evaluation: The applicant asserts that allowing 23,037 square feet of disturbance of natural slopes of 30% or greater, is the minimum variance that would make possible the reasonable use of this land. The variance requested represents 1.3% of the total lot square footage of 1,700,146. This is a very minimal request given the size of the total parcel.

Evaluation: The property could be used without a variance for a different category or lesser intensity of use, however the Governing Body approved the Las Soleras Hospital zoning district specific to the use as a hospital. It is unlikely that a hospital could be developed on this site without a variance given the natural topographic constraints of the property. Hospitals tend to be a larger more intense use and require large amounts of parking given their size and use. The applicant could not develop the site as a hospital and have the required parking without the variance requested.

Criteria 6: The variance is consistent with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.	Criteria Met: Yes/No/N/A) Yes

Evaluation: The overall purpose and intent of Chapter 14 and the sections for which the variance is sought is to protect and promote the health, safety and welfare of the community and the natural environment, and the restriction against grading on 30% slopes is intended to preserve natural topography. The disturbance of a small percentage of the site can be cited in support of finding consistency with the overall purpose and intent of the terrain management regulations.

Discussion of the health effects of providing medical services is relevant to variance findings to the extent that the terrain management regulations could minimize the provision of those services on this particular site.

The applicant states that the variance request enables the applicant to develop Tract 8 in a manner that provides the greatest amount of services needed to serve the community.

[illegible]

Evaluation: The public interest context for this application is primarily the purpose and intent of the applicable sections of Chapter 14 and the policies of the General Plan. Staff has not identified any significant conflicts with Chapter 14, or any other areas where the public interest would be negatively affected. The effect of the hospital on citywide provision of health care, as required in Subsection 14-6.2(B)(3)(b) of the Las Soleras Hospital Zone district, is addressed in detail in Section IV(J) of this staff report.

IV. DISCUSSION AND ANALYSIS

A.) Project Description

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: 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.

The development will have two entries from Crossing at Chamiso to serve as ingress and egress onto the proposed development. The other entries will include one entry from Beckner Road and another entry from Las Soleras Drive to serve as future ingress and egress.

Tract 8 is currently undeveloped and unimproved – public infrastructure will be built and extended prior to construction of the proposed hospital, with financial guarantees for infrastructure completion at time of development plan approval.

The following tables note proposed development phase details of the proposed development plan:

Proposed Phases of the Development Plan:

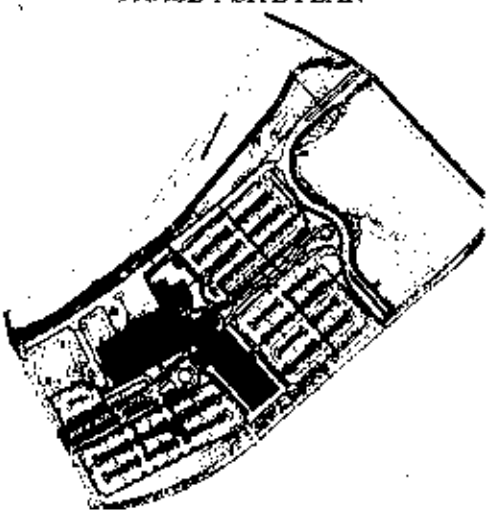
Phase 1:

	52,000.	52,000	25,000	N/A	129,000	63 ft.
	16,800	39,100	39,100	39,100	134,100	70 ft.
	N/A	11,900	N/A	N/A	11,900	37.5 ft.
	N/A	10,000	N/A	N/A	10,000	22.5 ft.
	N/A	22,000	N/A	N/A	22,000	36 ft.

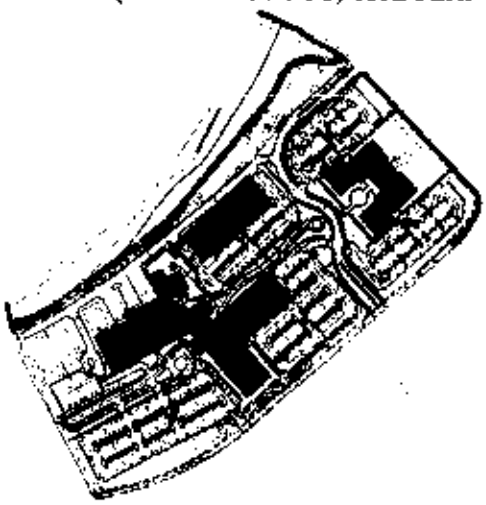
Phase 2:

	N/A	N/A	8,000	N/A	8,000	70 ft.
	30,000	30,000	30,000	30,000	120,000	70 ft.
	N/A	20,000	40,000	N/A	60,000	36 ft.
	N/A	45,280	45,280	45,280	125,080	36 ft.

PHASE 1 SITE PLAN



PHASE 2 (FULL BUILDOUT) SITE PLAN



- The project complies with height, setback, open space, design guidelines and all other development standards for the Las Soleras Hospital zoning district. The sole development standard which has not been met is the one for which the applicant is requesting a variance to Terrain and Stormwater Management.
- 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.

B.) Existing Conditions

North	4B	C-2 (Commercial)
West	1	C-2 (Commercial)
Northeast	9A2	R-21 (Residential-21 units per acre)
Northeast	10	C-1 (Commercial)
East	26	C-1 (Commercial)
Southeast	27	C-1 (Commercial)
South	28	C-2 (Commercial)

Tract 8 of the Las Soleras Master Plan is currently undeveloped and unimproved. The site is bordered by the Arroyo de Los Chamisos on the northern boundary, Crossing at Chamisos Road at the western boundary, Las Soleras Drive on the eastern boundary and Beckner Road on the southern boundary of the tract.

Approximately 221,720 square feet of Lot 8 lie within the FEMA regulated floodplain. All proposed development is outside the FEMA regulated floodplain. The site is relatively flat except for portions that have natural topography of 30% slopes or greater as indicated in the applicants' variance request. The applicant has conducted a tree inventory and identified that two significant trees exist on Tract 8. The applicant proposes to remove and

replace these significant trees.

C.) Parking and Access

The development will have a total of four entries to serve as ingress and egress onto the proposed development. The Traffic Engineer has reviewed the application submittals as well as a revised Traffic Impact Analysis (TIA) received on May 17, 2016. He recommends approval with the conditions of approval stated in his memorandum (Exhibit C1).

Condition 46a of the Las Soleras Master Plan requires a Traffic Impact Analysis prior to development in the subdivision.The Traffic Engineer is further requiring that the TIA use the most recent Metropolitan Planning Organization data for this analysis. The TIA performed for this site has indicated that roundabouts will need to be constructed at Beckner and Crossing at Chamiso, Las Soleras Drive and Beckner, and Crossing at Chamiso and the northwest access point to Tract 8. The applicant has indicated a preference for construction of signalized intersections rather than roundabouts, however the Traffic Engineer is requiring Roundabouts as a condition of approval. (Exhibit C1)

The applicant's request for a minor amendment to the Road Phasing Plan of the Las Soleras Master Plan is addressed in a separate application and staff report (Case #2016-49). This amendment is requested due to the development of Tract 8 as a medical center, which is divided into two phases. The first phase of development will be accessible from Crossing at Chamiso, including the two main entrances for the hospital and emergency services. Crossing at Chamiso will connect to Cerrillos Road and to Beckner Road.

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 Tract 8 (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 Traffic Engineer has reviewed this request and recommends approval. (Exhibit C1)

The proposed regional medical center will include a total of 1,569 parking spaces. The minimum required by Section 14-8.6 is 1,442 parking spaces. A more detailed parking analysis is included in the development plans (Exhibit E). Approximately 1,023 parking spaces will be constructed in the first phase of the proposed development.

D.) Trails

Currently a 10-foot asphalt trail has been constructed on the north side of Beckner Road the stretches the full length of the Tract 8 road frontage. A 10 foot asphalt trail has also been constructed on the east side of the Crossing at Chamiso for the length of the currently constructed roadway. An 8 foot bike lane is planned for the Crossing at Chamiso and Las

Soleras Drive. Five foot bike lanes have been constructed on Beckner Road on both sides of the road and with the completion of Beckner Road to its full road section the bike lanes will extend to Richards Ave.

An 8 foot wide asphalt trail will be constructed south of the Arroyo de Los Chamisos from Crossing at Chamiso to Las Soleras Drive. This trail location will coincide with the location of the existing city sewer line, serving a dual function providing access to the existing manholes for service by the City maintenance crews.

The Traffic Engineering Division has reviewed the submitted development plan and proposed trail improvements. The Traffic Engineer is requiring that a pedestrian underpass be designed and constructed with the Crossing at Chamiso. All horizontal and vertical alignments shall be met. The applicant will work with the Public Works Department to ensure the optimum location for the underpass is achieved, the alignment of trails is consistent with the future underpass planned for Las Soleras Drive, the height of the box culvert is sized appropriately and that all trails are dedicated public easements. (Exhibit C1)

E.) Terrain Management, Lighting, and Landscaping

The applicant has requested a variance to the Section 14-8.2(D)(2)(b) to disturb natural slopes of greater than 30%. The proposed development meets all the other terrain management requirements for topography and slopes as stated in Section 14-8.2(D). The City Engineer has reviewed the proposed variance request and supports the variance.

The storm water storage includes centralized ponding and satisfies the requirements of Section 14-8.2 (D)(4). The proposed project will have multiple retention ponds as indicated in the plan submittal.

The applicant has submitted a photometric lighting plan to meet requirements of Article 14-8.9. The City Engineer has reviewed the plans submitted and holds the opinion the proposed lighting is in compliance with Section 14-8.9. (Exhibit C6)

Landscaping requirements have been met with this application. The applicant has requested an alternate compliance to the standards for planting in retention and detention basins, as the applicant feels that the requirement of Section 14-8.4(F)(2)(e) will overcrowd the plantings. The applicant has proposed to move the required planting elsewhere on the site. The landscape reviewer has reviewed the proposal and accepts the proposed alternate compliance. The applicant has provided common areas, open space plantings, perimeter screening, interior parking lot improvements, detention ponding plantings, and street trees. (Exhibit C2).

F.) Water and Wastewater

A 12 inch water line will be constructed on Las Soleras Drive to a point short of the Arroyo de Los Chamisos. A 10 inch water line will connect the existing 12 inch water line on the Crossing at Chamiso to the future water line in Las Soleras Drive. This connection

creates the loop water line serving the medical center. The water division is requiring an appropriate agreement to construct and dedicate the proposed water mains. In addition, an approved water plan will be required to be submitted to the Water Division.(Exhibit C4).

The Water Budget office has reviewed the proposed project and has determined that the total water offset requirement will be 20.52 acre feet for the first phase of the proposed development and 13.59 acre feet for the second phase. The Water Budget office has confirmed that Presbyterian Healthcare Services currently has 36 acre-feet of water rights in the water bank. (Exhibit C8)

The existing Arroyo Chamiso trunk sewer line located on the south side of the Arroyo de Los Chamisos will serve as the source of public sewer service to the medical center. Private sewer lines will connect the medical center to the Arroyo Chamiso trunk line (24 inch) via off-set manholes adjacent to the 36 inch sewer line. Wastewater management division has indicated that the proposed plans satisfy the requirements for City sewer service and have recommended approval with the conditions specified in their memorandum. (Exhibit C3).

G.) Solid Waste

The solid waste division has reviewed the proposed application and recommends approval. (Exhibit C7). The Las Soleras Master Plan Conditions of Approval numbers 2 and 3 states the applicant must use a 30 yard self-contained compactor and must identify all provisions for recycling. The applicant has indicated they will use a 45 yard self-contained compactor and that all recyclables will be placed into appropriate disposal units.

H.) Fire

The Fire Marshal has reviewed the proposed application and recommends approval with the conditions outlined in Exhibit C5. The Las Soleras Master Plan Conditions of Approval outlines conditions 4, 5, and 6 which shall be met at time of development plan approval. These conditions are listed on the conditions of approval matrix. (Exhibit B)

I.) Helicopter Flight Plan

The application for development plan indicates a proposed helipad. The Las Soleras Master Plan Condition of Approval number 47 states "prior to the approval of a development plan for a hospital on Parcel 8, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas."

The applicant acknowledges the proposed flight plans are contingent upon wind direction and natural forces. The proposed flight plans are designed to consider historical wind patterns in Santa Fe and that the helicopter pilots tend to prefer departure and approaches into the wind. Staff has reviewed the flight plans and holds the opinion that the applicants' approach and departure schedule avoids residential neighborhoods. The applicant has

submitted three proposed flight plans as is required by the Las Soleras Zoning District:

[illegible]	[illegible]	[illegible]
1	South on Cerrillos and then east toward helipad	West towards Cerrillos and then southbound
2	South on Cerrillos to Beckner then west between the hospital and medical buildings or near Las Soleras Drive then south to helipad	Slightly west then turn north towards Las Soleras Drive and then turn south towards Beckner Road
3	South following the I-25, then turn west on Las Soleras Drive and then south between commercial zoned property and Tract 8 and east towards helipad.	West then north towards Las Soleras Drive turning east towards I-25 and departing north or south following I-25

J.) Market and Fiscal Analysis

Section 14-6.2(B)(3)(b) requires that prior to development plan submittal within the Las Soleras Hospital Zone district, the applicant shall conduct and submit both a market and fiscal impact analysis that analyzes the need for a proposed hospital.

The applicant has completed and analyzed the data gathered in Exhibit E1. The Economic Development Division has reviewed the information and has determined that Presbyterian Healthcare services will generate positive economic and fiscal impacts to the city and state. The fiscal analysis reflects that Presbyterian will generate 350-400 jobs during construction, 250-350 jobs at the new Presbyterian facility, and 254-355 indirect jobs to the community as a result of the medical center.

The analysis identifies that Presbyterian will stimulate the healthcare sector of Santa Fe's economy by providing additional choice and options of services to the community. According to their fiscal analysis, approximately 23% of Santa Fe residents seek their healthcare needs in Albuquerque and 4% go to Espanola. This project will reduce this number by offering services in Santa Fe.

K.) Early Neighborhood Notification Meeting

Prior to application submittal for cases to be heard before the Planning Commission, the applicant is required to hold an Early Neighborhood Notification Meeting (ENN). On March 28, 2016 an ENN was held at the Southside Library. In attendance were five city staff, the project architects, the project planning consultant, and three members of Presbyterian Healthcare Services. There were approximately 20 members of the public present. The ENN notes are attached as Exhibit D1.

L.) Santa Fe County Health Policy Planning Commission Meeting

The Las Soleras Hospital zoning district requires that prior to the granting of development plan approval, any new hospital to be constructed shall participate in meetings with the Santa Fe County Health Policy Planning Commission to address impacts of dual hospitals in the community. On April 1, 2016 Presbyterian Healthcare Services appeared before the Santa Fe County Health Policy Planning Commission. The presentation included a description of the site plan for the proposed medical center and the types of medical services that would be provided by Presbyterian Healthcare. The meeting agenda is attached at Exhibit D2.

M.) Regional Health Care Providers Meeting

The Las Soleras Hospital zoning district requires the applicant participate in meetings with all local and regional health care providers to address impacts of dual hospitals in the community. On April 14, 2016 the applicant presented the proposed development plan at the Public Health Care Provider meeting at the Santa Fe Community College. The meeting was publicly noticed in the Santa Fe New Mexican, Rio Grande Sun, and the Los Alamos Monitor newspapers.

The meeting was attended by approximately 26 people. In attendance were City Staff, Presbyterian Healthcare representatives, Christus St. Vincent personnel, doctors, and other community members. The meeting included a presentation of the proposed project and the associated process, community impacts and services, questions and answers. Questions were primarily associated with the timeline of development, potential jobs, services provided, and how healthcare would be impacted in the community. Meeting notes are attached as Exhibit D3.

N.) Development Plan Approval Criteria

Section 14-3.8(D)(1) requires that Planning Commission must make the necessary findings to approve a development plan:

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the *application*;

Staff Response: The planning commission is empowered to approve or deny the proposed development plan as is required under Section 14-4.3(D) Las Soleras Hospital zoning district. Under Article 14-2.3(C)(1) the power to approve or deny development plans is granted through the delegation of authority of the governing body.

(b) that approving the *development* plan will not adversely affect the public interest; and

Staff Response: Staff holds the opinion that the zoning designation of Las Soleras Hospital zoning district and the permitted uses as specified in

Article 14-6.1-1 serve as the public interest. The use as a hospital is permitted in the Las Soleras Hospital zoning district and therefore the proposed project is in compliance and does not adversely affect the public interest. Staff has reviewed the project for compliance with all zoning criteria and determined that these criteria have been satisfied.

(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.

Staff Response: The proposed hospital and medical office uses are compatible with and adaptable to zoning and permitted uses of the immediate properties in the vicinity. Many of the properties in Las Soleras are currently undeveloped and therefore staff can only evaluate based on the permitted uses within each zoning district in the vicinity.

O.) Approval Procedures

In order to approve the proposed development plan pursuant to Section 14-3.8(D), the Planning Commission must find that the "plan will 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."

V. CONCLUSION AND CONDITIONS OF APPROVAL

The Land Use Department recommends APPROVAL of the development plan and the variance request, as it is in compliance with Chapter 14 standards for density, lot coverage, height, parking, setbacks and open space standards required by the Land Development Code and all Master Plan Conditions of Approval for the Las Soleras Master Plan. Staff has included a Conditions of Approval Matrix (Exhibit B).

VI. 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. Wastewater Division Memorandum, Stan Holland
4. Water Division, Dee Beingessner
5. Fire Department Memorandum, Reynaldo Gonzales
6. City Subdivision Engineer Email, Risana "RB" Zaxus
7. Solid Waste Division Email, Eric Lucero
8. Water Budget Memorandum, Amanda Encinias
9. Economic Development Memoradum, Fabian Trujillo

EXHIBIT D: ENN and Meeting Materials

1. ENN Meeting Notes, March 28, 2016
2. Santa Fe County Health Policy Planning Commission, April 1, 2016
3. Regional Health Care Providers Meeting, April 14, 2016

EXHIBIT E: Applicant Submittals

1. Application Materials
2. Variance Responses
3. Development Plan
4. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.

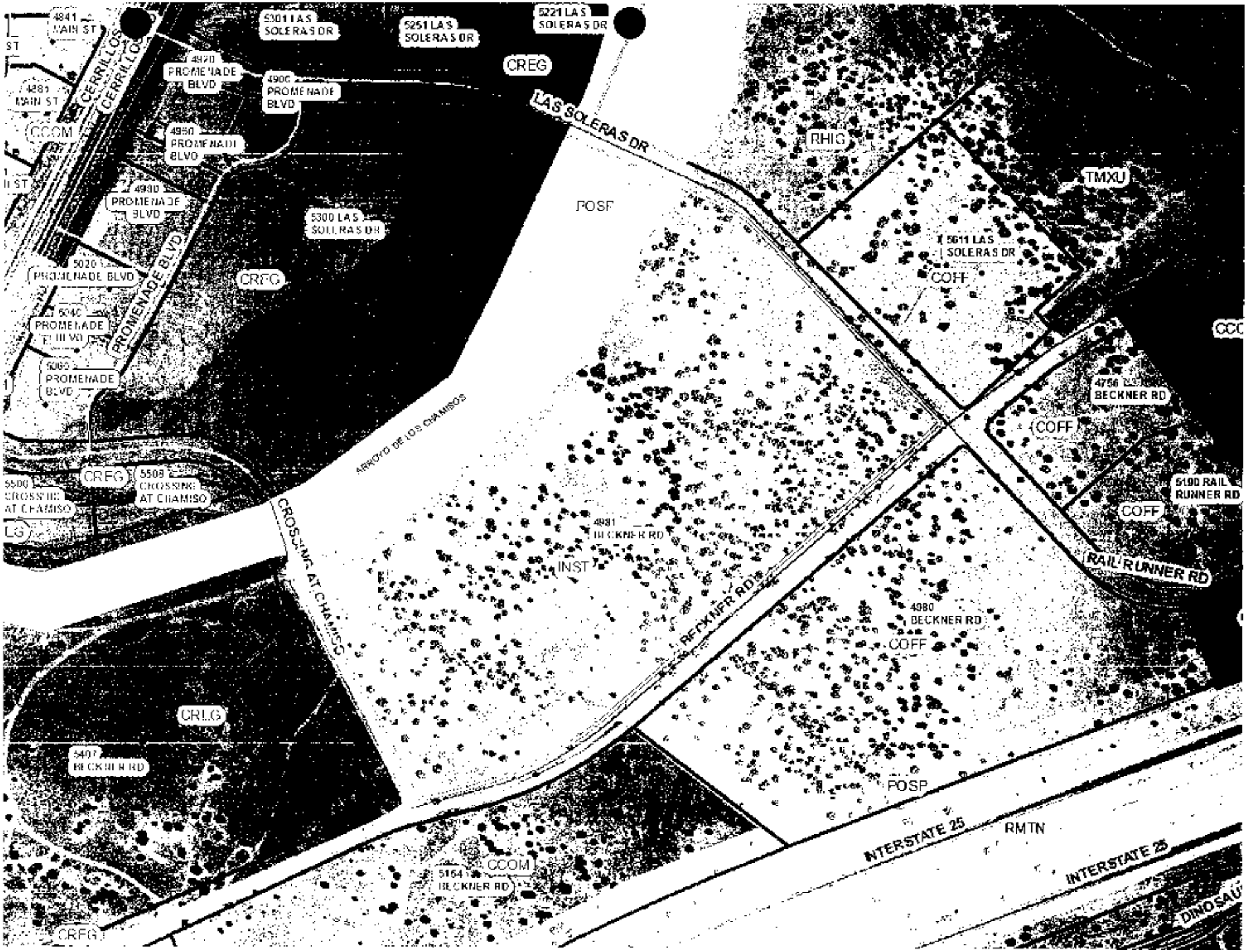
City of Santa Fe, New Mexico

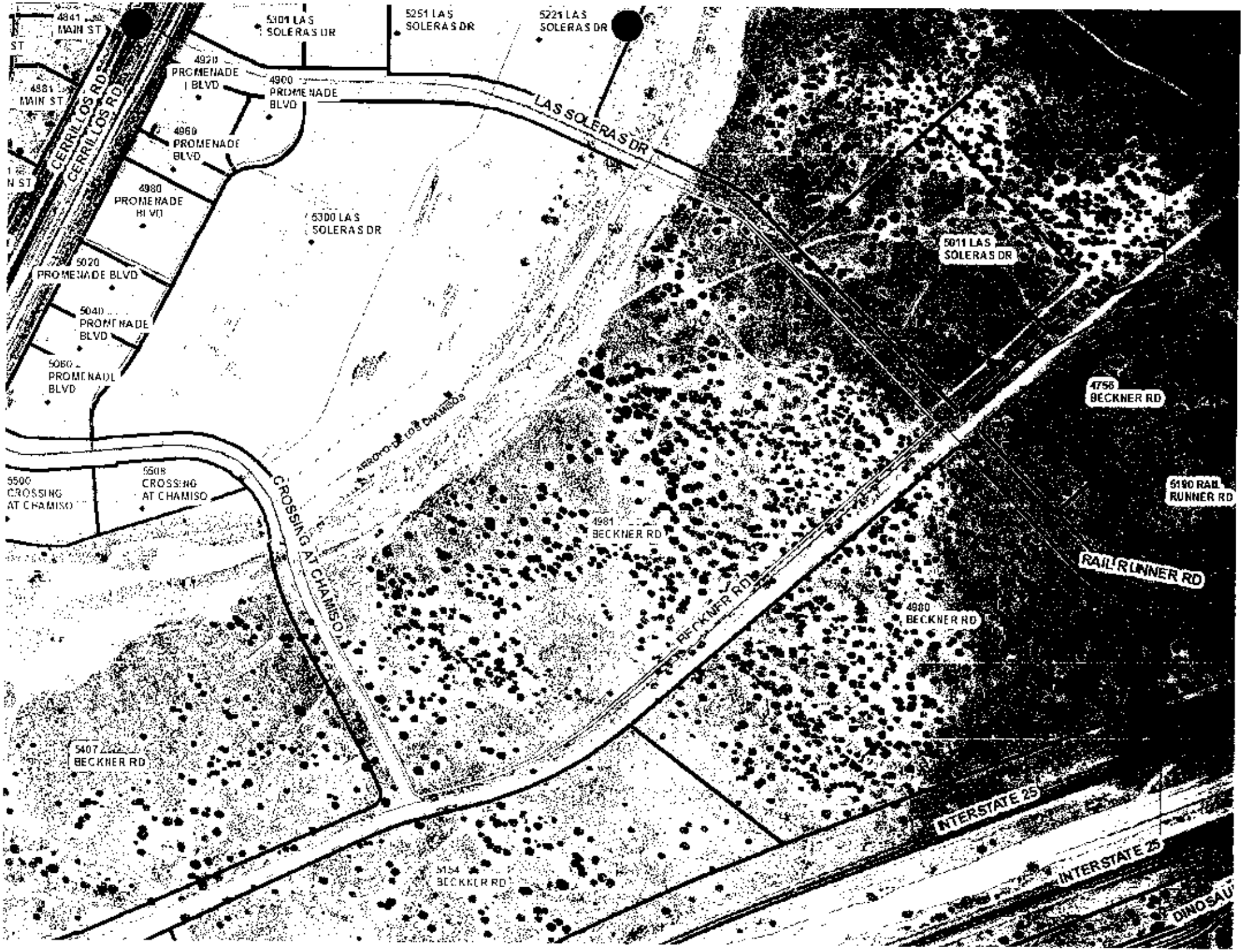
Exhibit A

Maps

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

4841 MAIN ST
4881 MAIN ST
CERRILLOS RD
5301 LAS SOLERAS DR
5251 LAS SOLERAS DR
6221 LAS SOLERAS DR
4920 PROMENADE BLVD
4900 PROMENADE BLVD
4960 PROMENADE BLVD
4980 PROMENADE BLVD
5300 LAS SOLERAS DR
5020 PROMENADE BLVD
5040 PROMENADE BLVD
5060 PROMENADE BLVD
PROMENADE BLVD
LAS SOLERAS DR
R21 2008-11 2009-07
MU 2008-11 2009-07
5011 LAS SOLERAS DR
4756 BECKNER RD
5190 RAIL RUNNER RD
RAIL RUNNER RD
2008-11 2009-07
ARROYO DE LOS CHAMISOS
H7 2008-11 2009-07
4881 BECKNER RD
BECKNER RD
R1 2008-11 2009-07
4990 BECKNER RD
5500 CROSSING AT CHAMISO
5508 CROSSING AT CHAMISO
CROSSING AT CHAMISO
5407 BECKNER RD
5154 BECKNER RD
INTERSTATE 25
R1 SPPaZo 2009-01
INTERSTATE 25
DINOSAU


4841 MAIN ST
4881 MAIN ST
CERRILLOS
CERRILLOS
5301 LAS SOLERAS DR
5251 LAS SOLERAS DR
5221 LAS SOLERAS DR
4970 PROMENADE BLVD
4900 PROMENADE BLVD
4950 PROMENADE BLVD
4930 PROMENADE BLVD
5300 LAS SOLERAS DR
5020 PROMENADE BLVD
5040 PROMENADE BLVD
5060 PROMENADE BLVD
PROMENADE BLVD
CREG
CCOM
LAS SOLERAS DR
RHIG
TMXU
POSP
5611 LAS SOLERAS DR
COFF
4756 BECKNER RD
COFF
5190 RAIL RUNNER RD
COFF
RAIL RUNNER RD
ARROYO DE LOS CHAMISOS
CREG
5508 CROSSING AT CHAMISO
5500 CROSSING AT CHAMISO
CROSSING AT CHAMISO
4981 BECKNER RD
INST
BECKNER RD
4980 BECKNER RD
COFF
POSP
CRLG
5407 BECKNER RD
INTERSTATE 25
RMTN
INTERSTATE 25
5164 BECKNER RD
CCOM
CRFG


4841 MAIN ST
4881 MAIN ST
CERRILLOS RD
5301 LAS SOLERAS DR
5251 LAS SOLERAS DR
5221 LAS SOLERAS DR
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
4756 BECKNER RD
5190 RAIL RUNNER RD
5500 CROSSING AT CHAMISO
5508 CROSSING AT CHAMISO
CROSSING AT CHAMISO
4981 BECKNER RD
BECKNER RD
RAIL RUNNER RD
4900 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
Presbyterian Health Services Final Development Plan and Terrain Management Variance
Case #2016-50

Project Conditions

	Condition	Department/ Team	Staff Responsible
1.	The Arroyo Chamiso Trial 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
Presbyterian Health Services Final Development Plan and Terrain Management Variance
Case #2016-50

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.	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
11.	Details for landscaping at all signs must be submitted at time of construction permit.	Landscaping	Somie Ahmed
12.	Identify the sewer and effluent easements in the landscape sheets. There appears to be trees located within the effluent water line easement which is not allowed. Verify that there are no trees within this 30 foot wide combined sewer and effluent easement.	Wastewater	Stan Holland
13.	On sheet C-304, add the sewer note 2 regarding core drilling.	Wastewater	Stan Holland
14.	Modify the sewer note 2 regarding core drilling to include that "a bituminous or approved equal sealant will be required around the new pipe penetration in the manhole	Wastewater	Stan Holland
15.	An agreement to construct and dedicate will be required to build the proposed mains for the development. A water plan must be submitted directly to the Water Division and an approved water plan will be required for the agreement to construct and dedicate to build new mains.	Water Engineering	Dee Beingessner
16.	Fire service requirements will have to be determined by the Fire Department prior to development	Water Engineering	Dee Beingessner
17.	All Fire Department access shall be no greater that a 10% grade throughout.	Fire	Rey Gonzales
18.	Fire Department Access shall not be less than 20 feet width.	Fire	Rey Gonzales
19.	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. .	Fire	Rey Gonzales

EXHIBIT B
Conditions of Approval
Presbyterian Health Services Final Development Plan and Terrain Management Variance
Case #2016-50

20.	Fire Department shall have 150 feet distance to any portion of the building on any new construction.	Fire	Rey Gonzales
21.	Shall have water supply that meets fire flow requirements as per IFC.	Fire	Rey Gonzales
22.	Fire Hydrants shall be located to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.	Fire	Rey Gonzales
23.	Compactor shall be a minimum 30 yard self-contained.	Solid Waste	Eric Lucero
24.	Work with Solid Waste to identify provisions for recycling.	Solid Waste	Eric Lucero
25.	Dedication plat of ROW shall be recorded concurrent or prior to filing of development plan.	Current Planning	Noah Berke
26.	Dedication plat shall be recorded prior to or concurrently with final development plan, including signatures from affected utilities.	Current Planning	Noah Berke
27.	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
28.	Provide a standard city trail signage plan to the approval of the Public Works Department.	Current Planning	Noah Berke
29.	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
30.	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
31.	Water rights shall be transferred to the City no later than 60 days after the approval of the final subdivision plat for each phase or subphase of development. Building permits shall not be issued until adequate water rights are transferred to the City.	Water Budget Office	Noah Berke

City of Santa Fe, New Mexico

Exhibit C

Development Review Team

1. Traffic Engineering Division Memorandum
2. Landscape Memorandum
3. Wastewater Division Memorandum
4. Water Division Memorandum
5. Fire Department Memorandum
6. City Subdivision Engineer Email
7. Solid Waste Division Email
8. Water Budget Memorandum
9. Economic Development Memorandum

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 Trial 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.

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.

City of Santa Fe
New Mexico

MEMO

Wastewater Management Division
DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: May 10, 2016

To: Noah Berke, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case 2016-50 Presbyterian Health Services

The subject property is accessible to the City public sewer system.

1. Identify the sewer and effluent easements in the landscape sheets. There appears to be trees located within the effluent water line easement which is not allowed. Verify that there are no trees within this 30 foot wide combined sewer and effluent easement.
2. On sheet C-304, add the sewer note 2 regarding core drilling.
3. Modify the sewer note 2 regarding core drilling to include that "a bituminous or approved equal sealant will be required around the new pipe penetration in the manhole".

City of Santa Fe

memo

DATE: April 28, 2016

TO: Noah Berke, Case Manager, Land Use Department

FROM: Dee Beingessner, Water Division Engineer

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

---

An agreement to construct and dedicate will be required to build the proposed mains for the development. A water plan must be submitted directly to the Water Division and an approved water plan will be required for the agreement to construct and dedicate to build new mains.

Fire protection requirements are addressed by the Fire Department.

City of Santa Fe, New Mexico

memo

DATE: **April 29, 2016**

TO: **Noah Berke, Case Manager**

FROM: **Reynaldo Gonzales, Fire Marshal**

SUBJECT: **Case #2016-50.** Presbyterian Health Services Hospital

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

1. All Fire Department access shall be no greater that a 10% grade throughout.

2. Fire Department Access shall not be less than 20 feet width. This is to be maintained during the construction process also.

3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.

4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.

5. Shall have water supply that meets fire flow requirements as per IFC, prior to the start of any construction.

6. Must meet all fire protection requirements set forth by IFC 2009 edition for its classified occupancy.

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

BERKE, NOAH L.

m:	LUCERO, ERIC J.
ent:	Friday, May 06, 2016 1:41 PM
To:	BERKE, NOAH L.
Subject:	DRT Comments

Noah,

In regards to **Case #2016-49. Las Soleras Minor Master Plan Amendment** and **Case #2016-50. Presbyterian Health Services Hospital,** I have no comments at this time.

Thanks,

Eric J Lucero
City of Santa Fe
Environmental Services
Operations Manager
505-955-2205 office
505-670-6562 cell
ejlucero@santafenm.gov

City of Santa Fe, New Mexico

memo

DATE: April 28, 2016

TO: Noah Berke, Land Use Senior Planner
Current Planning Division, LUD

VIA: Andrew Erdman, Water Resource Coordinator
Water Division, PUD
5.9.16

FROM: Amanda Encinias, Planner Tech Sr.
Water Budget Office, LUD
5/9/16

RE: Case # 2016-50 Presbyterian Hospital Services (Las Soleras)

After reviewing the plan set for Case #2016-50 it has been determined that the water offset requirement for the proposed medical facility is:

Phase 1	285,000 sq ft X .72AFY = 20.52 AFY
Phase 2	188,000 sq ft X .72 AFY = 13.59 AFY
TOTAL	**34.11 AFY**

The applicant must meet the water offset demand by transferring water rights to the City of Santa Fe. Please note that this memo also confirms that Presbyterian Health Services has 36 acre-feet of water right in the water bank under WRT 58, SD-7823-A into RG-20516 for dedication to the project.

*Refer to SFCC 14-8.13 for more detailed information

Memorandum

DATE: May 25, 2016
TO: Planning Commission
FROM: Fabian Trujillo, Economic Development Division Director F.D.T.
RE: Fiscal Impact Analysis Review – Santa Fe Presbyterian Medical Center.

Overview:
Presbyterian is a locally owned, non-profit New Mexico healthcare provider which, consists of eight hospitals, a medical group and health plan. They were founded in 1908, and they are the state's second-largest private employer with more than 10,000 employees. Presbyterian opened a clinic on St. Michaels' Drive in Santa Fe in April 2015. The services provided to the community have grown significantly in a year.

According to Presbyterian, approximately 37,000 Presbyterian Health Plan members live in Santa Fe County. Their market analysis identifies that they are proposing to build this new medical center for three reasons:

- To keep care within northern NM and Santa Fe
- Provide choice for health care in the community.
- Promote more affordable health care in the community.

According to Presbyterian, their intent is to compliment the services in Santa Fe today and supplement the gaps that exist.

The medical center being developed is 285,000 sq. ft. and it is scheduled to open in 2018. It is the first phase of a medical health complex that is scheduled to be completed in two phases. The anticipated services to be provided include but are not limited to a 30 bed in-patient care, general surgery, out-patient surgery, emergency services, behavioral health, orthopedics, podiatry, physical therapies (including occupational and speech), diagnostic services and telehealth. The capital investment for the medical center is projected to be $135 million.

Economic Impact Analysis Review:
Presbyterian provided a fiscal analysis prepared by Southwest Planning & Marketing. The analysis uses the Implan model to estimate the economic impacts for this project. Implan is a widely accepted methodology used to estimate economic impacts. The induced and indirect impacts multiplier for this project is 1.3 - 1.7 for the construction impacts and 1.7 for the

operational impacts. Additionally, Southwest Planning & Marketing uses an economic leakage factor of 65% -75% for this analysis. Economic leakage is a result of goods and services that occur from expenditures outside of the city. The economic leakage reported in the analysis is due to the following factors:

- Construction Leakage: Presbyterian Healthcare Services uses a mix of union and non-union labor. They estimate that Santa has had a drain of qualified construction workers in the last ten years which will result the 65% of construction workers commuting in to the city daily for this project.

- Operational Leakage: The NM Department of Workforce Solutions estimates that 51% of all workers in Santa Fe commute in the city daily. Presbyterian Healthcare Services estimates that 60% of medical personnel will come from outside the Santa Fe area and live in surrounding communities. They also estimate that 75% of hospital expenditures will be outside of Santa Fe.

Summary of Fiscal Impacts for Presbyterian:
According to Presbyterian, the medical center project will generate the following fiscal impacts. These impacts are the result of the direct economic spending activities generated by Presbyterian spending.

Economic Impacts – Presbyterian spending will be in two areas construction activities and medical center operations. The direct economic impacts by Presbyterian are illustrated in the table below:

	Direct Jobs	Direct Payroll	Direct Expenditures	Impact
Operational Annual Recurring Expenditures	295	$24,102,750	$57,402,750	$57,402,750
Construction Expenditures (2016-2018)	214	$34,241,981	$117,434,635	$117,434,635
Totals	**509**	**$58,344,731**	**$174,837,385**	**$174,837,385**
Less Economic Leakage (60% operational payroll, 75% expenditures & 65% construction)	**316**	**$36,718,938**	**$119,384,575**	**$119,384,575**
Net Totals	**193**	**$21,625,793**	**$55,453,810**	**$55,453,810**

In addition to the direct economic impacts estimated by Southwest Planning & Marketing, the Presbyterian Medical center will generate in-direct/induced impacts both in the construction and operations period. The operations are based upon a multiplier of 1.7 for the construction expenditures, 1.3 for the construction wages, 1.7 for the operational expenditures and 1.4 for the operation wages. These indirect and induced impacts will circulate in the economy and create additional spending which will results in additional jobs. However, these impacts will be

reduced by the leakage to the economy just like the direct impacts. The indirect/induced impacts are in the table below:

	In-Direct Jobs	In-Direct Payroll	In-Direct Expenditures	Impact
Operational Annual Recurring Expenditures	118	$7,230,825	$40,181,925	$40,181,925
Construction Expenditures (2016-2018)	86	$10,272,594	$82,204,245	$82,204,245
Totals	**204**	**$17,503,419**	**$122,386,170**	**$122,386,170**
Less Economic Leakage (60% operational & 65% construction)	**126**	**$11,015,681**	**$83,569,203**	**$83,569,203**
Net Totals	**78**	**$6,487,738**	**$38,816,967**	**$38,816,967**

The direct, indirect and induced spending will generate impacts which will result in taxes and fees to the state, county and city both during the construction period and during its operations. These taxes and fees will result in revenues generated for state, county and city. The estimated additional taxes and fees are illustrated below:

	GRT	Property Taxes	Impact & Permit Fees	Total
Operations (Annual – starting in 2021)	*—	$9,728	N/A	$9,728
Construction	$1,034,914	N/A	$2,040,743	$3,075,657

*The gross receipts taxes (GRT) for annual operations were not calculated in the fiscal analysis by Southwest Planning & Marketing because they are a 501 (c) 3 Corporation and are not obligated to pay GRT. SW Planning & Marketing also did not estimate GRT derived from the payroll generated from spending of their employees in the economy. The GRT from the spending of employees in Santa Fe will generate benefits to the city on annual basis. There is no information to calculate GRTs from the fiscal analysis provided to the City.

Conclusion:

Presbyterian is estimated to generate positive economic and fiscal impacts to the city and state by this project during the construction period and then during its operations. The direct impacts will be in jobs and payroll. The construction, operational and payroll spending will also generate direct, indirect and induced economic impacts in the Santa Fe economy in the form of gross receipts taxes, property taxes, impact fees, utility charges and other fees and taxes from this project. During construction, it is estimated that Presbyterian will generate approximately $3,075,657 in gross receipts taxes, impact fees, development fees and other fees and 75 out of

the 214 jobs will be from Santa Fe. The operations will generate $9,728 of property taxes annually. The operations will also generate GRT, lodger's taxes, utility revenues and other revenues to city annually. These revenues were not estimated by the fiscal analysis. The fiscal analysis estimated that out of the 295 direct jobs; approximately 118 jobs will be from Santa Fe residents.

The report addressed the leakage to Santa Fe of 60-75% both in construction and operations for Presbyterian Hospital. The leakage is significant to the Santa Fe economy. The leakage can be mitigated by encouraging Presbyterian to participate in the City's Affordable Housing Programs and developing workforce training programs with the Santa Fe Community College, Santa Fe Public Schools and the private educational Institutions in the community.

I concur with Southwest Planning & Marketing that positive fiscal and economic benefits will be generated by the construction and operations of the Presbyterian Medical Center. Presbyterian will stimulate the healthcare sector of Santa Fe's economy by providing choice and options to the community. According to their fiscal analysis, approximately 23% of Santa Fe residents seek their care in Albuquerque and 4% in Espanola. This project will reduce leakage in the Healthcare Sector by reducing the number of people who seek their care outside of Santa Fe.

City of Santa Fe, New Mexico

Exhibit D

ENN Materials

1. Meeting Sign-In Sheet, March 28, 2016
2. Meeting Notes, March 28, 2016
3. Santa Fe County Health Policy Planning Commission
4. Regional Health Care Providers Meeting

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
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 Ocampo 87507	Janaya@aspenmedicalcenter.com
☐	3	Tony Akers	4245 Big Sky Rd 87507	takers505@yahoo.com
☐	4	Denys Cope	4524 Calle Turquesa	
☐	5	Maria Sanchez Lagne	573 E. Coronado Rd	mariasg@g.com
☐	6	Jerry Swartz	P.O. Box 32682 SF NN 87594	JerrySwartz1@Hol.com
☐	7	Ted Carlin	1194 Senda del Valle	yodacoka@cyhermesa.com
☐	8	RB Zaxus	CITY	[redacted] RBZaxus@santafenm.gov
☐	9	Soamiya Ahmed	City of SF	saahmed@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	7601 Jefferson NE Ste 100 Alb. NM 87109	stevep@dpsdesign.org
☐	3	Sandra Kassens	City of Santa Fe, Traffic	smkassens@ci.santafe.nm.us
☐	4	Helen Brooks	454 St. Michael's Drive	hbrooks2@phs.org
☐	5	Robin Divine	454 St. Michael's Dr.	rdivine@phs.org
☐	6	Jim Jepson	" "	jjepson@phs.org
☐	7	MARGARET MEACHAM	2800 Cerrillos Rd. #9 87507 SF	mmeacham@gmail.com
☐	8	John Lour	7601 Jefferson NE	john1@dpsdesign.org
☐	9	Kia Mudge	4040 Los Milagros St SF	kia mudge@hotmail.com
☐	10	Mary Rankovich	4150 Rain Lance S.F	mranko@comcast.net
☐	11	Dennis Kanka	" " S.F	dmkanka@att.net
☐	12	Richard Angelos	4201 Vuelta Colorada	angelosfoe@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.

SANTA FE COUNTY HEALTH POLICY & PLANNING COMMISSION
Regular Monthly Meeting
2052 Galisteo Street, Santa Fe
Friday, April 1, 2016, at 9:00 am

AGENDA

I. Call to Order

II. Roll Call

III. Introductions

IV. Approval of Agenda

V. Approval of Minutes

VI. Matters of Public Concern

VII. Presentations

A. Development Proposal of Presbyterian Healthcare Services for Las Soleras Hospital District (Helen Brooks, Santa Fe Area Administrator, Presbyterian Healthcare Services)

B. Epidemiology 101 (Kelly Gallagher, PhD, New Mexico DOH Health Promotion Program)

VIII. Matters from the Commission and Staff

A. Director's Report (Patricia Boies)

B. Other Matters from the Commission (HPPC Commissioners)

IX. Future Agenda Items

A. Possible Agenda Items for Future Meetings

X. Announcements

A. Next HPPC Regular Meeting is on May 6, 2016 at 9:00 am at Santa Fe County Community Services Department Conference Room, 2052 Galisteo Street

Santa Fe County makes every practical effort to assure that auxiliary aids or services are available for meetings and programs. Individuals who would like to request auxiliary aids or services should contact Santa Fe County Community Services Department at (505) 992-9841 in advance to discuss specific needs (e.g., interpreters for the hearing impaired or readers for the sight impaired).

PRESBYTERIAN

Santa Fe Medical Center

Planning Timeline

March 28, 2016	Early Neighborhood Notification Meeting
April 1, 2016	Santa Fe County Health Policy and Planning Commission
April 14, 2016	Provider Information Meeting 4-5 p.m. Santa Fe Community College Board Room
April 18, 2016	Submit application to City of Santa Fe
June 2, 2016	Santa Fe Planning Commission Meeting
Summer, 2016	Groundbreaking
Early 2018	Initial facilities open

We invite all Santa Fe and regional healthcare providers to a Provider Meeting concerning the Presbyterian Santa Fe Medical Center. We will share our plans for expansion in Santa Fe and the impact to the community.

Thursday, April 14, 2016
4:00 p.m. – 5:00 p.m.

Santa Fe Community College
Board Room
6401 Richards Ave.
Santa Fe, NM 87508

PRESBYTERIAN

EASIER ACCESS TO GOOD CARE IN SANTA FE

Prepared by:
James W. Siebert & Assoc., Inc.
April 15, 2016

PRESBYTERIAN HEALTHCARE SERVICES
PUBLIC PROVIDER MEETING
APRIL 14, 2016

Meeting Attendees

PHS:	Jim Jeppson Helen Brooks Robin Devine Clay Holderman Dr.Friedrichs, MD Louise Abel, MD
JWS Planning Consultant:	James W. Siebert
DPS Architects:	John Laur
City of Santa Fe:	Noah Berke, Case Manager Lisa Martinez, Land Use Director Yolanda Cortes, Building Permits Division Director

Meeting began at approximately 4:10 with introduction from **Helen Brooks** and Presbyterian Healthcare Service administration and development team. Helen presented overview of the location and designated site and made reference to slide which shared PHS goals "Keep care in community and Northern New Mexico, provide additional healthcare choices, and promote more affordable healthcare and reduce the total cost of care". Helen turned floor over to Jim Siebert, Planning Consultant.

Jim Siebert gave brief overview of the prior approval of the Las Soleras Development, and 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: Are there any school sites within the overall development?

Jim Siebert: It appears that a future school site will be located on the Beaty subdivision located north of the Las Soleras development.

Helen: Showed site plan and color phasing designations which defines the different types of ancillary medical uses. Helen stated that most of the care that will be provided in this location is outpatient and the focus is to aim to lower cost of care by integrated medical records, tele-medicine and patient center. The outpatient, urgent care services and specialty services will be the same as what is currently provided at the new location on St. Michaels Drive. There will be 30 beds. Phase 1 will include surgery facility, pharmacy, radiology, and urgent care. Inpatient care will be located on top floor. Helen mentioned future growth would be to accommodate other services to be determined. As more medical services locate on the PHS site a parking structure would be built to accommodate parking of patients, visitors and staff.

Dr. Friedrichs: Introduction of himself and experience of working for PHS. Dr. Friedrichs stated that since 1908 PHS started as a non-profit that aligns with values, provides more options, and improves quality and care. This facility has the ability to have coordinated care which would consist of cardiology, OBGYN, Case management and lots of specialty assistance. There has been a tremendous growth since the St. Michaels Clinic was opened and shows services that are needed in Santa Fe.

Helen Brooks: Discussed timeline and are hoping to break ground by this summer (2016) and open early in 2018.

Question: Is there an offer by PHS to allow other private medical facilities to locate in the proposed ancillary medical structures?

Clay Holderman: Yes there will be an opportunity for other than PHS medical services to be located in the ancillary medical structure.

Question: If I am part of a call group for impatient services and my patients want to be cared for in a PHS facility, can I provide my services to my patients at this facility?

Clay Holderman: PHS has not got to that point at this time

Question: How many staff will this proposal entail?

Helen Brooks: Have not come up with the numbers at this time to answer question.

Question: I am a health representative with the alliance coalition, what role to Presbyterian healthcare services partake in the community and what is PHS going to provide?

Clay: PHS serves seven communities in New Mexico and launches an assessments need based on every counties individual needs and reviews priorities and works with leadership providers through philanthropy donations and sponsors farmers markets for health needs.

Question: The St. Michaels facility accepts insurance from other providers, what is the plan for the new hospital?

Helen: PHS will continue to accept insurances other than PHS.

PHS
PUBLIC PROVIDER MEETING
SANTA FE COMMUNITY COLLEGE
APRIL 14, 2015

Name	Address	Telephone	E-mail
JOHN CASKEY, MD	CASKEY MEDICAL GP		
JIM SIEBERT	SIEBERT & ASSOC.		
Linnea Moreno	805 Early St.	819-5066	Linnea.Moreno@lccs-nm.org
JOHN LAUR	DPS		
JIM JEPPSON	PHS		
CLAY HALDERMAN	PHS		
CARL FRIEDRICHS, MD	PMG		
HELEN BROOKS	PHS		
ROBIN DIVINSE	PHS		
KERRI DUFAULT	PHS		
Yolanda Cortez	City of Santa Fe	505-501-0210	yjcortez@santafenm.gov

PHS
PUBLIC PROVIDER MEETING
SANTA FE COMMUNITY COLLEGE
APRIL 14, 2015

Name	Address	Telephone	E-mail
Noah Berlo	200 Lincoln Ave		City of SF
JIM BROLAND	PHS		
LOUISE ABEL, MD	PMG		

City of Santa Fe, New Mexico

Exhibit E

Applicant Materials

1. Application Materials
2. Variance Responses
3. Development Plan
4. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.

Fiscal Impact Analysis

Prepared for:

The City of Santa Fe on behalf of

PRESBYTERIAN
HEALTHCARE SERVICES

May 2016

SOUTHWEST PLANNING & MARKETING
PLANNING | MARKETING | RESEARCH | ECONOMIC DEVELOPMENT

Prepared by:

Southwest Planning & Marketing
P.O. Box 1506
Santa Fe, NM 87504
www.southwestplanning.com

EXECUTIVE SUMMARY

This report summarizes the findings of a fiscal impact analysis for the proposed Presbyterian Santa Fe Medical Center to be constructed on thirty-nine (39) acres of the 550-acre master-planned community of Las Soleras. The fiscal impact provides estimates for the expected costs and revenues over the first ten years of the project. The analysis involves a study of the fiscal implications of development to be used to determine the adequacy and financial provision for public facilities and services including but not limited to public works and operational costs for additional public works, schools, law enforcement and fire and emergency response service. The study includes indirect and induced economic impacts as part of the report.

The health complex is slated to be completed in two phases. This fiscal impact report covers a 10-year impact window and as such addresses the impacts for Phase 1 of the project only. The schedule for construction of Phase 2 has not been finalized as of this writing.

For the purposes of this study, all impacts and projections are presented in constant 2016 dollars.

MAJOR FINDINGS

Construction Impacts

- Presbyterian Healthcare Services is estimating a total construction/development cost of $135 million, including contingencies and estimated project escalation during the two-year construction time-frame for Phase 1.
- Hard construction costs are estimated to be $85,605,000, with an average cost of $448 a square foot for Phase 1.
- Total construction/development costs including indirect/induced impact, result in a total construction expenditures impact from construction of $216,954,568. Impacts that will accrue in the city of Santa Fe based on estimated expenditures in the city of Santa Fe is $75,765,755.
- Construction wages are estimated to be $34,241,981, yielding an additional impact from indirect/induced impacts of $10,272,594 and a Total Wages Impact from Construction of $44,514,576. Accounting for wage leakage outside of the City of Santa Fe, it is estimated that $15,580,101 will be generated in wages in the City of Santa Fe.
- Construction jobs created for Phase 1 are estimated to be 214.0; an additional 85.6 indirect/induced jobs are projected to be created. Total Jobs Created as a result of Phase 1 construction is estimated at 299.6. Accounting for job leakage outside of the City of Santa Fe, resulting in 104.9 FTE jobs in the city of Santa Fe as a result of project construction.

- Gross Receipts Tax (GRT) in the City of Santa Fe was determined to be $468,479 to Santa Fe County and $1,034,914 to the City of Santa Fe.

Impact/Permit Fees

- Based on the total calculated square footage of 285,000 for Presbyterian Santa Fe Medical Center, per the Land Development Code, the total impact fees assessed on the project will be $461,985
- The Total Permit Fees Generated from the project are estimated to be just over $2 million.

Operational Impacts

- When Phase 1 of the medical center opens in 2018, operational expenditures are expected to be $61.7 million including induced/indirect impacts. By 2021, that will level off and grow to $98 million. Expenditures in the City of Santa Fe are expected to be $15.4 million in 2018 and will grow to $24.4 million by 2021.
- Presbyterian Healthcare Services estimates their annual operational payroll to be $14.5 million growing to $24.1 million by 2021. Due to staff living outside the area, it is estimated that wages in the City of Santa Fe will be $5.8 million in 2018 growing to $9.6 million by 2021.
- There will be an estimated non-provide staff of 275 at the facility at stability, and an estimated 20.1 provider staff.
- The Presbyterian Santa Fe Medical Center will initially staff approximately 178 full-time equivalent employees and will create 71 additional indirect/induced FTEs in the community, for total job creation in the community of 249 FTEs in 2018.
- Medical center staff is expected to increase 66.3% over a three-year period until it stabilizes in 2021, at which point there will be a total of 295.1 FTEs on staff. Furthermore, there will be an induced/indirect job impact of 118.0 FTE for a total impact of 413.1 FTEs in 2021, at which poi job creation will stabilize and remain steady thereafter.
- In the city of Santa Fe, conservatively, 99 jobs will be generated in 2018 (accounting for staff that will likely live outside the city. This will grow to 165 Santa Fe jobs by 2021.
- Revenues are estimated to be $26,600,000.

Property Taxes

- Property taxes paid on the land are estimated to be $18,580 annually beginning in 2018, with $796 going to the State of New Mexico, $8,056 going to the County of Santa Fe, and $9,728 going to the City of Santa Fe.

The total property tax impact over the 10-year period from 2018 to 2028 is estimated to be $204,385, with $8,758 going to the State, $88,614 going to the County, and $107,013 going to the City.

CONTENTS

EXECUTIVE SUMMARY 1
Major findings 1
Construction Impacts 1
Impact/Permit Fees 2
Operational Impacts 2
Property Taxes 2
Southwest Planning & Marketing Scope of Work 5
Project Description and Schedule 5
Presbyterian Santa Fe Medical Center has three main objectives for the project: 5
Market Description 5
Project Size 7
Project Schedule 7
Methodology 7
This report is based on the following assumptions as provided by Presbyterian Healthcare Services: 8
Data Collection 8
Economic Impact Multipliers 8
Development/Construction Costs 9
Construction Impacts 10
Construction Expenditures Indirect/Induced Impact 10
Construction Employment & Wages 11
Gross Receipts Tax Revenues – Construction 12
Impact & Development Fees 13
Operational Impacts 14
Operational Employment & Wages 15
Property Taxes 19
SOCIAL IMPACTS 20

TABLES

Table 1. Development/Construction Costs....9

Table 2. Construction/Development Costs Applicable to Indirect/Induced Impact....10

Table 3. Indirect/Induced Impact of Construction/Development Expenditures....10

Table 3a. Indirect/Induced Impact of Construction/Development Expenditures to the City of Santa Fe....10

Table 4. Induced/Indirect Impact of Wages....11

Table 4a. Induced/Indirect Impact of Wages to the City of Santa Fe....11

Table 5. Induced/Indirect Jobs Created (Person-Years)....11

Table 5a. Induced/Indirect Jobs Created (Person-Years) in the City of Santa Fe....11

Table 6. Construction/Development Costs Applicable to GRT....12

Table 7. GRT Impact of Construction Costs....12

Table 7a. GRT Impact of Construction Costs in the Santa Fe area....12

Table 8. Impact Fees Generated....13

Table 9. Permit Fees - All....13

Table 10. Operational Impacts....14

Table 11. Indirect/Induced Impact of Operational Expenditures....15

Table 11a. Indirect/Induced Impact of Operational Expenditures in the City of Santa Fe....15

Table 12. Wages Garnered from New Jobs....16

Table 12a. Wages Garnered from New Jobs in the city of Santa Fe....16

Table 13. Indirect/Induced Impact of Jobs (Wages)....17

Table 13a. Indirect/Induced Impact of Jobs (Wages) in the city of Santa Fe....17

Table 14. Indirect/Induced Impact of Jobs (FTE)....18

Table 14a. Indirect/Induced Impact of Jobs (FTE) in the Santa Fe area....18

Table 15. Property Taxes....19

SOUTHWEST PLANNING & MARKETING SCOPE OF WORK

Southwest Planning & Marketing was contracted to prepare a fiscal impact report for a proposed health complex to be constructed on thirty-nine (39) acres of a 550 master planned community: Las Soleras. The fiscal impact, conducted on behalf of Presbyterian Healthcare Services, provides estimates for the expected costs and revenues over the first ten years of the project. The fiscal impact assessment involves a study of the fiscal implications of development to be used to determine the adequacy and financial provision for public facilities and services including but not limited to public works and operational costs for additional public works, schools, law enforcement and fire and emergency response service. The study includes indirect and induced economic impacts as part of the report.

The health complex is slated to be completed in two phases. This fiscal impact report covers a 10-year impact window and as such addresses the impacts for Phase 1 of the project only. The schedule for construction of Phase 2 has not been finalized as of this writing.

For the purposes of this study, all impacts and projections will be presented in constant 2016 dollars.

PROJECT DESCRIPTION AND SCHEDULE

As part of a 550-acre mixed-use master plan for Las Soleras (approved in February of 2009) thirty-nine acres were identified as a site for a hospital (Tract 8, zoned HZ, Las Soleras Hospital Zone District). Presbyterian Healthcare Services purchased the tract and is currently the owner. Presbyterian Healthcare Services is prepared to begin construction of a health services campus on the tract.

Presbyterian Santa Fe Medical Center has three main objectives for the project:

1. Keep the care within the community and Northern New Mexico
2. Provide choice for healthcare in the community
3. Promote more affordable healthcare

Market Description

Presbyterian Santa Fe Medical Center will be developed in the City of Santa Fe, which has a current population of 127,710, with slow growth projected to be 3 percent between now and 2020; an equivalent of 3,880 residents in the service area. The growth area in Santa Fe is on the south side with approximately 9.5 percent of the growth (zip codes 85707 and 85708). Additionally, the over-65 population is expected to triple by 2040, equaling one-third of the county's population. The City has disparate incomes driven by the 12.4 percent higher cost of living than in Albuquerque, largely driven by real estate costs. Finally, Christus St. Vincent Regional Medical Center, the city's only level III trauma hospital, has 192 beds in use with an average daily census of 137 (Centers for Medicare and Medicaid Services, June 2015).

According to the Santa Fe County Economic Development Plan (Strategic and Action Plans, July 2014), "health care is already the fastest growing industry in the County..." The Plan goes on to describe how

the rapidly aging population and thousands of newly insured New Mexicans due to the Affordable Care Act "present both challenges and opportunities for this sector." The Plan also states that:

- Accessibility of care for poor and rural residents is an ongoing challenge that must be addressed to help these communities reach their potential.
- The Health Care and Social Assistance Industry in the County is composed of 642 establishments with 8,279 employees, or 14% of total employment.
- Wages in this sector average $878 per week, and comprise 16% of total County earnings.
- Employment increased by 1,880 jobs over 2005-2010, an annual rate of 5%.
- In northern NM, such employment is expected to grow 27% by 2019, the highest rate among all occupational groups.

Approximately 37,000 Presbyterian Health Plan members live in Santa Fe County. Presbyterian Health Plan members, other payers, and large employer groups (State of New Mexico, New Mexico Public Schools Insurance Authority, Santa Fe County, City of Santa Fe) are demanding choice and a more cost effective model.

Presbyterian's new medical center will have an intentional focus on outpatient services and not on inpatient admissions due to the industry shift to outpatient care. The medical center will include inpatient beds for those patients that require an inpatient admission. According to Modern Health Care, in the early 1990s, outpatient care accounted for only 10 to 15 percent of hospital revenue. Today, this figure is closer to 60 percent and is projected to climb. The trend is the same at Presbyterian. For 2016, Presbyterian has budgeted 63.7 percent of the services provided across its delivery system to be in ambulatory/outpatient care settings.

The community supports Presbyterian's commitment to Santa Fe. According to the Santa Fe County Brand Preference Study completed by Research and Polling in December 2015, Presbyterian is a strong preference among the community members surveyed, as indicated by the following responses:

- Overall Best Healthcare Organization - Presbyterian 21%; 4% higher than the next highest organization.
- Best Health Plan that Serves the Santa Fe Area - Presbyterian Health Plan 15%, 4% lower than the highest health plan and 7% higher than the next health plan.
- The Presbyterian Medical Group clinic on St. Michael's Drive has seen growth since its opening in April 2015 with 10 times the number of urgent care visits; double the number of primary care visits; added obstetrics/gynecology, cardiology, neurology and orthopedic services; and in March 2016, work began on a 4,000 square-feet expansion, adding 13 patient exam rooms and more services.

Project Size

- Phase 1: Includes inpatient, outpatient, lobby and central plant and will total 285,000 square feet.
- Phase 2: Will add an additional 8,800 square feet of inpatient area and an additional 120,000 square feet of outpatient area. There are also plans for 60,000 square feet of specialty clinics and 135,000 square feet for a parking garage.
- The emphasis is on outpatient health services, not permanent longer-term care. Phase 1 will include 30 inpatient beds and an additional 12 inpatient beds will be provided in Phase 2, for a total of 42 beds. Urgent and emergency care will be provided at the hospital.

Project Schedule

The Presbyterian Santa Fe Medical Center will be constructed in two phases. Phase 1 is estimated to be completed in early 2018 and Phase 2 is estimated to be completed at some time after the 10-year window covered in this report.

METHODOLOGY

The fiscal impacts were determined using generally accepted accounting and economic principles. Project size and scope and accompanying revenue and expenditure estimates were provided by Presbyterian Healthcare Services and their subcontractors on the project including Dekker/Perich Sabatini and James W. Siebert & Associates, Inc. Fee and property tax schedules were obtained from the City of Santa Fe and City personnel were consulted for direction in interpreting policies and regulations to determine the tax and fee implications.

There are several economic factors that will determine the final impact to the City of Santa Fe. Much of the construction supplies and equipment will come from outside the area and will impact areas outside the City of Santa Fe. In addition, there is a shortage of qualified workers in the Santa Fe area. This applies both to construction and medical personnel. With regard to construction employment, Presbyterian Healthcare Services utilizes a mix of union and non-union labor. This issue, in addition to the fact that Santa Fe has had a drain on qualified construction workers with a lack of construction in the last decade in the City, will likely result in 65% of construction workers commuting in to the city daily, as there is also a shortage of available housing.

It is estimated that currently 51% of all workers in Santa Fe commute in daily (New Mexico Department of Workforce Solutions-2016). With regard to operations, Presbyterian Health is estimating that 60% of medical personnel will come from outside the Santa Fe area and live in surrounding communities.

All impacts will be adjusted for economic leakage (expenditures outside the city of Santa Fe).

This report is based on the following assumptions as provided by Presbyterian Healthcare Services:

1) Phase 1 will only be considered as part of this impact. Phase 2 is not projected to begin within the next 10 years, the timeframe included in the impact estimates.
2) Costs accrued during Phase 1 that also impact Phase 2 are included in this analysis.
3) Presbyterian Healthcare Services is a non-profit 501(c)3 for purposes of estimating the tax implications.
4) Presbyterian Healthcare Services were identified as a "Public/Institutional" organization as outlined in the Santa Fe Land Development Code 14-8.14 Impact Fees.

Note: All estimates were conservative and the report estimates will likely exceed the estimates.

Data Collection

Southwest Planning & Marketing reviewed previous impact documents prepared by Presbyterian Healthcare Services and conducted a literature search of similar projects undertaken in the New Mexico and the Santa Fe area. Interviews and data requests were conducted with Presbyterian Healthcare Services officials, architects and planners, and City of Santa Fe officials.

After a thorough review of available data, a data request form was prepared by Southwest Planning personnel and sent to Presbyterian Healthcare Services officials. An iterative process of verification and review of the response was conducted. This resulted in estimates of direct expenses and revenues for Phase 1 of the project. It also resulted in the proper allocation of fees and estimation of taxes.

Economic Impact Multipliers

There are two economic impact models that are accepted as industry standards: IMPLAN and RIMS 2. Southwest Planning & Marketing used IMPLAN impact multipliers, as this model is generally used in many state projects and allows for direct comparison of similar projects. Southwest Planning & Marketing utilized the direct impacts (revenue and expenses) identified by Presbyterian Healthcare Services and their subcontractors as inputs for determining induced and indirect impacts[1] in the Santa Fe area. Southwest Planning & Marketing associates prepared the findings. All impacts are reported in 2016 dollars.

1 Direct impacts result from revenue and expenditures associated with the construction and operation of the health services campus. Induced impacts result from expenditures by employees paid by suppliers and companies selling products and services to Presbyterian Healthcare Services. Indirect impacts result from the suppliers of the Presbyterian Healthcare Services purchasing goods and services and hiring workers.

DEVELOPMENT/CONSTRUCTION COSTS[2]

Table 1 is broken down by hard construction costs and development costs. Costs were provided by Presbyterian Healthcare Services. Presbyterian Healthcare Services is estimating a total cost of $135 million, including contingencies and estimated project escalation during the two-year construction time-frame.

Hard construction costs were estimated to be $85,605,000, with an average cost of $448 a square foot.

Planning & Zoning approvals, grading and development and other like fees were generated using City of Santa Fe fee schedules.

Table 1 Development/Construction Costs

[illegible]	[illegible]	[illegible]	[illegible]
Hospital	154,396	$ 296	$ 45,636,605
POB	112,154	$ 191	$ 21,366,596
Central Plant	10,400	$ 1,095	$ 11,385,000
Lobby	8,050	$ 212	$ 1,706,600
Helipad		NA	$ 100,000
Site Dev./Infrastructure	NA	NA	$ 5,410,152
Total	285,000	$ 448	$ 85,604,953

Artwork & Signage/Wayfinding	$	350,000
IT	$	4,000,000
Design Fees, Surveys, Soils Reports	$	7,276,421
Reproduction Expenses - reimbursable	$	75,000
Traffic Impact Study	$	40,000
Testing	$	150,000
Medical Equipment - Hospital	$	12,778,249
FF&E - Hospital	$	3,314,024
Medical Equipment - POB	$	2,563,992
FF&E - POB	$	1,281,996
Entitlements (Planning & Zoning approvals)	$	150,000
Grading Permit Fees	$	2,092
Development Review Fee	$	22,060
Plan Review & Bldg. Permit	$	497,220
Utility Expansion Charges	$	97,831
Water Rights	$	540,000
Impact Fees	$	461,985
Landscape/Utilities	$	19,555
Fair Shared Off-Site Road Improvement	$	400,000
Commissioning	$	100,000
NMGRT	$	8,091,917
Less Cost Segregation Study Tax Savings	$	(2,000,000)
Other Costs Total	$	40,212,343
Contingency (5%)	$	6,290,865
Subtotal Costs	$	132,108,161
Escalation (2%)	$	2,642,163
Total Costs	$	134,750,324
Use	$	135,000,000

[2] *Presbyterian Healthcare Services provided development fee estimates based on the construction costs incurred by a similar project. SWPM updated the fees utilizing City of Santa Fe Fee schedules.*

CONSTRUCTION IMPACTS

For purposes of calculating economic impacts, it is important to note that not all Construction/Development Costs create indirect/induced impacts. Applying standard impact analysis methodology, all development fees, testing, New Mexico gross receipts tax, and segregation study tax savings were removed to estimate induced and indirect impact.

As demonstrated in Table 2, this resulted in total construction/development costs applicable to indirect and induced impact of $117,434,635.

Table 2	Construction/Development Costs Applicable to Indirect/Induced Impact		
	[illegible]	[illegible]	[illegible]
Hospital	154,396	$ 296	$ 45,636,605
POB	112,154	$ 191	$ 21,366,596
Central Plant	10,400	$ 1,095	$ 11,385,000
Lobby	8,050	$ 212	$ 1,706,600
Helipad		NA	$ 100,000
Site Dev./Insfrastructure	NA	NA	$ 5,410,152
Total	285,000	$ 448	$ 85,604,953
[illegible]			
Artwork & Signage/Wayfinding			$ 350,000
IT			$ 4,000,000
Design Fees, Surveys, Soils Reports			$ 7,276,421
Reproduction Expenses - reimbursable			$ 75,000
Traffic Impact Study			$ 40,000
Medical Equipment - Hospital			$ 12,778,249
FF&E - Hospital			$ 3,314,024
Medical Equipment - POB			$ 2,563,992
FF&E - POB			$ 1,281
Entitlements (Planning & Zoning approvals)			$ 150,[illegible]
Other Costs Total			$ 31,829,682
Total Costs Applicable to Indirect/Induced Imapcts			$ 117,434,635

CONSTRUCTION EXPENDITURES INDIRECT/INDUCED IMPACT

Table 3 applies construction/development expenditures multiplier from IMPLAN of 1.7 to total costs applicable to indirect/induced impacts from Table 2 of $117,434,635, resulting in a total construction expenditures impact from construction $216,954,568. Table 3a estimates the impact that will accrue in the city of Santa Fe based on estimated expenditures (provided by Presbyterian Healthcare Services) in the city of Santa Fe. The impact that will accrue in the city of Santa Fe is $75,768,755.

Table 3 [illegible] Construction/Development Expenditures		
Total Applicable Construction Costs	$	117,434,635
Indirect/Induced Multiplier		1.7
Total Indirect/Induced Impact	$	82,204,245
Total Construction Expenditures	$	134,750,324
Total Construction Expenditures Impact	$	216,954,568

[illegible] Expenditures		
Total Construction Expenditures Impact	$	216,482,159
Economic Impact Leakage as a result of expenditures outside the City of Santa Fe (65%)	$	140,713,403
Economic Impact to the City of Santa Fe (35%)	$	75,768,755

CONSTRUCTION EMPLOYMENT & WAGES

To calculate construction related wages, an industry standard of 40% of hard construction costs (provided by Presbyterian Healthcare Services subcontractors) was applied to the total construction costs of $85,604,953, resulting in estimated total actual construction wages of $34,241,981. Utilizing the applicable IMPLAN induced/indirect wage multiplier of 1.3 to the actual total wages, the indirect/induced wages were estimated to be $10,272,594, resulting in Total Wages Impact from Construction of $44,514,576.

Based on data provided by Presbyterian, the estimated person-years of construction jobs created for Phase 1 is 214.0. Applying the applicable IMPLAN jobs multiplier of 1.4 resulted in an additional 85.6 indirect/induced jobs, for Total Construction Jobs Created of 299.6.

Table 4a and 5a estimates the impact that will accrue in the city of Santa Fe for wages and jobs created based on estimated availability of labor in the city. Accounting for job and wage leakage outside of the City of Santa Fe, it is estimated that $15,580,101 will be generated in wages, resulting in 104.9 FTE jobs in the city of Santa Fe as a result of project construction.

Table 4 Induced/Indirect Wages		
Total Wages	$	34,241,981
Indirect/Induced Multiplier		1.3
Total Indirect/Induced Wages	$	10,272,594
Total Wages Impact from Construction	$	44,514,576

Table 4a		
Total Wages Impact from Construction	$	44,514,576
Economic Impact Leakage as a result of expenditures outside the City of Santa Fe (65%)	$	28,934,474
Economic Impact to the City of Santa Fe(35%)	$	15,580,101

Table 5 Induced/Indirect Jobs Created (Phase 1 only)	
Construction Jobs Created	214.0
Indirect/Induced Multiplier	1.4
Total Indirect/Induced Jobs	85.6
Total Construction Jobs Created	299.6

Table 5a	
Total Construction Jobs Created	299.6
Job Leakage as a result of labor living outside the City of Santa Fe (65%)	194.7
Jobs generated in the City of Santa Fe (35%)	104.9

GROSS RECEIPTS TAX REVENUES – CONSTRUCTION

Not all soft construction costs are subject to gross receipts tax. To determine gross receipts taxes for construction, the soft cost categories subject to gross receipts tax were identified as; artwork & signage/wayfinding, IT, design fees, surveys, soils reports, reproduction expenses and the traffic impact study. These soft costs of $11,741,421 that are subject to gross receipts tax were added to the hard costs of $85,604,953 to obtain Total Costs Applicable to GRT of $97,346,374.

Table 6 Construction/Development Costs Applicable to GRT			
[illegible]	[illegible]	[illegible]	[illegible]
Hospital	154,396	$ 296	$ 45,636,605
POB	112,154	$ 191	$ 21,366,596
Central Plant	10,400	$ 1,095	$ 11,385,000
Lobby	8,050	$ 212	$ 1,706,600
Helipad		NA	$ 100,000
Site Dev./Insfrastructure	NA	NA	$ 5,410,152
Total	285,000	$ 448	$ 85,604,953
Artwork & Signage/Wayfinding			$ 350,000
IT			$ 4,000,000
Design Fees, Surveys, Soils Reports			$ 7,276,421
Reproduction Expenses - reimbursable			$ 75,000
Traffic Impact Study			$ 40,000
Other Costs Total			$ 11,741,421
Total Costs Applicable to GRT			$ 97,346,374

Expenditures outside of Santa Fe are not subject to City of Santa Fe GRT. The GRT Impact of Construction Costs was determined to be $486,479 to the County and $1,034,914 to the City. Total GRT Impact of Construction Costs to both the City and County are estimated to be $1,503,393.

Table 7 GRT Impact of Construction Costs	
GRT Applicable Construction/Development Costs	$ 97,346,374
GRT Leakage as a result of expenditures outside the City of Santa Fe (65%)	$ 63,275,143
Economic Impact to the City of Santa Fe (35%)	$ 34,071,231

Table 7a GRT Impact of Construction Costs accrued to the City of Santa Fe	
GRT Applicable Construction/Development Costs	$ 34,071,231
City GRT	3.0375%
County GRT	1.375%
City GRT Gained from Construction Costs	$ 1,034,914
Count GRTY Gained from Construction Costs	$ 468,479
Total GRT Impact of Construction Costs	$ 1,503,393

IMPACT & DEVELOPMENT FEES

The City of Santa Fe assesses impact fees on development to offset the cost of providing services. A fee amount is assessed for every 1,000 square feet of property. Presbyterian Healthcare Services were identified as a "Public/Institutional" organization as outlined in the Santa Fe Land Development Code 14-8.14 Impact Fees. Based on the total calculated square footage of 285,000 for the medical center and the fee schedule in the aforementioned Land Development Code, the total impact fees assessed on the project will be $461,985, with the fees broken out into the categories outlined in Table 8.

Table 8	Impact Fees Generated	
[illegible]	[illegible]	[illegible]
Roads	$ 1,460	$ 416,100
Fire	$ 113	$ 32,205
Police	$ 48	$ 13,680
Total	$ 1,621	$ 461,985

In addition to impact fees, the project is subject to a variety of other City permit fees. With the exception of the impact fees calculated in Table 8, the permit fees in Table 9 were provided by Presbyterian Healthcare Services. The Total Permit Fees Generated from the project are estimated to be more than $2 million.

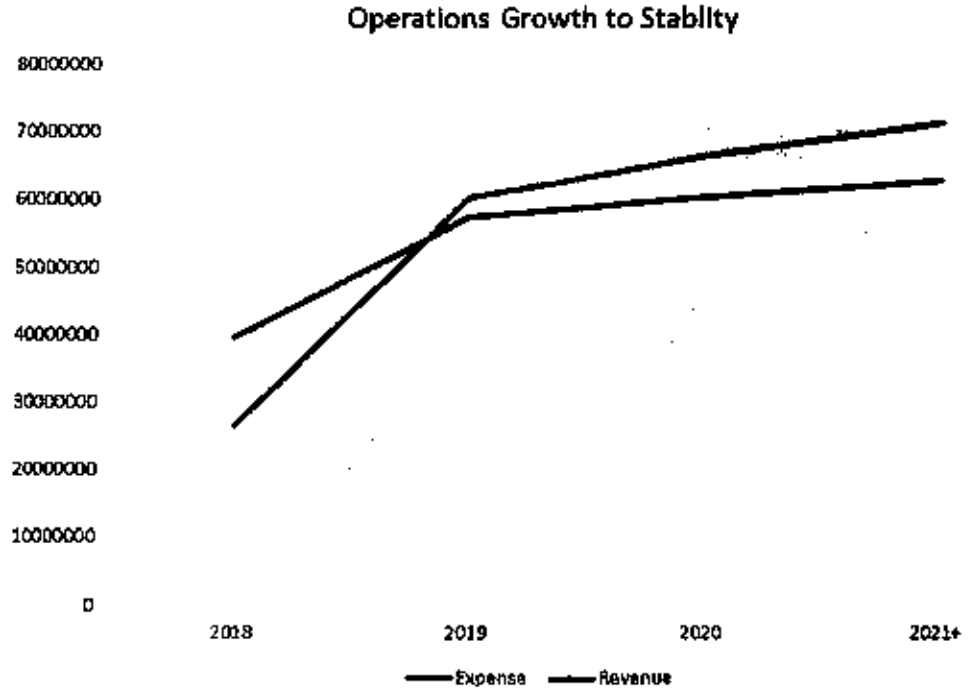
[illegible]	[illegible]
Water Rights (both phases)	$ 540,000
Utility Expansion Charges	$ 97,831
Landscape/Utilities (Phase 1)	$ 19,555
Building (Phase 1)	$ 497,220
Impact Fees	$ 461,985
Grading Permit Fees	$ 2,092
Develoment Review Fee	$ 22,060
Fair Shared Off-Site Road Improvement	$ 400,000
Total Permit Fees Generated	$ 2,040,743

OPERATIONAL IMPACTS[3] [4]

When Phase 1 of the medical center opens in 2018, Presbyterian Healthcare Services estimates their annual operational payroll to be $14,494,221. Expenses are estimated to be $36,294,22. Revenues are estimated to be $26,600,000. The project reaches break-even in 2021. For the purposes of this analysis, annual operational impacts are estimated to remain the same for Phase 1 from that point forward (in 2016 dollars). The chart below demonstrates the same projected growth towards operational stability for the project.

Table 10 Operational Impacts

2018	$	14,494,221	$	36,294,221	$	26,600,000
2019	$	21,497,047	$	52,597,047	$	60,500,000
2020	$	22,881,327	$	55,181,327	$	66,500,000
2021+	$	24,102,750	$	57,402,750	$	71,400,000



[3] Operational impacts are in 2016 dollars.

[4] GRT on operating revenues was not calculated due to the Presbyterian Santa Fe Medical Center's designation as a 501(c)(3) charitable hospital.

OPERATIONAL EXPENDITURES

Operational expenditures from the medical center will begin impacting the Santa Fe economy when Phase 1 opens in 2018. In addition to the direct impact of the expenditures, there will also be an indirect/induced impact on the economy (the indirect/induced multiplier for expenditures is 1.7). A substantial percentage of expenditures will take place out of then Santa Fe area. Estimates of spending, wages and jobs in the Santa Fe area was provided by Presbyterian Healthcare Services.

Initially, operational expenditures will total $36 million, with an induced/indirect impact of roughly $25 million, for a total impact in 2018 of $61,700,176. After that, expenditures will be estimated to increase by 58.2% over a three-year period, at which point they will reach stability in 2021. 2021 expenditures will total roughly $57 million, with an induced/indirect impact of roughly $40 million, and a total impact from expenditures of $97.6 million.

Table 11a estimates the impact that will accrue to the City of Santa Fe based on expenditure leakage (goods and services purchased outside the City of Santa Fe). Presbyterian estimates that 75% of expenditures during operations, will occur outside of Santa Fe. This will result in $15.4 million in expenditures (including indirect/induced impacts) in the Santa Fe area in 2018 and expenditures will level out in three years resulting in $24.4 million in expenditures (including induced/indirect) in Santa Fe in 2021.

Operational Expenditures	$ 36,294,221	$ 52,567,047	$ 55,181,827	$ 57,402,750	$ 57,402,750	$ 57,402,750
Indirect/Induced Multiplier	1.7	1.7	1.7	1.7	1.7	1.7
Total Indirect/Induced Impact	$ 25,405,955	$ 36,817,933	$ 38,626,929	$ 40,181,925	$ 40,181,925	$ 40,181,925
Total Operational Expenditures Impact	$ 61,700,176	$ 89,434,980	$ 93,808,756	$ 97,584,675	$ 97,584,675	$ 97,584,675

Operational Expenditures	$ 57,402,750	$ 57,402,750	$ 57,402,750	$ 57,402,750	$ 57,402,750	$ 603,294,586
Indirect/Induced Multiplier	1.7	1.7	1.7	1.7	1.7	1.7
Total Indirect/Induced Impact	$ 40,181,925	$ 40,181,925	$ 40,181,925	$ 40,181,925	$ 40,181,925	$ 422,306,217
Total Operational Expenditures Impact	$ 97,584,675	$ 97,584,675	$ 97,584,675	$ 97,584,675	$ 97,584,675	$ 1,025,600,803

Expenditures Impact after 75% Leakage	$ 9,073,555	$ 13,140,262	$ 13,795,332	$ 14,350,688	$ 14,350,688	$ 14,350,688
Total Indirect/Induced Impact after Leakage	$ 6,351,489	$ 9,204,483	$ 9,656,732	$ 10,045,481	$ 10,045,481	$ 10,045,481
Total Impact from Expenditures after Leakage	$ 15,425,044	$ 22,344,745	$ 23,452,064	$ 24,396,169	$ 24,396,169	$ 24,396,169

Expenditures Impact after 75% Leakage	$ 14,350,688	$ 22,961,100	$ 22,961,100	$ 22,961,100	$ 22,961,100	$ 241,317,938
Total Indirect/Induced Impact after Leakage	$ 10,045,481	$ 16,072,770	$ 16,072,770	$ 16,072,770	$ 16,072,770	$ 168,922,487
Total Impact from Expenditures after Leakage	$ 24,396,169	$ 24,396,169	$ 24,396,169	$ 24,396,169	$ 24,396,169	$ 256,400,201

OPERATIONAL EMPLOYMENT & WAGES

There will be two primary types of staffing at the Presbyterian Santa Fe Medical Center: providers and non-providers. The average wage for non-providers with 25% benefits will be approximately $61,250, while the average wage for provider staff will be approximately $361,144 with 19% benefits based on expected payroll for providers. There will be an estimated 275 non-providers staffing the facility at stability, and an estimated 20.1 provider staff.

Initially in 2018, total payroll is estimated to be $14,494,221. Payroll is estimated to subsequently increase by 66.3% over a three-year period, at which point it will reach stability. Total payroll is estimated to be $24,102,750 at stability in 2021, and is expected to remain roughly the same every year thereafter (in 2016 dollars).

WAGES

It is conservatively estimated by Presbyterian Healthcare Services that 60% of their staff will live outside the Santa Fe area. This will result in wages in the City of Santa Fe of $5.8 million. Staffing will grow for three years, resulting in wages in the Santa Fe in 2021 of $9.6 million. It is likely that the percentage of staff living in Santa Fe will grow over the years. Table 12 estimates direct wages. Table 12a estimates direct wages generated in the city of Santa Fe.

Provider Wages (With Benefits @ 19%)	$	4,305,209	$	5,474,249	$	6,281,145	$	7,259,000	$	7,259,000	$	7,259,000
Provider FTE (Full-Time Equivalent Employees)		12.1		17.9		19.1		20.1		20.1		20.1
Non-Provider Wages (With Benefits @ 25%)	$	10,129,012	$	15,022,804	$	15,990,182		$16,843,750		$16,843,750		$16,843,750
Non-Provider FTE (Full-Time Equivalent Employees)		165.4		245.3		261.1		275.0		275.0		275.0
Total	$	14,494,221		21,497,053	$	22,271,327	$	24,102,750	$	24,102,750	$	24,102,750

Provider Wages (With Benefits @ 19%)	$	7,259,000	$	7,259,000	$	7,259,000	$	7,259,000	$	75,602,598
Provider FTE (Full-Time Equivalent Employees)		20.1		20.1		20.1		20.1		20.1
Non-Provider Wages (With Benefits @ 25%)	$	16,843,750	$	16,843,750	$	16,843,750	$	16,843,750	$	175,851,897
Non-Provider FTE (Full-Time Equivalent Employees)		275.0		275.0		275.0		275.0		275.0
Total	$	24,102,750	$	24,102,750	$	24,102,750	$	24,102,750		$251,454,495

Provider Wages After 60% Leakage	$	1,746,084	$	2,588,687	$	2,756,458	$	2,903,600	$	2,903,600
Non-Provider Wages After 60% Leakage	$	4,051,805	$	6,009,122	$	6,396,073	$	6,737,500	$	6,737,500
Total Wages After 60% Leakage	$	5,797,890	$	8,599,810	$	9,152,531	$	9,641,100	$	9,641,100

Provider Wages After 60% Leakage	$	2,903,600	$	2,903,600	$	2,903,600	$	2,903,600	$	30,322,039
Non-Provider Wages After 60% Leakage	$	6,737,500	$	6,737,500	$	6,737,500	$	6,737,500	$	70,356,799
Total Wages After 60% Leakage	$	9,641,100	$	9,641,100	$	9,641,100	$	9,641,100	$	100,677,838

Using an IMPLAN induced/indirect multiplier for operational expenses of 1.3, the indirect/induced impact of wages is estimated to increase at the same rate as payroll. The total impact of wages (including indirect/induced impacts) from the medical center will initially be $18.8 million in 2018, and will increase 66.3% over a 3-year period until reaching $31.3 million in 2021.

It is estimated by Presbyterian Healthcare Services that 60% of their staff will live outside the Santa Fe area. This will result in wages in the City of Santa Fe of $7.5 million. This will grow for three years, resulting in wages in the Santa Fe in 2021 of $12.5 million.

Direct Wages	$ 14,494,221	$ 21,497,047	$ 22,881,327	$ 24,102,750	$ 24,102,750	$ 24,102,750
Indirect Wages Multiplier	1.3	1.3	1.3	1.3	1.3	1.3
Indirect/Induced Wages	$ 4,348,266	$ 6,449,114	$ 6,864,398	$ 7,230,825	$ 7,230,825	$ 7,230,825
Total - All Jobs	$ 18,842,488	$ 27,946,161	$ 29,745,725	$ 31,333,575	$ 31,333,575	$ 31,333,575
Direct Wages	$ 24,102,750	$ 24,102,750	$ 24,102,750	$ 24,102,750	$ 24,102,750	$ 251,694,595
Indirect Wages Multiplier	1.3	1.3	1.3	1.3	1.3	1.3
Indirect/Induced Wages	$ 7,230,825	$ 7,230,825	$ 7,230,825	$ 7,230,825	$ 7,230,825	$ 75,508,379
Total - All Jobs	$ 31,333,575	$ 31,333,575	$ 31,333,575	$ 31,333,575	$ 31,333,575	$ 327,202,974

Direct Wages After 60% Leakage	$ 5,797,689	$ 8,599,019	$ 9,152,531	$ 9,641,100	$ 9,641,100	$ 9,641,100
Indirect/Induced Wages After 60% Leakage	$ 1,739,307	$ 2,579,645	$ 2,745,759	$ 2,892,330	$ 2,892,330	$ 2,892,330
Total Direct, Indirect, & Induced Wages After 60% Leakage	$ 7,536,995	$ 11,178,465	$ 11,898,290	$ 12,533,430	$ 12,533,430	$ 12,533,430
Direct Wages After 60% Leakage	$ 9,641,100	$ 9,641,100	$ 9,641,100	$ 9,641,100	$ 9,641,100	$ 100,677,838
Indirect/Induced Wages After 60% Leakage	$ 2,892,330	$ 2,892,330	$ 2,892,330	$ 2,892,330	$ 2,892,330	$ 30,203,351
Total Direct, Indirect, & Induced Wages After 60% Leakage	$ 12,533,430	$ 12,533,430	$ 12,533,430	$ 12,533,430	$ 12,533,430	$ 130,881,190

JOBS

The Presbyterian Santa Fe Medical Center will initially staff approximately 177.5 full-time equivalent employees (FTEs) (both providers and non-providers). The IMPLAN Induced/indirect multiplier for jobs is 1.4. Utilizing the multiplier, this will create 71 additional indirect/induced FTEs, for total job creation of 248.4 FTEs in 2018. Medical center staff will increase 66.3% over a three-year period until it stabilizes, at which point there will be a total of 295.1 FTEs on staff in 2021. Furthermore, there will be an induced/indirect job impact of 118.0 FTEs, and a total impact of 413.1 FTEs in 2021, at which point job creation will stabilize and remain steady thereafter.

Table 14a identifies the estimated number of jobs that will be generated in the Santa Fe area accounting for staff living outside the area. The project will generate 99 jobs in the Santa Fe area in 2018. This will grow to 165 jobs by 2021.

Direct Jobs	177.5	263.2	280.1	295.1	295.1	295.1
Indirect/Induced Multiplier	1.4	1.4	1.4	1.4	1.4	1.4
Indirect/Induced Jobs	71.0	105.3	112.1	118.0	118.0	118.0
Total - All Jobs	248.4	368.5	392.2	413.1	413.1	413.1

Direct Jobs	295.1	295.1	295.1	295.1	295.1	1475.5
Indirect/Induced Multiplier	1.4	1.4	1.4	1.4	1.4	1.4
Indirect/Induced Jobs	118.0	118.0	118.0	118.0	118.0	590.2
Total - All Jobs	413.1	413.1	413.1	413.1	413.1	2065.7

Direct Jobs After 60% Leakage	71.0	105.3	112.1	118.0	118.0	118.0
Indirect/Induced Jobs After 60% Leakage	28.4	42.1	44.8	47.2	47.2	47.2
Total Jobs After 60% Leakage	99.4	147.4	156.9	165.3	165.3	165.3

Direct Jobs After 60% Leakage	118.0	118.0	118.0	118.0	118.0	590.2
Indirect/Induced Jobs After 60% Leakage	47.2	47.2	47.2	47.2	47.2	236.1
Total Jobs After 60% Leakage	165.3	165.3	165.3	165.3	165.3	826.3

PROPERTY TAXES

Table 15	Property Taxes							
Distribution	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Distributed to State	$ 1.36	$ 796	$ 796	$ 796	$ 796	$ 796	$ 796	$ 796
Distributed to County	$ 13.76	$ 8,056	$ 8,056	$ 8,056	$ 8,056	$ 8,056	$ 8,056	$ 8,056
Distributed to Santa Fe	$ 16.62	$ 9,728	$ 9,728	$ 9,728	$ 9,728	$ 9,728	$ 9,728	$ 9,728
Total Annual Property Taxes	$ 31.74	$ 18,580	$ 18,580	$ 18,580	$ 18,580	$ 18,580	$ 18,580	$ 18,580
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Distributed to State	$ 1.36	$ 796	$ 796	$ 796	$ 796	$ 796	$ 796	$ 8,758
Distributed to County	$ 13.76	$ 8,056	$ 8,056	$ 8,056	$ 8,056	$ 8,056	$ 8,056	$ 88,614
Distributed to Santa Fe	$ 16.62	$ 9,728	$ 9,728	$ 9,728	$ 9,728	$ 9,728	$ 9,728	$ 107,013
Total Annual Property Taxes	$ 31.74	$ 18,580	$ 18,580	$ 18,580	$ 18,580	$ 18,580	$ 18,580	$ 204,385

Property taxes are only calculated on the land the medical center will be built on, as Presbyterian Healthcare Services anticipates that the interiors and structures will be tax exempt (thanks to the center's status as a 501(c)(3)). All tax estimates are based on 2016 tax schedules, as future schedules have not been released as of yet. Finally, the 2016 assessment value for the land was used for all years, as doing a market estimate for the value of the land through 2028 is outside the scope of this report. The assessment value of the land the Presbyterian Santa Fe Medical Center will be built on in 2016 is $585,450. Property taxes paid on the land annually are estimated to be $18,580, with $796 going to the State of New Mexico, $8,056 going to the County of Santa Fe, and $9,728 going to the City of Santa Fe.

The total tax impact over the 10-year period from 2018 to 2028 is estimated to be $204,385, with $8,758 going to the State, $88,614 going to the County, and $107,013 going to the City.

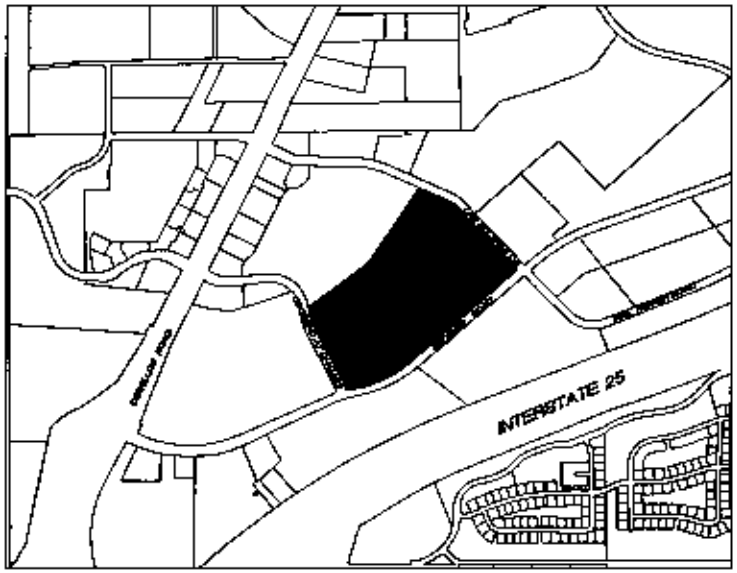
SOCIAL IMPACTS

Although difficult to quantify, hospitals such as the Presbyterian Santa Fe Medical Center play a broad role in communities. Hospitals are a repository for many of the social ills facing communities, including poverty, homelessness and substance abuse. As such, hospitals provide a range of community services, including health screenings, health fairs, community outreach, and wellness and preventive care. (Source: Always There, Ready To Care The 24/7 Role of America's Hospitals, 2015 American Hospital Association). This work extends far beyond the hospital building – bringing free clinics, job training, smoking cessation classes, back-to-school immunizations, literacy programs and so many other resources, often with little fanfare, directly to the people of the community. (Source: http://www.ahacommunityconnections.org/about-us/index.shtml)

Furthermore, hospitals play a role in building a culture of health in their communities – which is directly aligned with the goals of the Presbyterian Santa Fe Medical Center. Presbyterian's expertise in improving health and building strong relationships in their communities, hospitals and health care systems make them uniquely positioned to partner with community stakeholders in the City to address the conditions, behaviors, and socioeconomic and environmental factors that drive health, thereby improving the overall quality of life for residents.

PRESBYTERIAN SANTA FE MEDICAL CENTER

PRELIMINARY & FINAL DEVELOPMENT PLAN



VICINITY MAP
1" = 500'

SANTA FE, NEW MEXICO
TOWNSHIP 16N, RANGE 9E, SEC 18

OWNER: PRESBYTERIAN HEALTHCARE SERVICES
P.O. BOX 26666
ALBUQUERQUE, NM 87125
(505) 841-1760

CONSULTANTS:

ARCHITECT
DEKKER PERICH SABATINI
7601 JEFFERSON BLVD. NE, SUITE 100
ALBUQUERQUE, NM 87109
(505) 761-9700

PLANNING CONSULTANT
JAMES W. SIEBERT & ASSOCIATES, INC.
500 MARCY STREET
SANTA FE, NM 87501
(505) 983-5446

CIVIL ENGINEER
BOHANNAN HUSTON
7500 JEFFERSON BLVD. NE
ALBUQUERQUE, NM 87109
(505) 823-1000

MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER
BROKKEN AND PATOW
4600 MONTGOMERY BLVD. NE
ALBUQUERQUE, NM 87109
(505) 883-4181

CITY of SANTA FE

APPROVED BY THE PLANNING COMMISSION THIS _____ DAY OF _____, 20__ AD OWNER _____

CHAIRPERSON — DATE

PLANNING COMMISSION SECRETARY — DATE

PLANNING INCLUDES USE DEPARTMENT REPORT AND DEVELOPMENT REVIEW DIVISION

DEVELOPMENT REVIEW DIVISION — DATE

TRAFFIC DIVISION — DATE

STORMWATER DRAINAGE DIVISION — DATE

WATER DIVISION — DATE

FIRE DEPARTMENT — DATE

CITY ENGINEER — DATE

DRAWING INDEX

GENERAL
- COVER — COVER & SHEET INDEX
- P-0 — EXISTING CONDITIONS MAP
- P-1 — EXISTING UTILITIES MAP

CIVIL
- C-001 — ALTA LAND TITLE & TOPOGRAPHIC SURVEY
- C-002 — ALTA LAND TITLE & TOPOGRAPHIC SURVEY
- C-003 — ALTA LAND TITLE & TOPOGRAPHIC SURVEY
- C-004 — ALTA LAND TITLE & TOPOGRAPHIC SURVEY
- C-005 — SLOPE ANALYSIS
- C-200 — OVERALL FULL BUILD OUT TERRAIN MANAGEMENT PLAN
- C-201 — OVERALL PHASE 1 TERRAIN MANAGEMENT PLAN
- C-202 — FULL BUILD OUT TERRAIN MANAGEMENT PLAN
- C-203 — FULL BUILD OUT TERRAIN MANAGEMENT PLAN
- C-204 — FULL BUILD OUT TERRAIN MANAGEMENT PLAN
- C-205 — FULL BUILD OUT TERRAIN MANAGEMENT PLAN
- C-206 — FULL BUILD OUT TERRAIN MANAGEMENT PLAN
- C-207 — FULL BUILD OUT TERRAIN MANAGEMENT PLAN
- C-208 — PHASE 1 TERRAIN MANAGEMENT PLAN
- C-209 — PHASE 1 TERRAIN MANAGEMENT PLAN
- C-210 — LOS SOLERAS DR. PLAN & PROFILE STA 10+00 - 13+00
- C-211 — ARROYO CHAMISO TRAIL PLAN & PROFILE STA 10+00 - 18+00
- C-212 — ARROYO CHAMISO TRAIL PLAN & PROFILE STA 18+00 - 27+00
- C-300 — OVERALL FULL BUILD OUT PRIVATE UTILITY PLAN
- C-301 — OVERALL PHASE 1 PRIVATE UTILITY PLAN
- C-302 — FULL BUILD OUT PRIVATE UTILITY PLAN
- C-303 — FULL BUILD OUT PRIVATE UTILITY PLAN
- C-304 — FULL BUILD OUT PRIVATE UTILITY PLAN
- C-305 — FULL BUILD OUT PRIVATE UTILITY PLAN
- C-306 — PHASE 1 PRIVATE UTILITY PLAN
- C-308 — OVERALL FULL BUILD OUT PUBLIC UTILITY PLAN
- C-310 — FULL BUILD OUT PUBLIC UTILITY PLAN
- C-311 — FULL BUILD OUT PUBLIC UTILITY PLAN
- C-312 — FULL BUILD OUT PUBLIC UTILITY PLAN
- C-313 — FULL BUILD OUT PUBLIC UTILITY PLAN
- C-314 — FULL BUILD OUT PUBLIC UTILITY PLAN
- C-400 — CIVIL DETAILS

ARCHITECTURAL SITE
- AS-100 — OVERALL SITE PLAN FULL BUILDOUT DEVELOPMENT PLAN
- AS-101 — OVERALL SITE PLAN PHASE 1 DEVELOPMENT PLAN
- AS-102 — FULL BUILDOUT SIGNAGE PLAN
- AS-103 — PHASE 1 SIGNAGE PLAN
- AS-200 — SITE & LANDSCAPE DETAILS
- AS-250 — SIGN ELEVATIONS

LANDSCAPE
- LP-100 — OVERALL LANDSCAPE PLAN FULL BUILDOUT
- LP-101 — OVERALL LANDSCAPE PLAN PHASE 1
- LP-102 — LANDSCAPE PLAN FULL BUILDOUT AREA A
- LP-103 — LANDSCAPE PLAN FULL BUILDOUT AREA B
- LP-104 — LANDSCAPE PLAN FULL BUILDOUT AREA C
- LP-105 — LANDSCAPE PLAN FULL BUILDOUT AREA D
- LP-106 — LANDSCAPE PLAN FULL BUILDOUT AREA E
- LP-107 — LANDSCAPE PLAN FULL BUILDOUT AREA F
- LP-00 — OVERALL LANDSCAPE PLAN FULL BUILDOUT
- LP-01 — OVERALL LANDSCAPE PLAN PHASE 1

ARCHITECTURAL
- AE-200 — EXTERIOR ELEVATIONS FULL BUILDOUT
- AE-201 — EXTERIOR ELEVATIONS FULL BUILDOUT
- AE-202 — EXTERIOR ELEVATIONS PHASE 1
- AE-203 — EXTERIOR ELEVATIONS PHASE 1
- AE-204 — EXTERIOR VIEWS

ELECTRICAL
- E0-100 — OVERALL ELECTRICAL SITE PLAN FULL BUILDOUT
- E0-101 — OVERALL ELECTRICAL SITE PLAN PHASE 1
- E0-102 — OVERALL PHOTOMETRIC ANALYSIS FULL BUILDOUT
- E0-103 — OVERALL PHOTOMETRIC ANALYSIS PLAN PHASE 1

DEVELOPMENT/INFRASTRUCTURE BUILDING PERMIT ADDRESS

ADDRESS

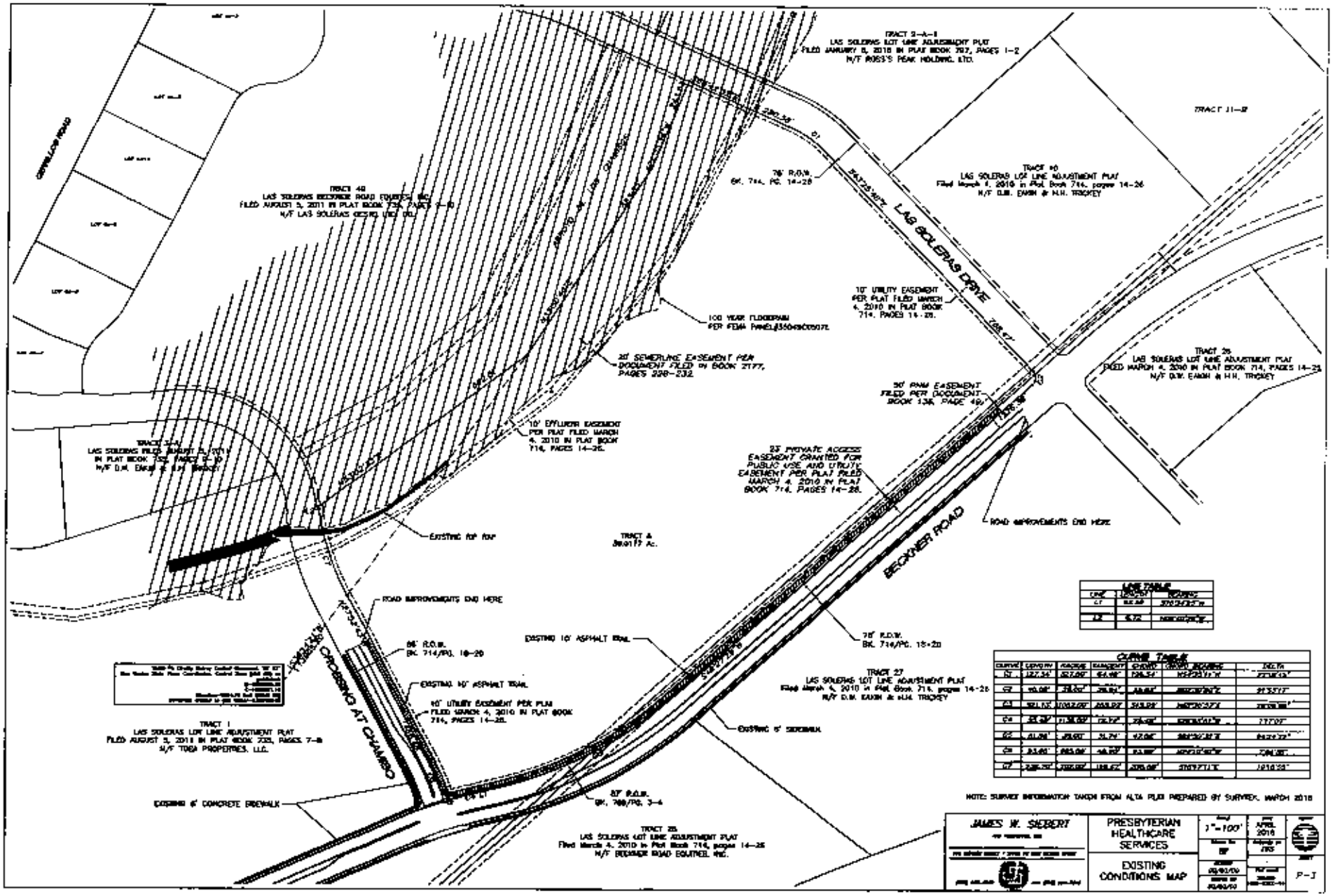
APPROVED FOR CONSTRUCTION

JAMES W. SIEBERT

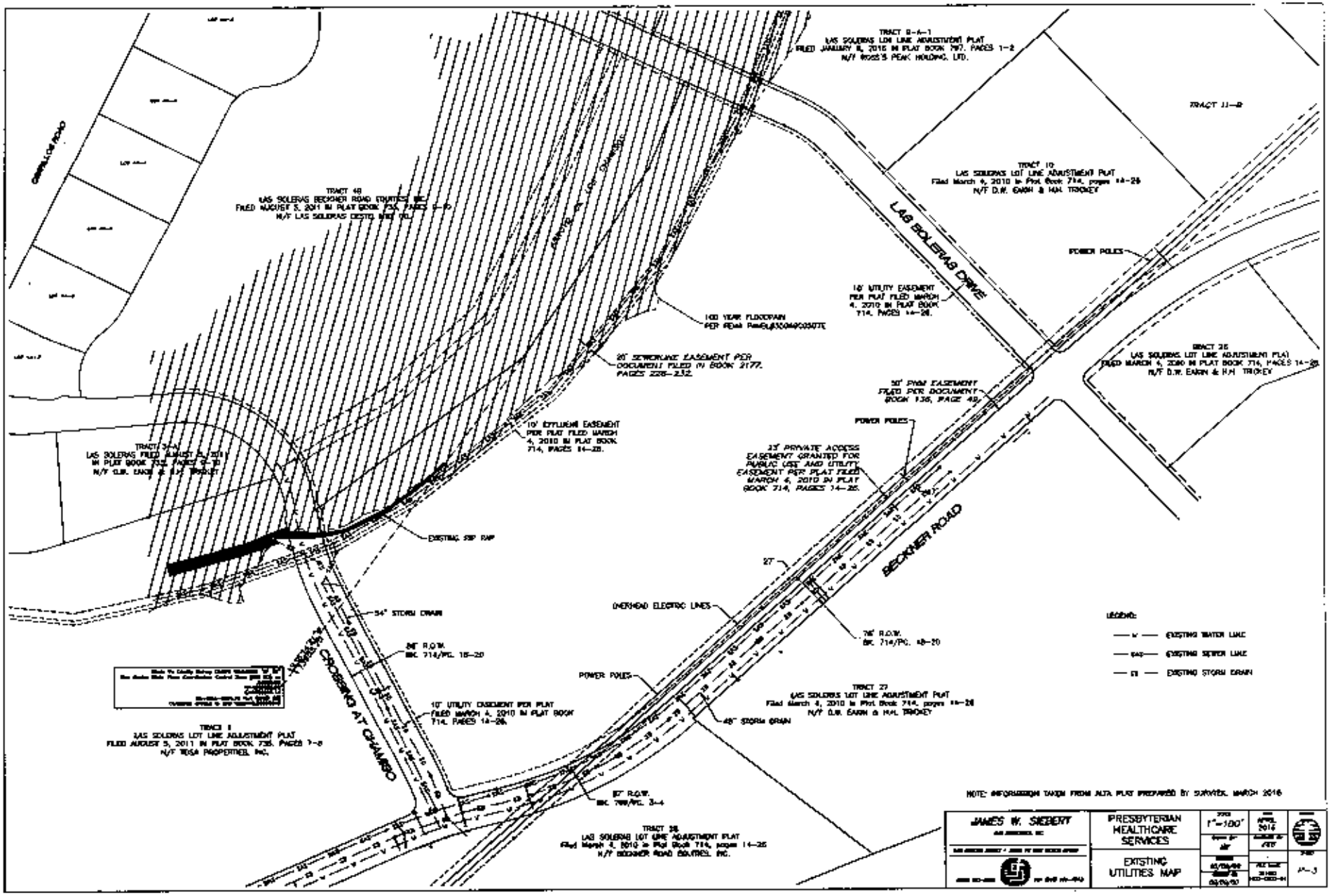
PRESBYTERIAN HEALTH SERVICES

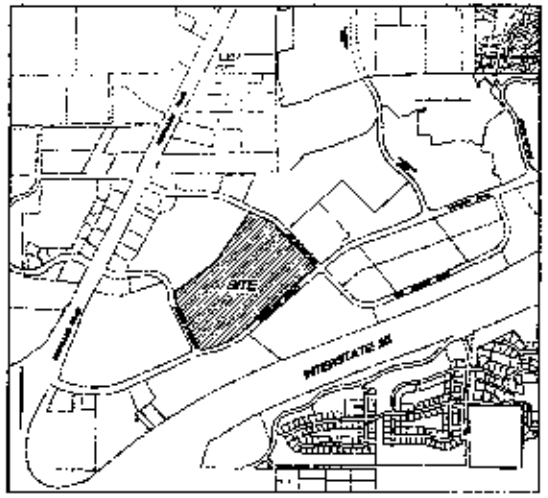
COVER SHEET

COVER



TRACT 2-A-1
LAS SOLERAS LOT LINE ADJUSTMENT PLAT
FILED JANUARY 8, 2018 IN PLAT BOOK 797, PAGES 1-2
N/F ROSS'S PEAK HOLDING, LTD.
TRACT 11-B
TRACT 40
LAS SOLERAS LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26
N/F D.W. EAKIN & H.H. TRICKEY
TRACT 49
LAS SOLERAS BECKNER ROAD EQUITIES, INC.
FILED AUGUST 5, 2011 IN PLAT BOOK 735, PAGES 9-10
N/F LAS SOLERAS GESRO, LTD. CO.
LAS SOLERAS DRIVE
10' UTILITY EASEMENT PER PLAT FILED MARCH 4, 2010 IN PLAT BOOK 714, PAGES 14-26.
100 YEAR FLOODPLAIN PER FEMA PANEL#35049C0507E
20' SEWERLINE EASEMENT PER DOCUMENT FILED IN BOOK 2177, PAGES 228-232.
TRACT 26
LAS SOLERAS LOT LINE ADJUSTMENT PLAT
FILED MARCH 4, 2010 IN PLAT BOOK 714, PAGES 14-26
N/F D.W. EAKIN & H.H. TRICKEY
50' PNM EASEMENT FILED PER DOCUMENT BOOK 136, PAGE 49.
10' EFFLUENT EASEMENT PER PLAT FILED MARCH 4, 2010 IN PLAT BOOK 714, PAGES 14-26.
25' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT PER PLAT FILED MARCH 4, 2010 IN PLAT BOOK 714, PAGES 14-26.
ROAD IMPROVEMENTS END HERE
EXISTING 10' ASPHALT TRAIL
TRACT A
BECKNER ROAD
ROAD IMPROVEMENTS END HERE
EXISTING 10' ASPHALT TRAIL
EXISTING 10' ASPHALT TRAIL
10' UTILITY EASEMENT PER PLAT FILED MARCH 4, 2010 IN PLAT BOOK 714, PAGES 14-26.
TRACT 27
LAS SOLERAS LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26
N/F D.W. EAKIN & H.H. TRICKEY
EXISTING 6' SIDEWALK
TRACT 1
LAS SOLERAS LOT LINE ADJUSTMENT PLAT
FILED AUGUST 5, 2011 IN PLAT BOOK 735, PAGES 7-8
N/F TOBA PROPERTIES, LLC.
EXISTING 6' CONCRETE SIDEWALK
TRACT 25
LAS SOLERAS LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26
N/F BECKNER ROAD EQUITIES, INC.
LINE TABLE
CURVE TABLE
NOTE: SURVEY INFORMATION TAKEN FROM ALTA PLAT PREPARED BY SURVTEK, MARCH 2018
JAMES W. SIEBERT
PRESBYTERIAN HEALTHCARE SERVICES
EXISTING CONDITIONS MAP
1"=100'
APRIL 2018
P-1


TRACT 8-A-1
LAS SOLERAS LOT LINE ADJUSTMENT PLAT
FILED JANUARY 6, 2016 IN PLAT BOOK 797, PAGES 1-2
N/F ROSE'S PEAK HOLDING, LTD.
TRACT 11-B
TRACT 10
LAS SOLERAS LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26
N/F D.W. EARIN & H.H. TROKEY
TRACT 48
LAS SOLERAS BECKNER ROAD ENTITIES, INC.
FILED AUGUST 5, 2011 IN PLAT BOOK 738, PAGES 9-10
N/F LAS SOLERAS DESTIN, INC. (TX)
CAMELLIA ROAD
LAS SOLERAS DRIVE
POWER POLES
10' UTILITY EASEMENT
PER PLAT FILED MARCH
4, 2010 IN PLAT BOOK
714, PAGES 14-26.
100 YEAR FLOODPLAIN
PER FEMA
20' SEWERLINE EASEMENT PER
DOCUMENT FILED IN BOOK 2177,
PAGES 228-232.
TRACT 26
LAS SOLERAS LOT LINE ADJUSTMENT PLAT
FILED MARCH 4, 2010 IN PLAT BOOK 714, PAGES 14-26
N/F D.W. EARIN & H.H. TROKEY
30' PWM EASEMENT
FILED PER DOCUMENT
BOOK 136, PAGE 49.
POWER POLES
10' UTILITY EASEMENT
PER PLAT FILED MARCH
4, 2010 IN PLAT BOOK
714, PAGES 14-26.
TRACT 3-A
LAS SOLERAS FILED AUGUST 5, 2011
IN PLAT BOOK 738, PAGES 9-10
N/F D.W. EARIN & H.H. TROKEY
23' PRIVATE ACCESS
EASEMENT GRANTED FOR
PUBLIC USE AND UTILITY
EASEMENT PER PLAT FILED
MARCH 4, 2010 IN PLAT
BOOK 714, PAGES 14-26.
EXISTING SIP RAP
BECKNER ROAD
27'
54" STORM DRAIN
UNDERGROUND ELECTRIC LINES
76' R.O.W.
BK. 714/PG. 18-20
86' R.O.W.
BK. 714/PG. 15-20
LEGEND:
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING STORM DRAIN
POWER POLES
CROSSING AT CHAMBO
10' UTILITY EASEMENT PER PLAT
FILED MARCH 4, 2010 IN PLAT BOOK
714, PAGES 14-26.
TRACT 27
LAS SOLERAS LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26
N/F D.W. EARIN & H.H. TROKEY
48" STORM DRAIN
TRACT 1
LAS SOLERAS LOT LINE ADJUSTMENT PLAT
FILED AUGUST 5, 2011 IN PLAT BOOK 738, PAGES 7-8
N/F TESA PROPERTIES, INC.
87' R.O.W.
BK. 799/PG. 3-4
TRACT 28
LAS SOLERAS LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26
N/F BECKNER ROAD ENTITIES, INC.
NOTE: INFORMATION TAKEN FROM ALTA PLAT PREPARED BY SURVEYOR, MARCH 2016
JAMES W. SIEBERT
PRESBYTERIAN HEALTHCARE SERVICES
EXISTING UTILITIES MAP
1"=100'
2014
1-3



TRACT 9

LAS SOLERAS

DEKKER
PERICH
SABATINI

7601

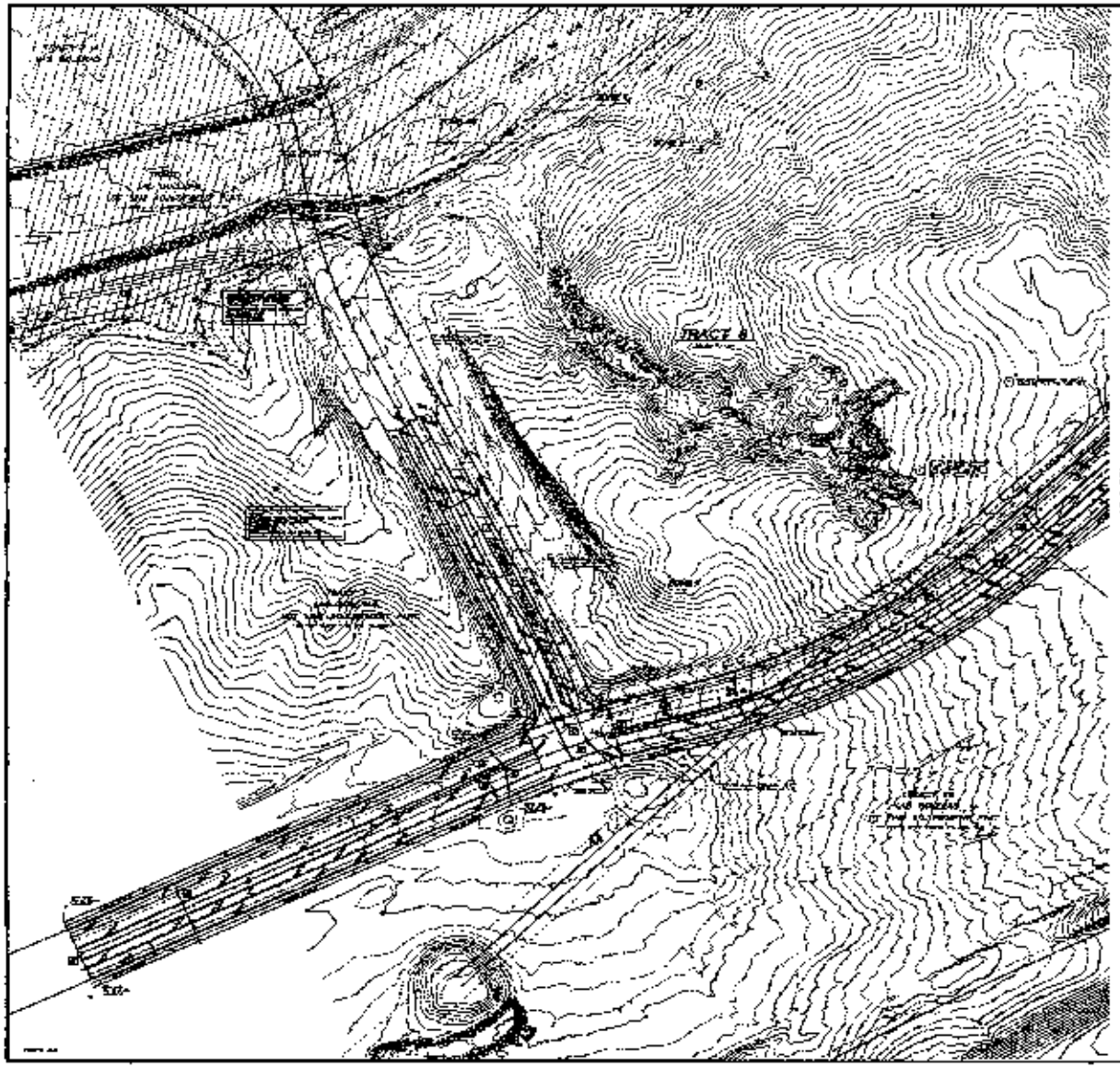
Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

ALTA LAND TITLE
& TOPOGRAPHIC
SURVEY

C-001

FOR INFORMATION ONLY

Bohannan Huston



FOR INFORMATION ONLY

Bohannan Huston

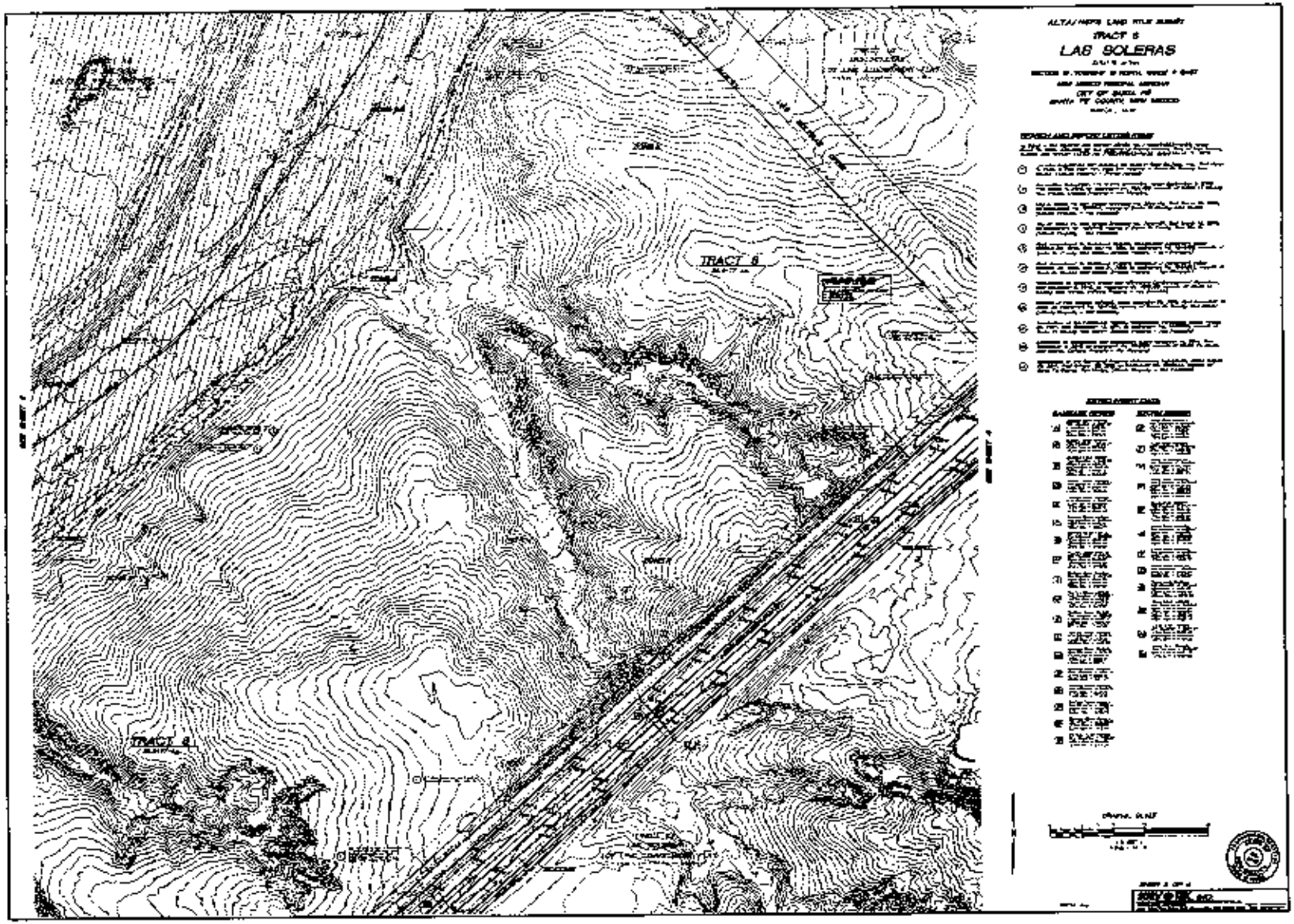
DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

ALTA LAND TITLE
& TOPOGRAPHIC
SURVEY

C-002



FOR INFORMATION ONLY

Bohannan Huston

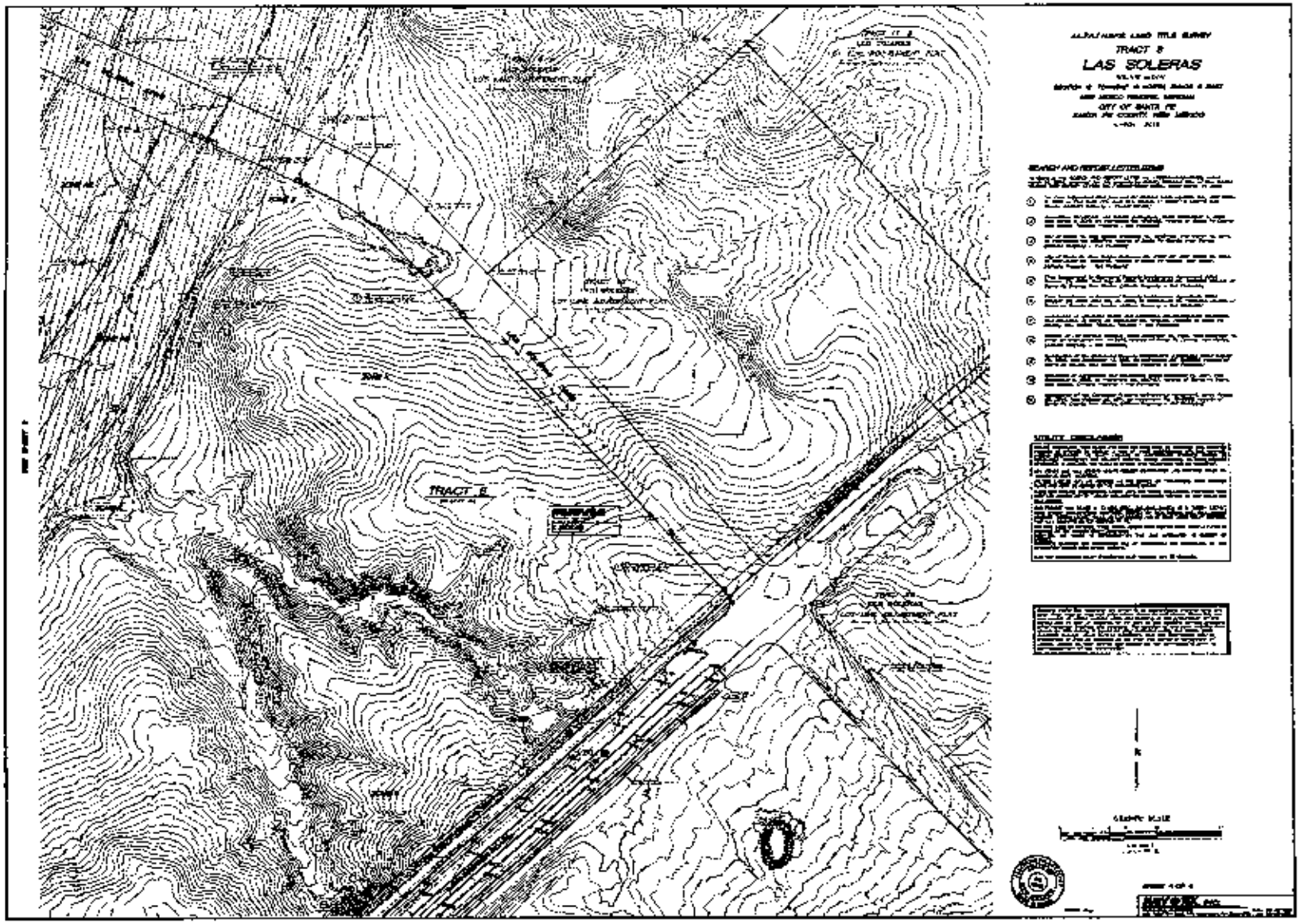
DEKKER
PERICH
SABATINI

7601

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

ALTA LAND TITLE
& TOPOGRAPHIC
SURVEY

C-003



FOR INFORMATION ONLY

Bohannan Huston

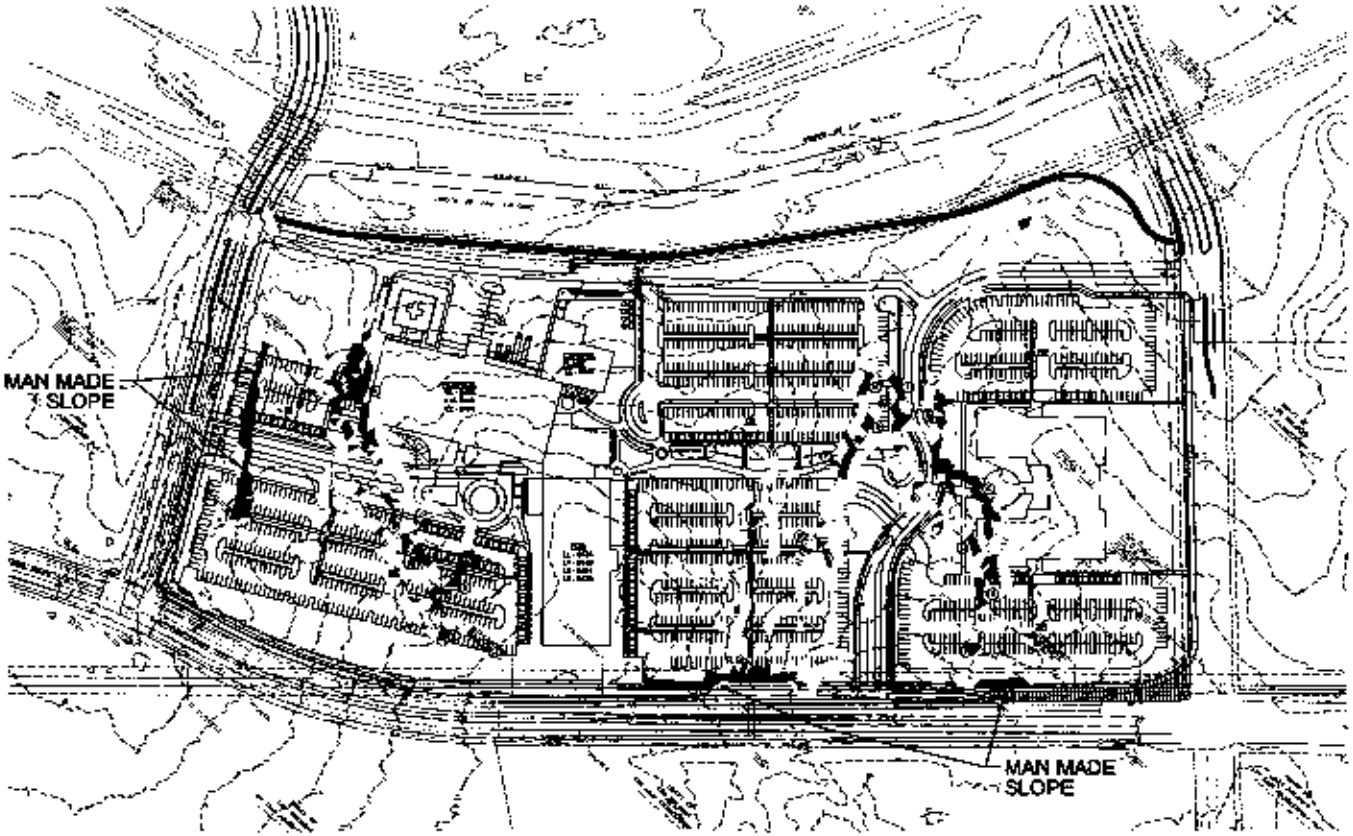
DEKKER
PERICH
SABATINI

7601

Presbyterian
Santa Fe Medical Center
Bechner Rd
Santa Fe, NM

ALTA LAND TITLE
& TOPOGRAPHIC
SURVEY

C-004



SLOPE OVER 20%	
	AREA (SQ. FT.)
A	[illegible]
B	[illegible]
C	[illegible]
D	[illegible]
E	[illegible]
F	[illegible]
G	[illegible]
H	[illegible]
I	[illegible]
J	[illegible]
K	[illegible]
L	[illegible]
M	[illegible]
N	[illegible]
O	[illegible]
P	[illegible]
TOTAL	[illegible]

SLOPE LEGEND

[illegible]

Bohannan Huston

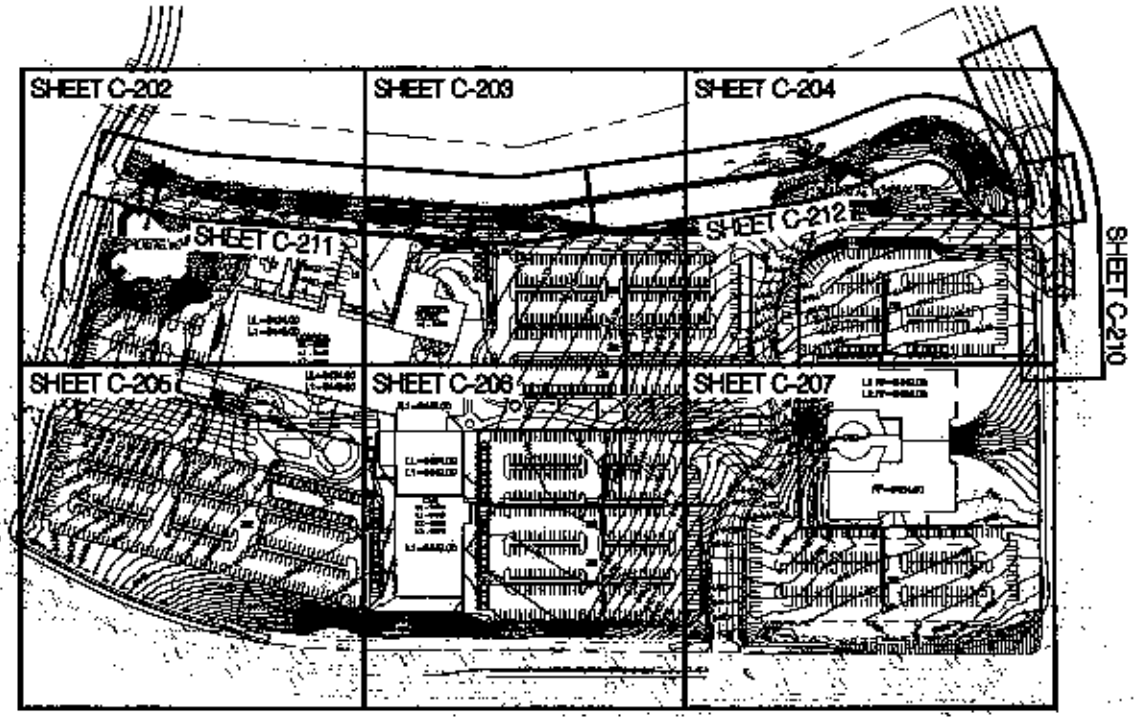
DEKKER PERICH SABATINI

7601 [illegible]

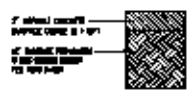
Presbyterian
Santa Fe Medical Center
Bechner Rd
Santa Fe, NM

SLOPE ANALYSIS

C-005



HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE



LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE

Bohannan Huston

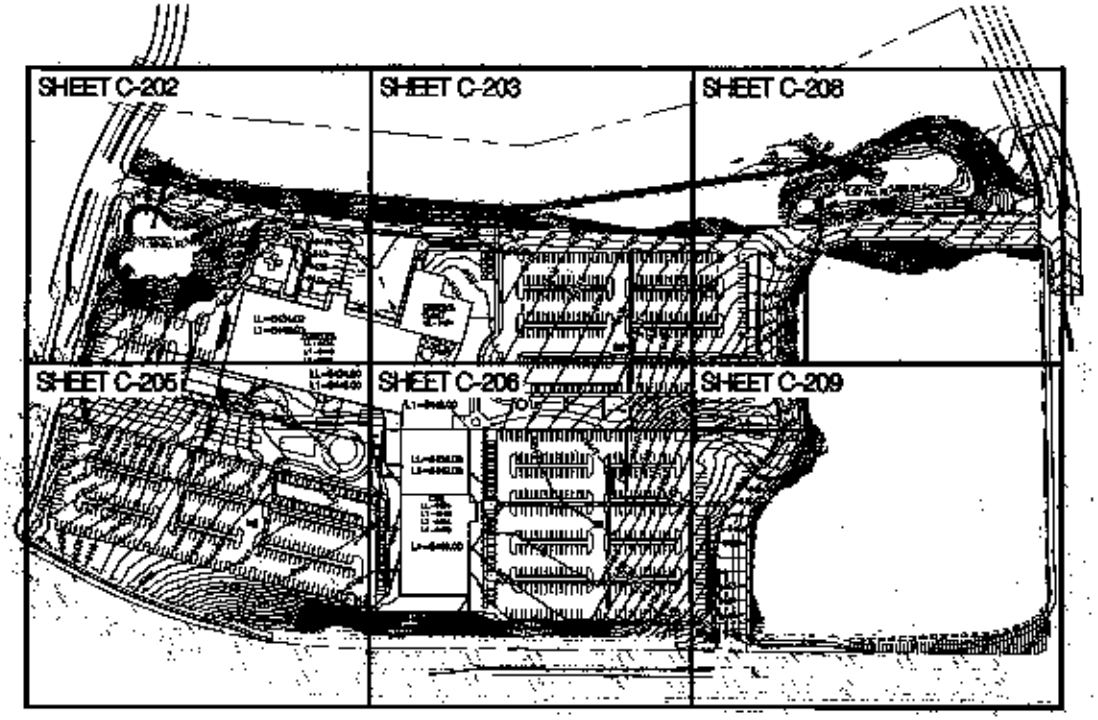
DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

OVERALL
FULL BUILD OUT
TERRAIN
MANAGEMENT PLAN

C-200



NOTE:
100 YEAR FLOODPLAIN LIMITS EXTEND BEYOND THE ARROYO SET BACK LINE. THE 100 YEAR FLOOD PLAIN IS THEREFORE GOVERNING LIMITS OF SITE INFRASTRUCTURE IMPROVEMENTS.

NOTE:
ALL SITE IMPROVEMENTS ARE ABOVE THE 500 YEAR LIMITS OF INUNDATION.

SCALE: 1"=100'

Bohannan Huston

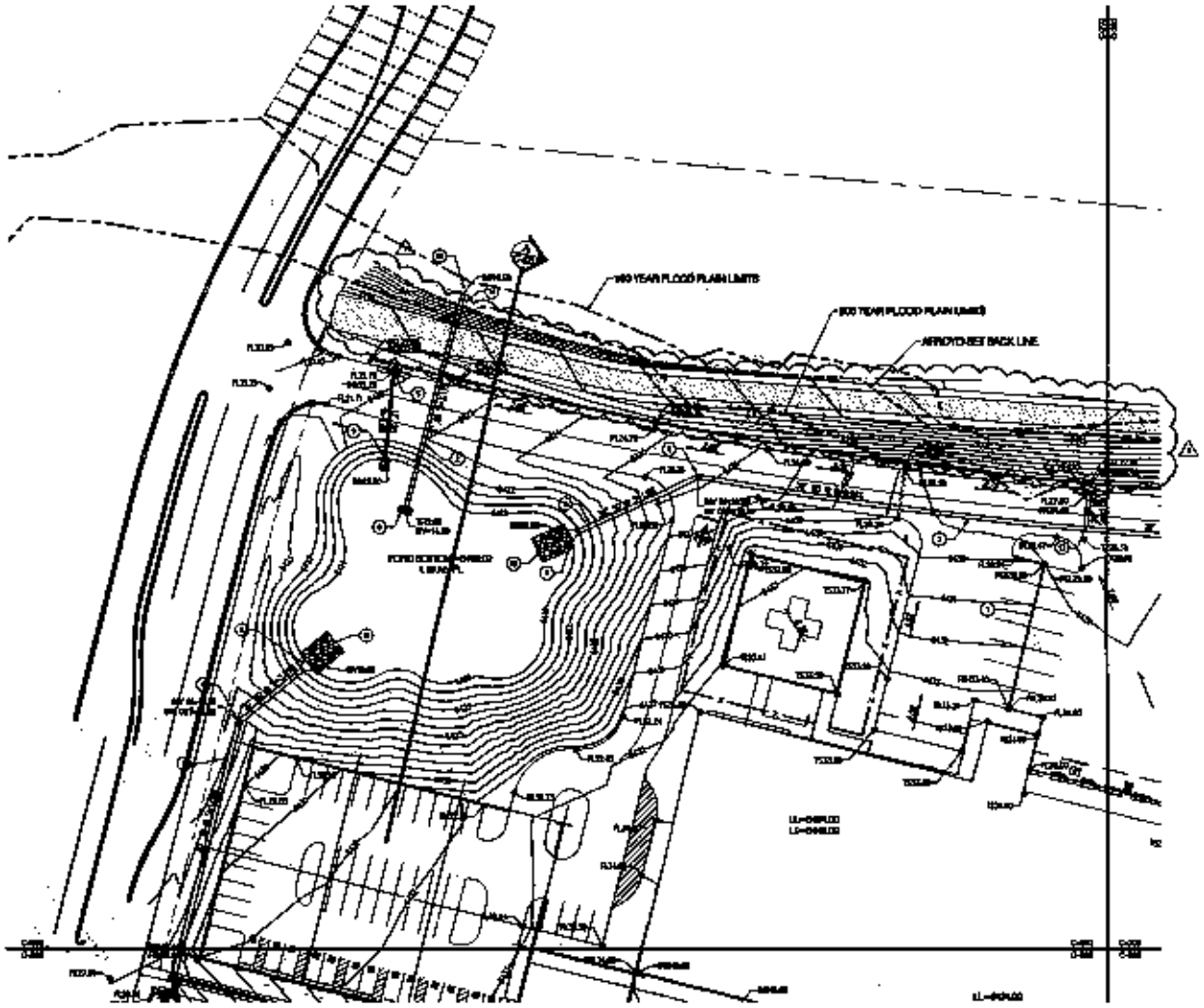
DEKKER
PERICH
SABATINI

7601

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

OVERALL
PHASE 1
TERRAIN
MANAGEMENT PLAN

C-201



GRADING KEYED NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]

NOTE: [illegible]

LEGEND

[illegible]

Bohannan Huston

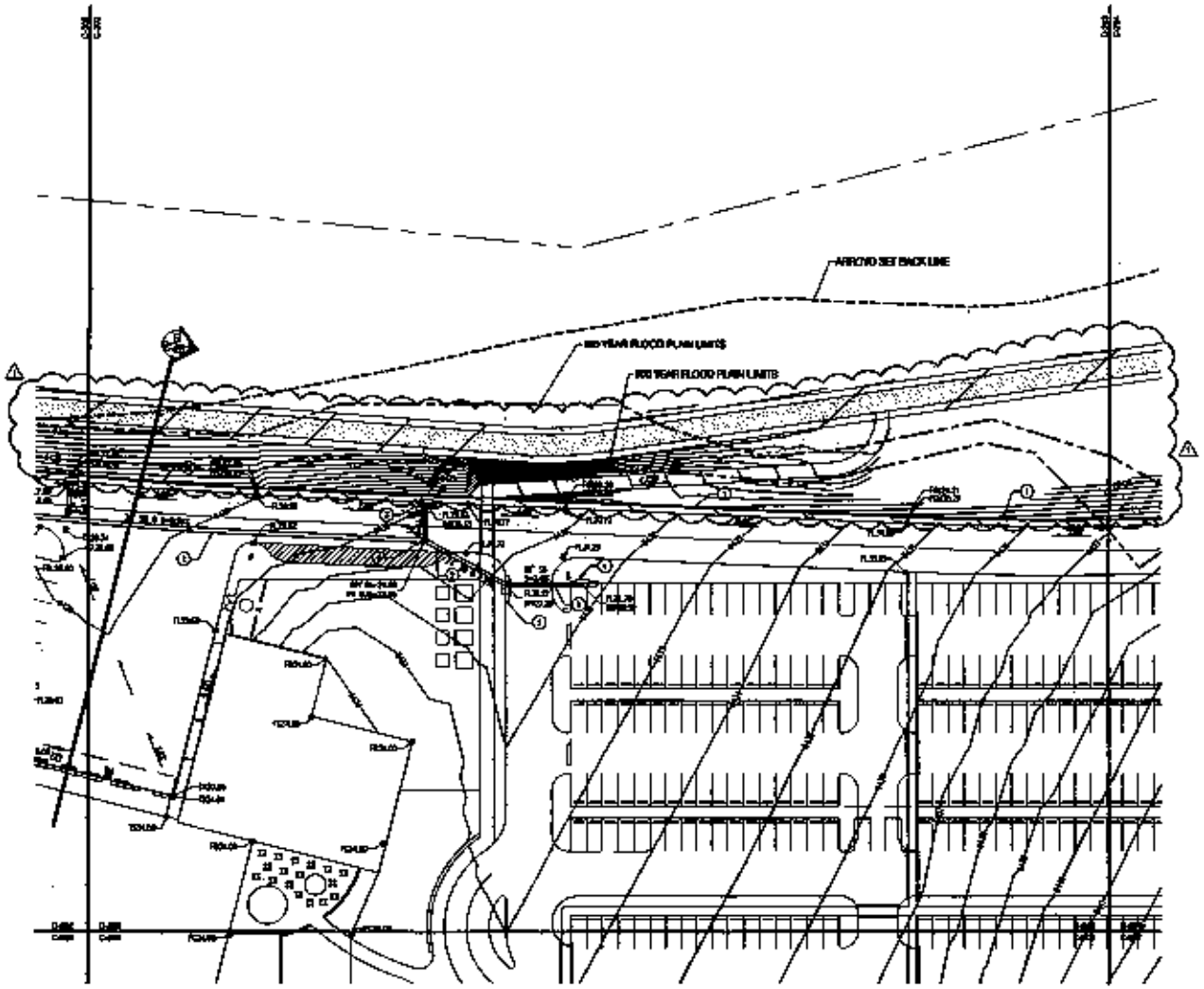
DEKKER PERICH SABATINI

7601 [illegible]

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

FULL BUILD OUT TERRAIN MANAGEMENT PLAN

C-202



GRADING KEYED NOTES

1. CONSTRUCT RETAINING WALL. SEE DETAIL ON SHEET C-[illegible]
2. [illegible]
3. [illegible]
4. CONSTRUCT TYPE "C" DOUBLE GRATE STORM DRAIN INLET FOR [illegible]
5. CONSTRUCT TYPE "C" [illegible]
6. INSTALL 4" [illegible] TYPE "C" STORM DRAIN [illegible] FOR [illegible]
7. INSTALL 4" [illegible] TYPE "C" STORM DRAIN [illegible] FOR [illegible]
8. CONSTRUCT TYPE "B" DOUBLE GRATE STORM DRAIN INLET FOR [illegible]
9. INSTALL [illegible]
10. INSTALL HEAVY DUTY ASPHALT PAVEMENT SECTION FOR DETAIL ON SHEET C-[illegible]
11. INSTALL LIGHT DUTY ASPHALT PAVEMENT SECTION FOR DETAIL ON SHEET C-[illegible]
12. [illegible]
13. INSTALL PRETREATED STORM DRAIN [illegible]
14. REMOVE AND REINSTALL TYPE [illegible] STORM DRAIN [illegible]
15. INSTALL [illegible]
16. INSTALL [illegible]
17. INSTALL 8" DIA. TYPE C STORM DRAIN [illegible] FOR [illegible]

NOTE: NOT ALL [illegible] NOTES MAY APPLY ON THIS SHEET.

LEGEND

[illegible]

SCALE: 1"=50'

Bohannan Huston

DEKKER PERICH SABATINI

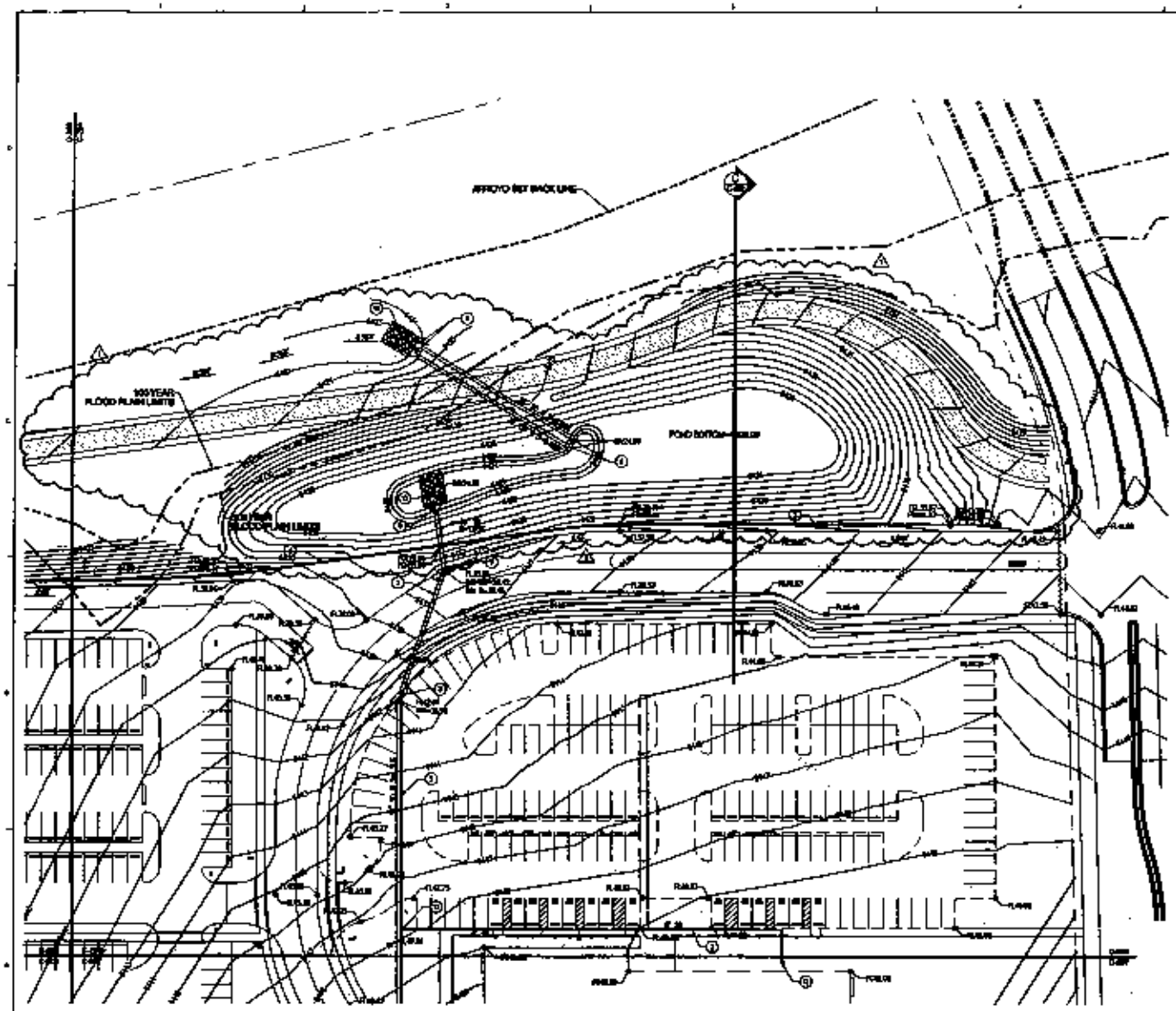
7601 [illegible]

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DRAWN BY	[illegible]
REVIEWED BY	
DATE	4.18.2016
PROJECT NO.	[illegible]

FULL BUILD OUT TERRAIN MANAGEMENT PLAN

C-203



GRADING KEYED NOTES

1. [illegible]
2. INSTALL STORM DRAIN. SEE PLAN FOR SIZE & TYPE.
3. CONSTRUCT PIPE "C" DOUBLE GRATE STORM DRAIN INLET PER MANUFR. STD. SEE DWG.
4. CONSTRUCT PIPE "B" DOUBLE GRATE, STORM DRAIN INLET PER MANUFR. STD. SEE DWG.
5. CONSTRUCT PIPE "A" SINGLE GRATE, STORM DRAIN INLET PER MANUFR. STD. SEE DWG.
6. INSTALL 4' DIA. TYPE "1" STORM DRAIN MANHOLE PER MANUFR. STD. SEE DWG.
7. INSTALL 6' DIA. TYPE "2" STORM DRAIN MANHOLE PER MANUFR. STD. SEE DWG.
8. CONSTRUCT TYPE "B" DOUBLE GRATE STORM DRAIN INLET PER MANUFR. STD. SEE DWG.
9. INSTALL CBU SECTION.
10. INSTALL [illegible] PAVEMENT SECTION PER DETAIL ON SHEET C-203.
11. INSTALL LIGHT DUTY ASPHALT PAVEMENT SECTION PER DETAIL ON SHEET C-203.
12. INSTALL STORM DRAIN. PIPE [illegible] SEE PROMPTS PLANS FOR DIMENSIONS.
13. [illegible]
14. [illegible] INSTALL [illegible] STORM DRAIN MANHOLES.
15. [illegible]
16. INSTALL [illegible]
17. INSTALL 4' DIA. TYPE 1 STORM DRAIN MANHOLE PER MANUFR. STD. SEE DWG. TYPE

NOTE: [illegible] TO [illegible]

Bohannan Huston

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 | DPSNEW.COM

ARCHITECT

OWNER

PROJECT

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

REVISIONS

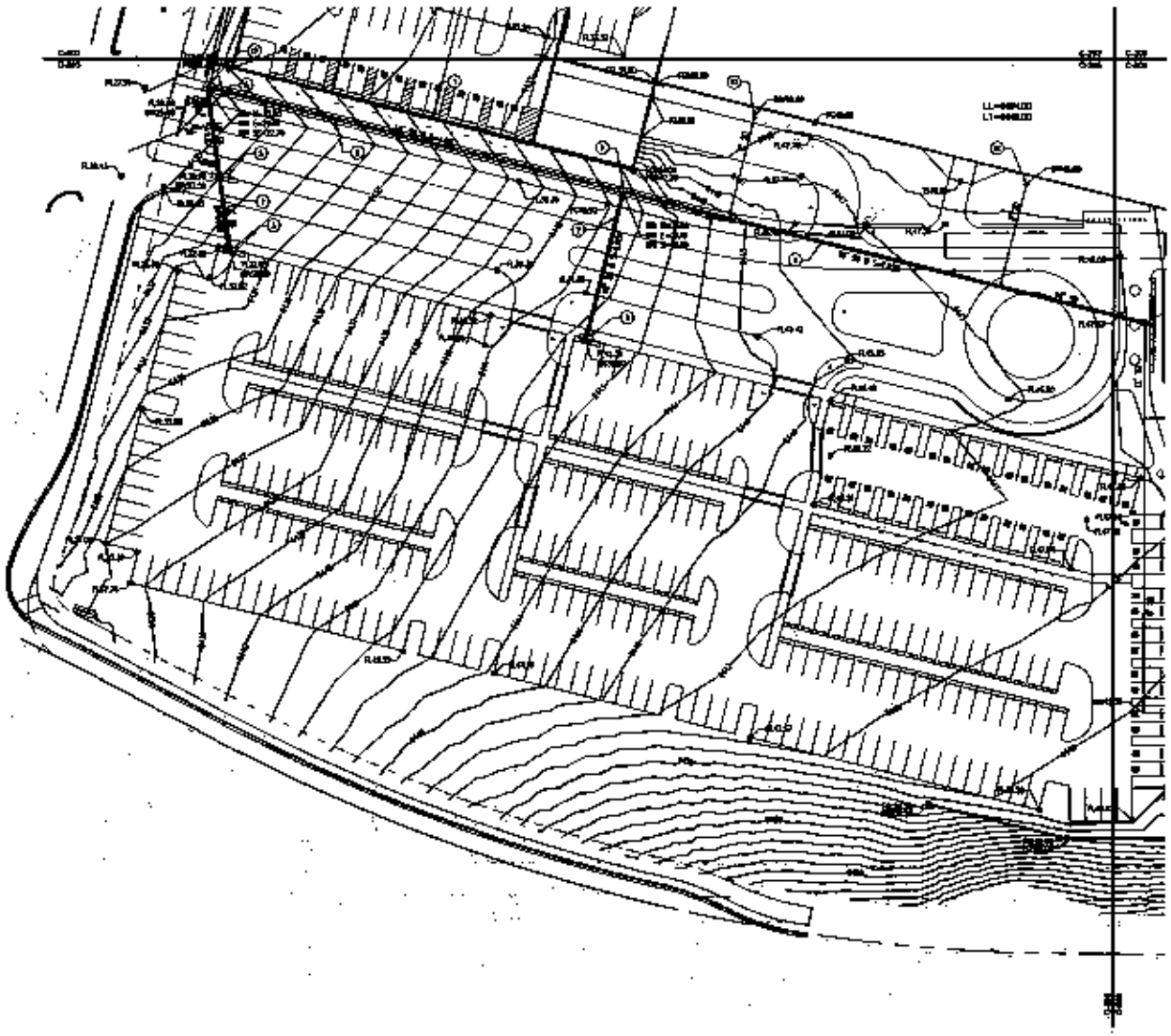
DRAWN BY	[illegible]
REVIEWED BY	
DATE	4.11.2014
PROJECT NO.	14-[illegible]

DRAWING TITLE

FULL BUILD OUT
TERRAIN
MANAGEMENT
PLAN

SHEET NO.

C-204



GRADING KEYED NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]

NOTE: [illegible]

LEGEND

[illegible]

Bohannan Huston

DEKKER PERICH SABATINI

7601 [illegible]

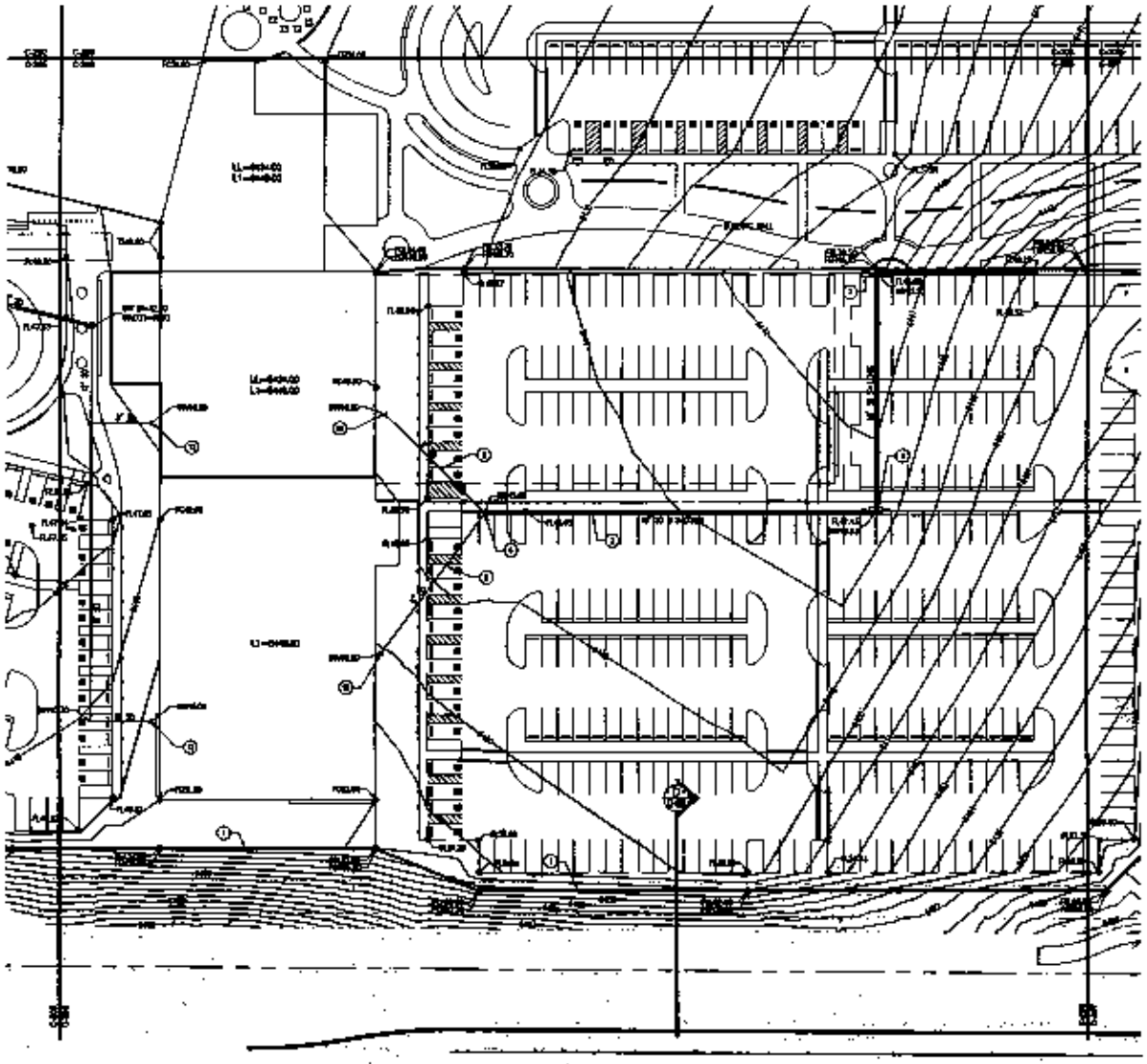
Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DRAWN BY	[illegible]
REVIEWED BY	
DATE	4.18.2018
PROJECT NO.	[illegible]

FULL BUILD OUT TERRAIN MANAGEMENT PLAN

SHEET NO.

C-205



GRADING KEYED NOTES

1. [illegible]
2. INSTALL STORM DRAIN. SEE PLAN FOR SIZE & SLOPE.
3. CONCRETE TYPE "A" MODIFIED CURB STORM DRAIN INLET PER MANUFR. SPE [illegible]
4. CONCRETE TYPE "B" MODIFIED CURB STORM DRAIN INLET PER MANUFR. SPE [illegible]
5. CONCRETE TYPE "A" SINGLE GRATE STORM DRAIN INLET PER MANUFR. SPE [illegible]
6. INSTALL 6" DIA. TYPE "C" STORM DRAIN MANHOLE PER MANUFR. SPE [illegible]
7. INSTALL 6" DIA. TYPE "A" [illegible] MANHOLE PER MANUFR. SPE [illegible]
8. CONCRETE TYPE "B" MODIFIED GRATE STORM DRAIN INLET PER MANUFR. SPE [illegible]
9. INSTALL CMP SECTION.
10. INSTALL HEAVY DUTY ASPHALT TRANSITION SECTION PER DETAIL. SEE SHEET C-[illegible]
11. INSTALL LIGHT DUTY ASPHALT TRANSITION SECTION PER DETAIL. SEE SHEET C-[illegible]
12. INSTALL STORM DRAIN PIPE [illegible] 6" IN DIAMETER. SEE PLUMBING PLANS FOR CONTINUATION.
13. [illegible]
14. REMOVE AND RELOCATE [illegible] PIPE AT STORM DRAIN CONSTRUCTION
15. INSTALL [illegible] EROSION CONTROL PIPE
16. INSTALL [illegible] EROSION CONTROL PIPE
17. INSTALL 6" DIA. TYPE "C" STORM DRAIN MANHOLE PER MANUFR. SPE [illegible]

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

LEGEND

[illegible]

Bohannan Huston

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.COM

ARCHITECT

OWNER

PROJECT

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

REVISIONS

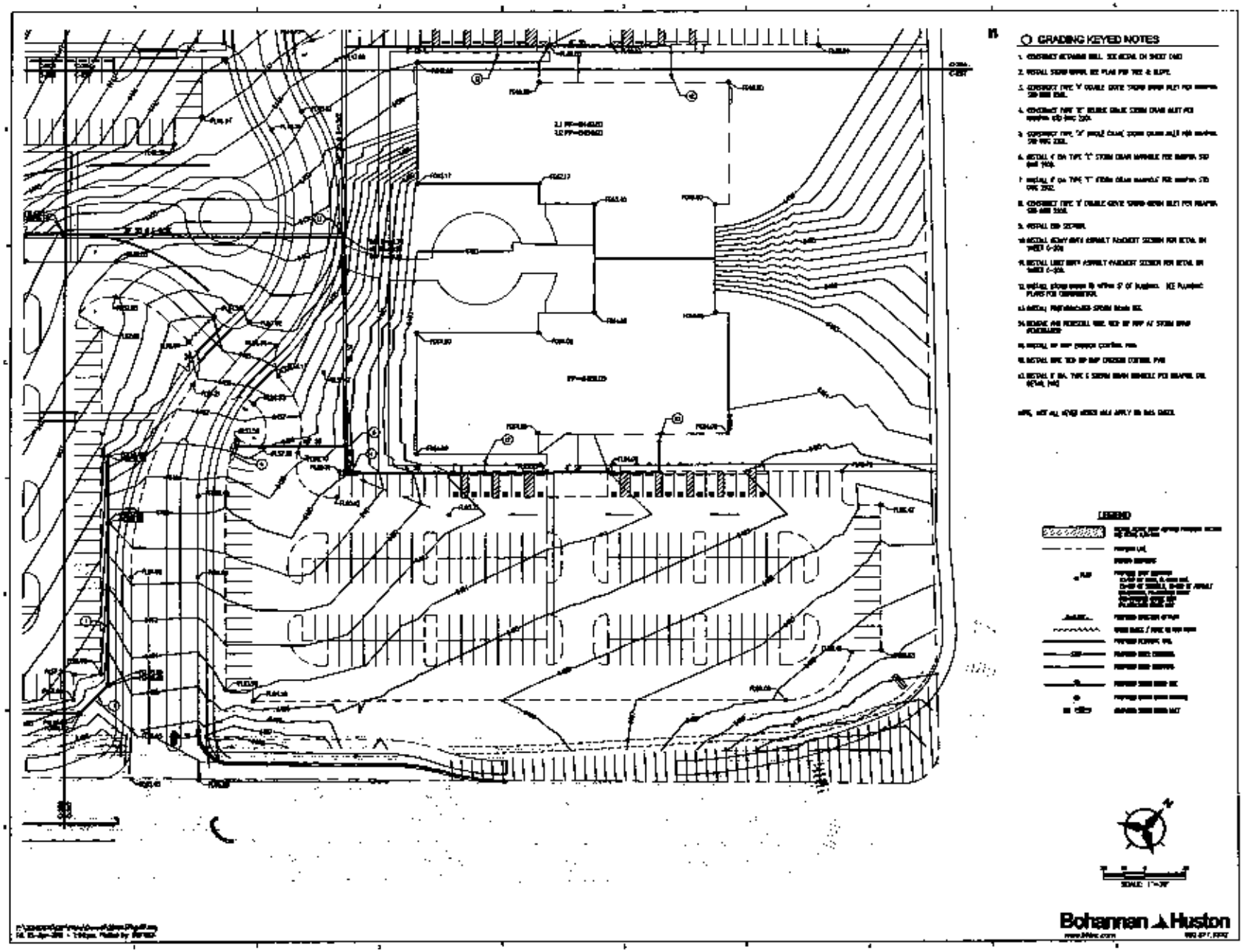
DRAWN BY	[illegible]
REVIEWED BY	
DATE	[illegible]
PROJECT NO.	[illegible]

DRAWING TITLE

FULL BUILD OUT TERRAIN MANAGEMENT PLAN

SHEET NO.

C-206

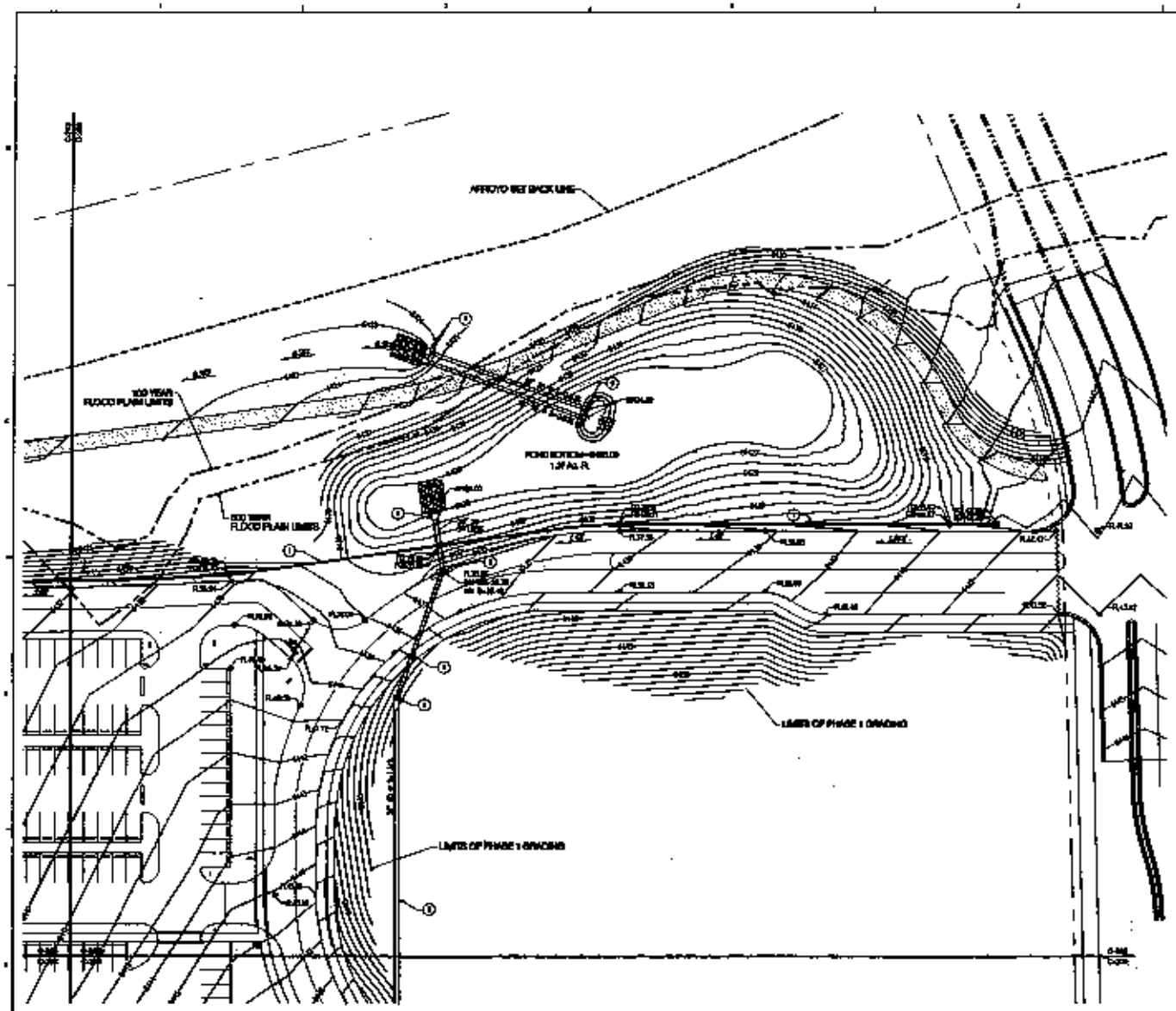


DEKKER PERICH SABATINI

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

FULL BUILD OUT TERRAIN MANAGEMENT PLAN

C-207



GRADING KEYED NOTES

1. CONSTRUCT RETAINING WALL. SEE DETAIL ON SHEET C-400.
2. INSTALL STORM DRAIN. SEE PLAN FOR TYPE & SIZE.
3. CONSTRUCT TYPE "V" DOUBLE GRATE STORM DRAIN INLET PER MANFR STD DWG 2300.
4. CONSTRUCT TYPE "C" DOUBLE GRATE STORM DRAIN INLET PER standard STD DWG 2300.
5. CONSTRUCT TYPE "A" DOUBLE GRATE STORM DRAIN INLET PER MANFR STD DWG 2300.
6. INSTALL 4' DIA TYPE "C" STORM DRAIN MANHOLE PER MANFR STD DWG 2700.
7. INSTALL 4' DIA TYPE "C" STORM DRAIN MANHOLE PER MANFR STD DWG 2702.
8. CONSTRUCT TYPE "A" DOUBLE GRATE STORM DRAIN INLET PER MANFR STD DWG 2300.
9. INSTALL CMP SEEPER.
10. INSTALL ASPHALT PAVEMENT SECTION PER DETAIL ON SHEET C-400.
11. INSTALL CONCRETE PAVEMENT SECTION PER DETAIL ON SHEET C-400.
12. INSTALL STORM DRAIN PIPE. SEE PLAN FOR DIMENSION.
13. INSTALL PRECAST STORM DRAIN. SEE.
14. INSTALL PIPE INSTALL WITH 100 RIP RAP AT STORM DRAIN FOREBAY
15. INSTALL RIP RAP DISSIPATOR. NA
16. INSTALL WITH RIP RAP DISSIPATOR CONNECT PIPE
17. INSTALL 4' DIA. TYPE C STORM DRAIN MANHOLE PER MANFR STD. DWG. 2700

NOTE: SEE ALL OTHER NOTES THAT APPLY TO THIS SHEET.

Bohannan Huston

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

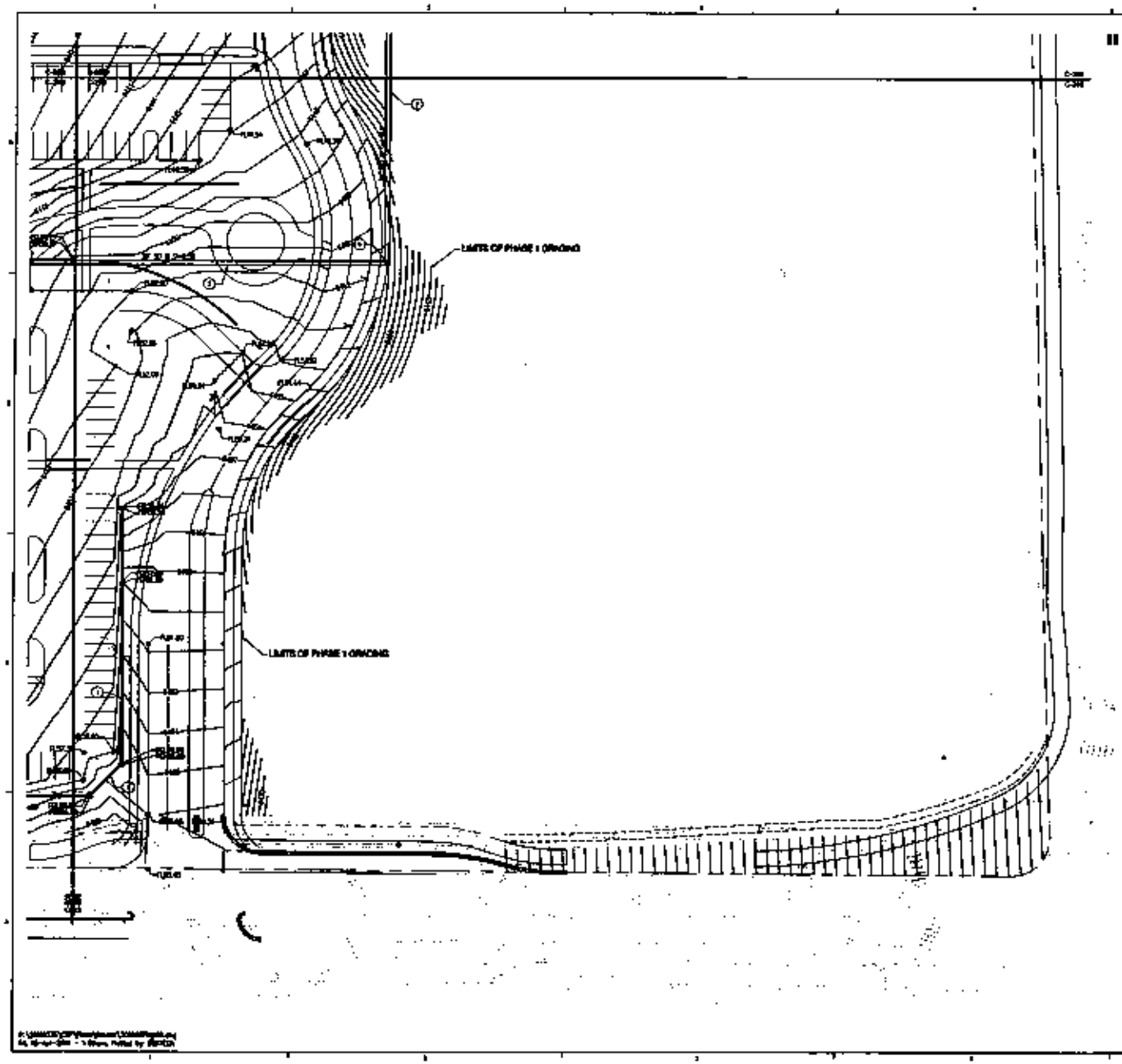
505.317.9700 | DPSNM.COM

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

	BG
DRAWN BY	DGB
REVIEWED BY	
DATE	4.14.2016
PROJECT NO.	15-0600.004

PHASE 1
TERRAIN
MANAGEMENT
PLAN

C-208



GRADING KEYED NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

LEGEND

[illegible]

Bohannan ▲ Huston

DEKKER PERICH SABATINI

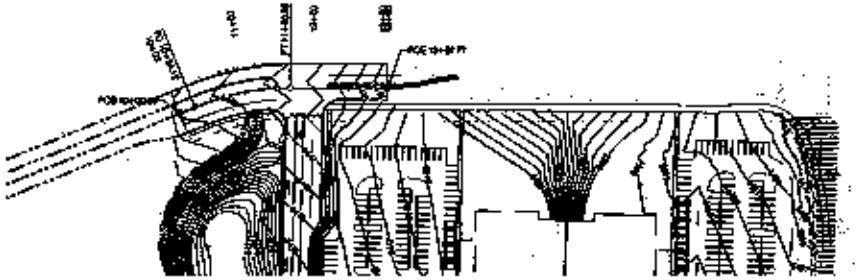
7601 [illegible]

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

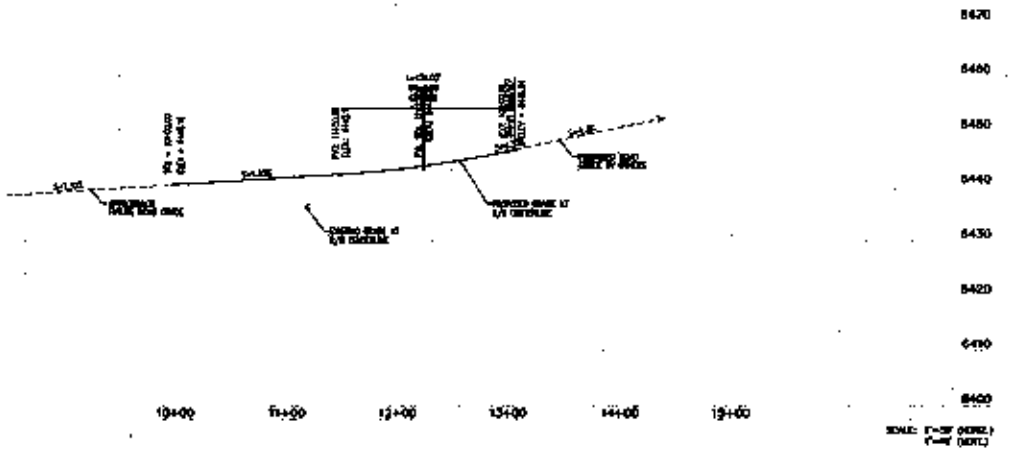
PHASE 1
TERRAIN
MANAGEMENT
PLAN

C-209

KEYED NOTES



LAS SOLERAS DRIVE



Bohannan Huston

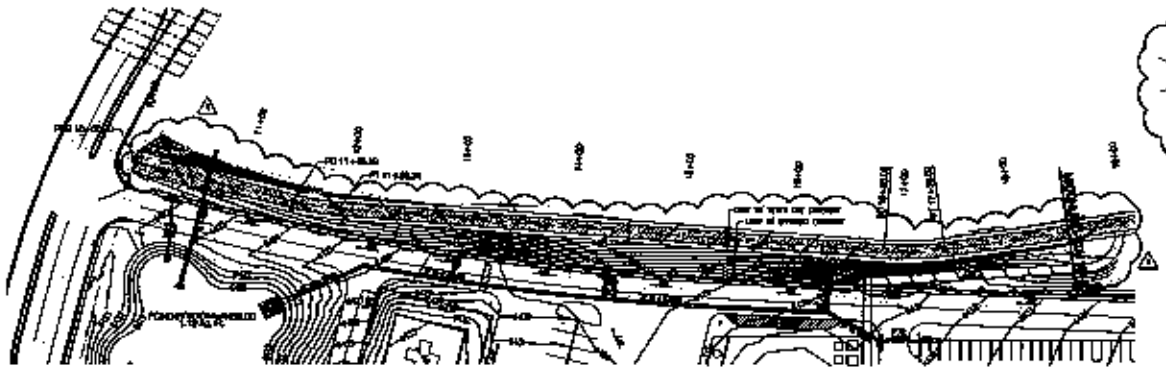
DEKKER PERICH SABATINI

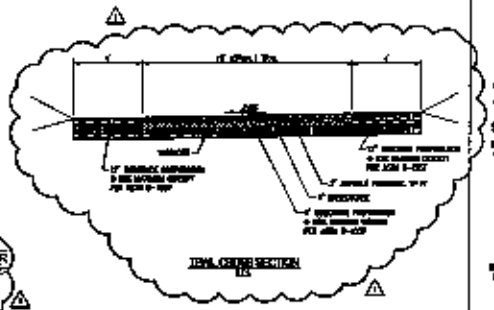
7601

Presbyterian Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

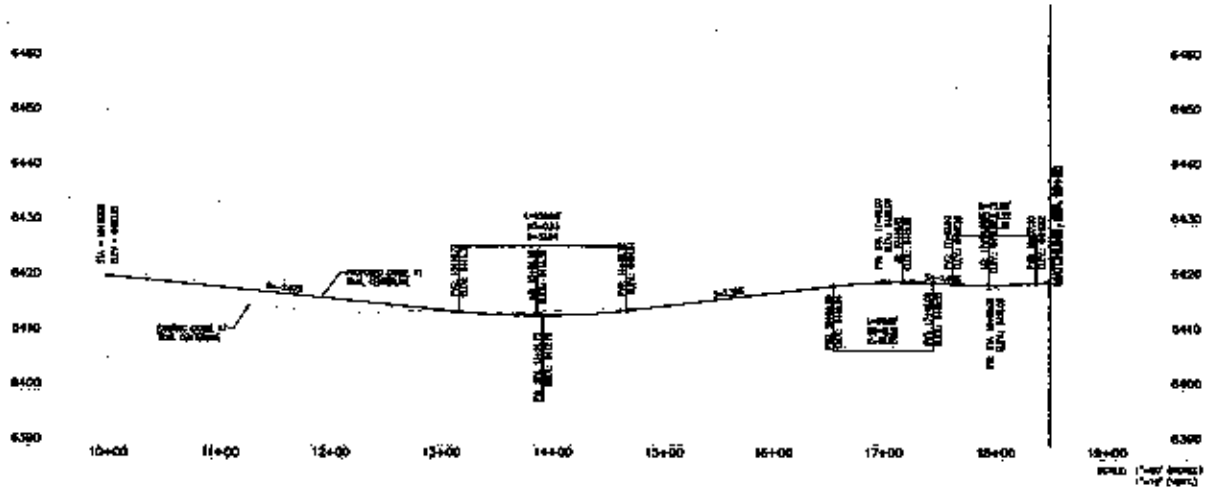
LAS SOLERAS DRIVE
PLAN & PROFILE
STA. 10+00 - 13+08

C-210





TRAIL



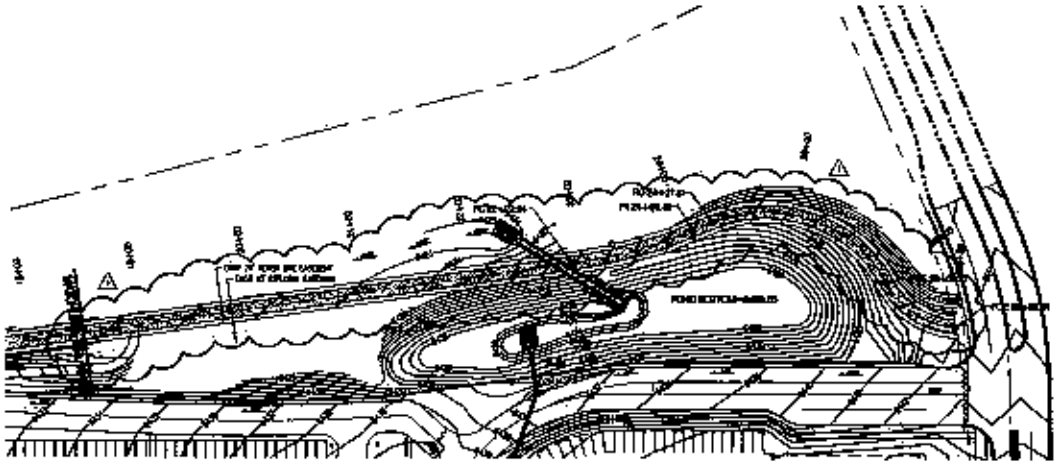
Bohannan Huston

DEKKER PERICH SABATINI

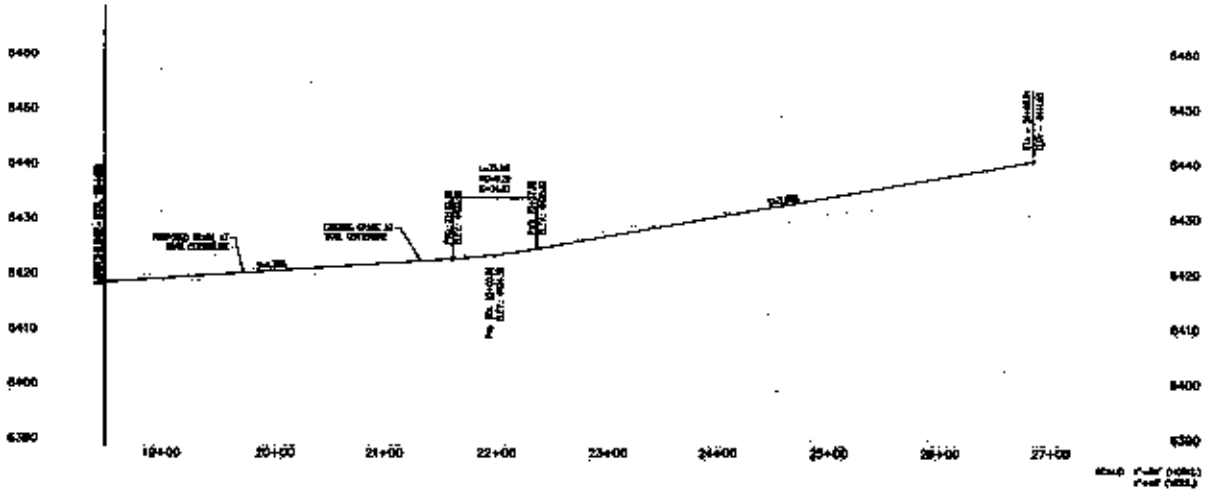
Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

ARROYO CHAMISO TRAIL
PLAN & PROFILE
STA. 10+00 - 18+50

C-211



TRAIL



Bohannan Huston

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

ARCHITECT

ENGINEER

PROJECT

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

REVISIONS

DRAWN BY

APPROVED BY

DATE

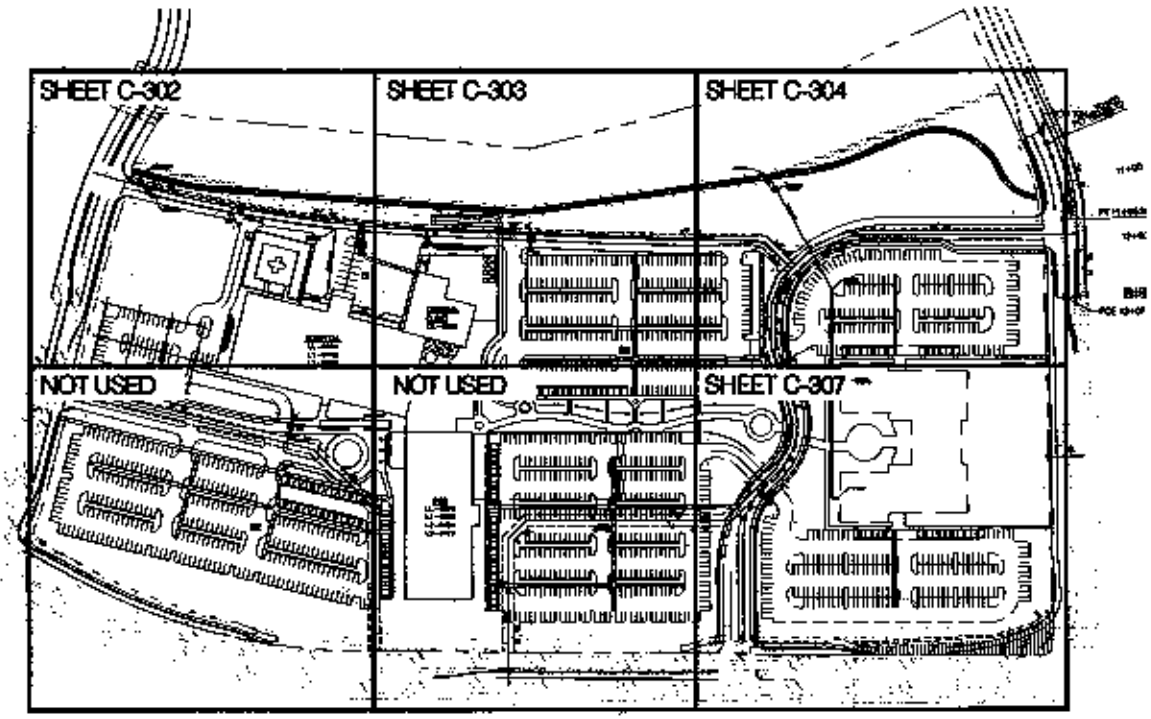
PROJECT NO.

DRAWING NAME

AROYO CHAMISO
TRAIL
PLAN & PROFILE
STA. 18+50 - 27+20

SHEET NO.

C-212



UTILITY NOTES

UTILITY CONTACT INFORMATION

MATERIALS

Bohannan Huston

DEKKER PERICH SABATINI

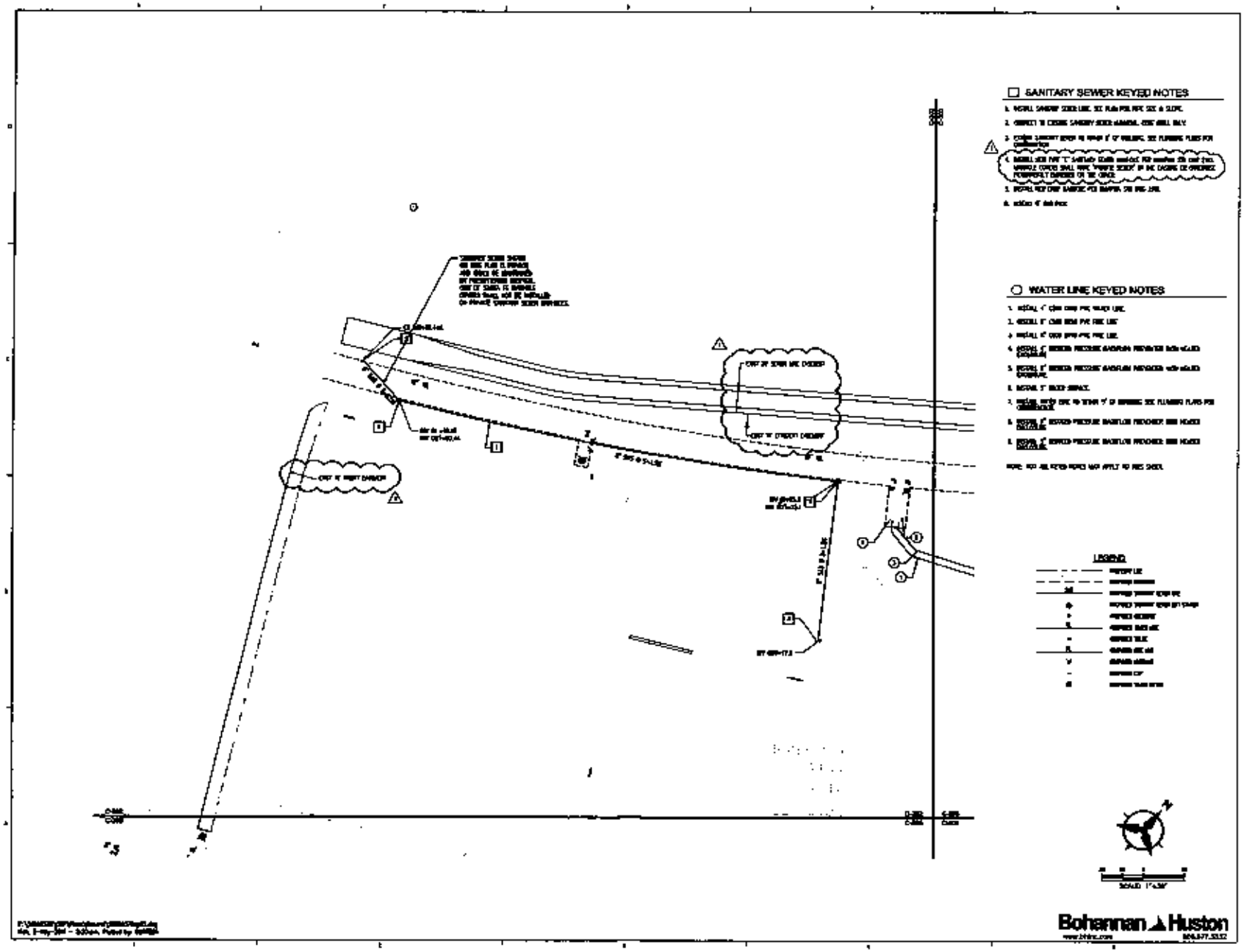
7601

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DATE 4.18.2016

OVERALL FULL BUILD OUT PRIVATE UTILITY PLAN

C-300



DEKKER
PERICH
SABATINI

7601 JEFFERSON ST. 101E
ALBUQUERQUE, NM 87109

Presbyterian
Santa Fe Medical Center
Bedtner Rd
Santa Fe, NM

FULL BUILD OUT
PRIVATE UTILITY
PLAN

C-302

SANITARY SEWER KEYED NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

WATER LINE KEYED NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]

LEGEND

[illegible]

SCALE: 1"=50'

Bohannan Huston

DEKKER PERICH SABATINI

7001 [illegible]

ARCHITECT

OWNER

PROJECT

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

REVISIONS

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

DRAWN BY [illegible]

CHECKED BY [illegible]

DATE [illegible]

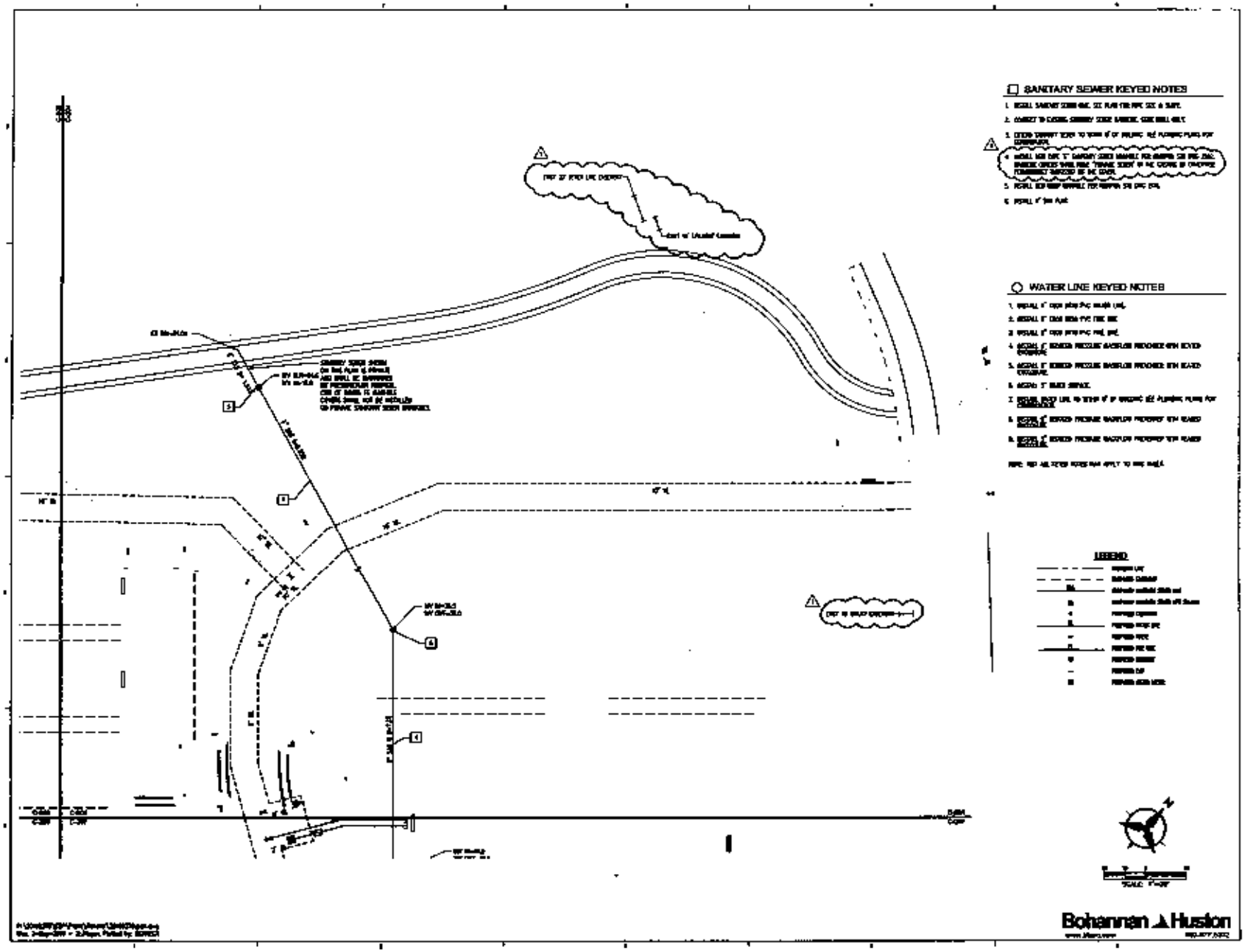
PROJECT NO. [illegible]

DRAWING NAME

FULL BUILD OUT
PRIVATE UTILITY
PLAN

SHEET NO.

C-303



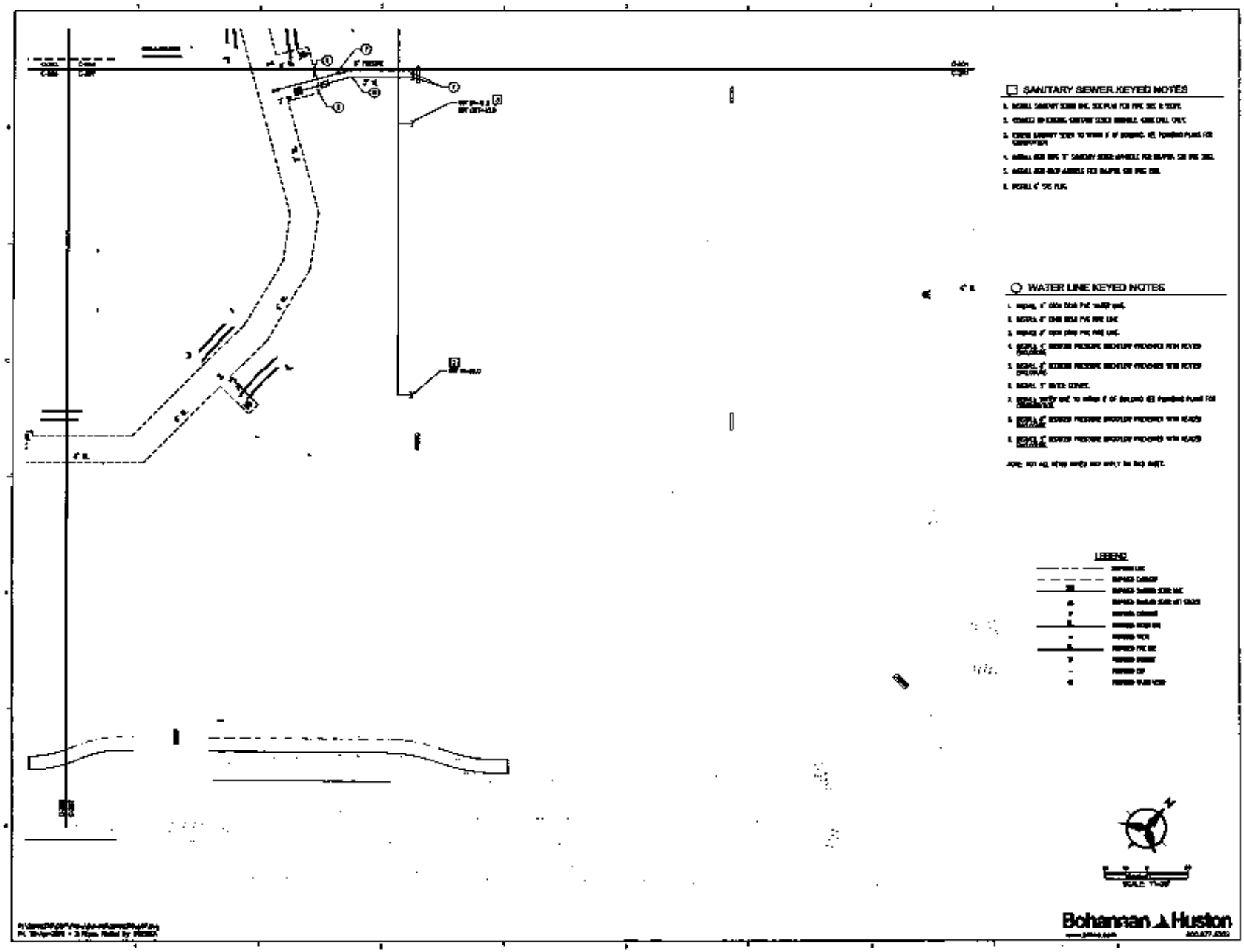
DEKKER
PERICH
SABATINI

7601

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

FULL BUILD OUT
PRIVATE UTILITY
PLAN

C-304



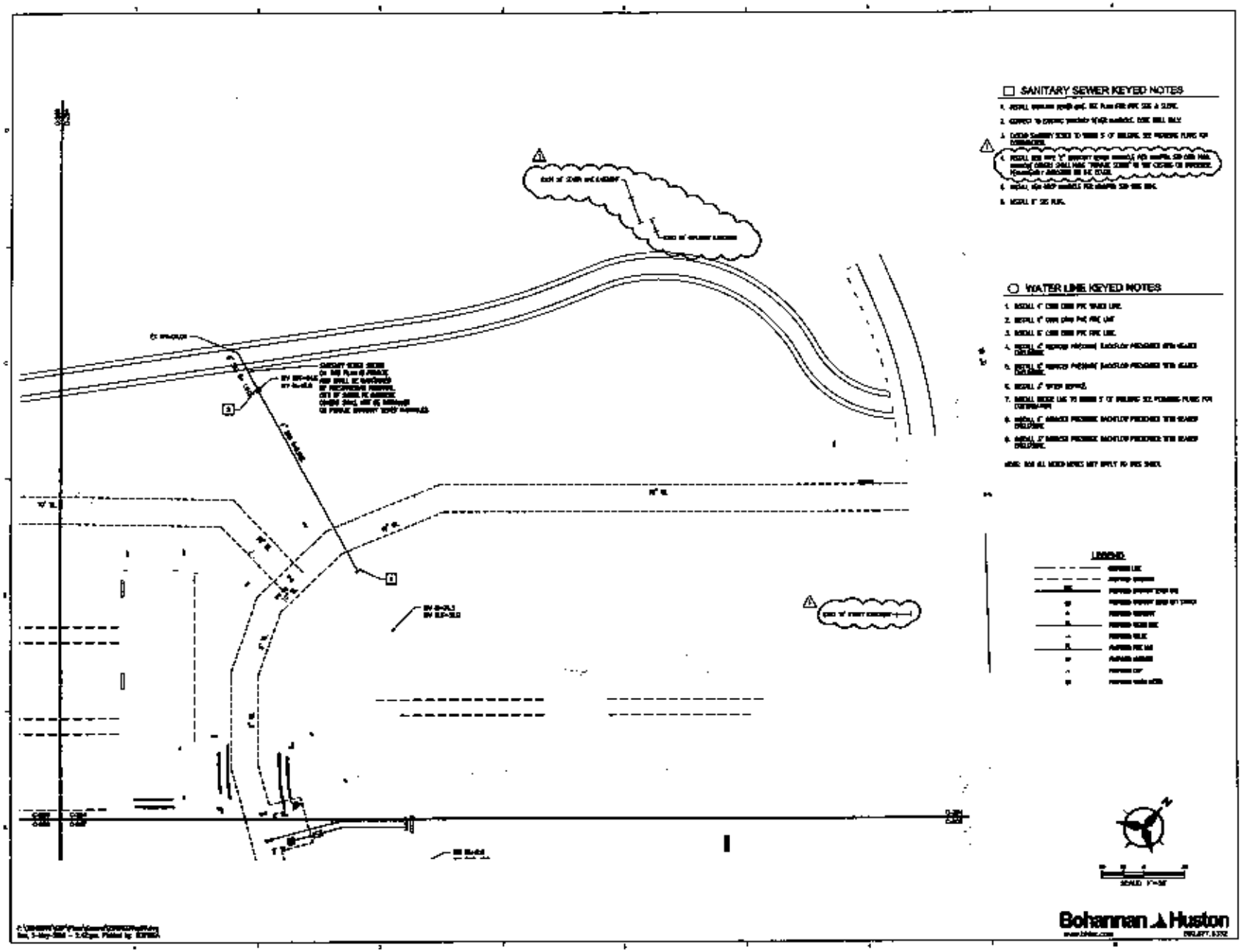
DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

Presbyterian
Santa Fe Medical Center
Bedtner Rd
Santa Fe, NM

FULL BUILD OUT PRIVATE UTILITY PLAN

C-307



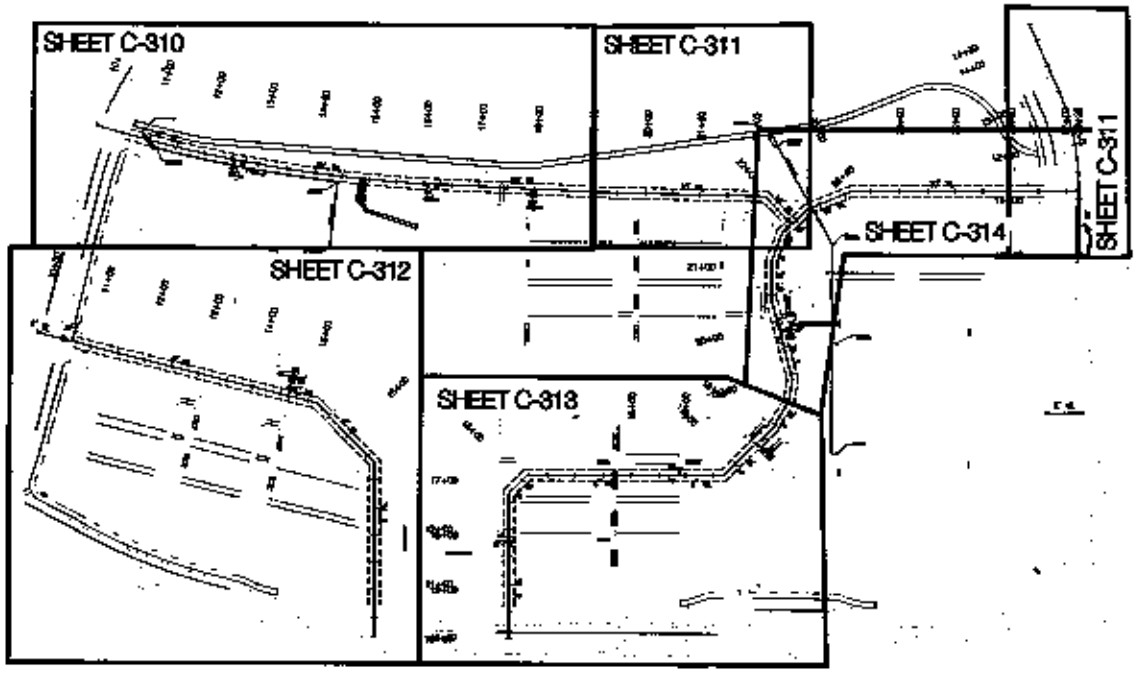
DEKKER
PERICH
SABATINI

7601

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

PHASE 1
PRIVATE UTILITY
PLAN

C-308



LEGEND

NOTE: ALL WATERLINES SHALL BE CONSTRUCTED OF POLYTHERMIC DEGREE PERFORM

NOTE: PIPE DIMENSIONS IN BRACKET REPRESENTATION UPDATED CORP REPRESENTATION DETAIL, NOS. SEE CORP WATER DIVISION STANDARD DETAIL NOS FOR MAINTENANCE REPRESENTATION OF JOINT RESTRAINT LENGTHS.

UTILITY CONTACT INFORMATION

Bohannan Huston

DEKKER PERICH SABATINI

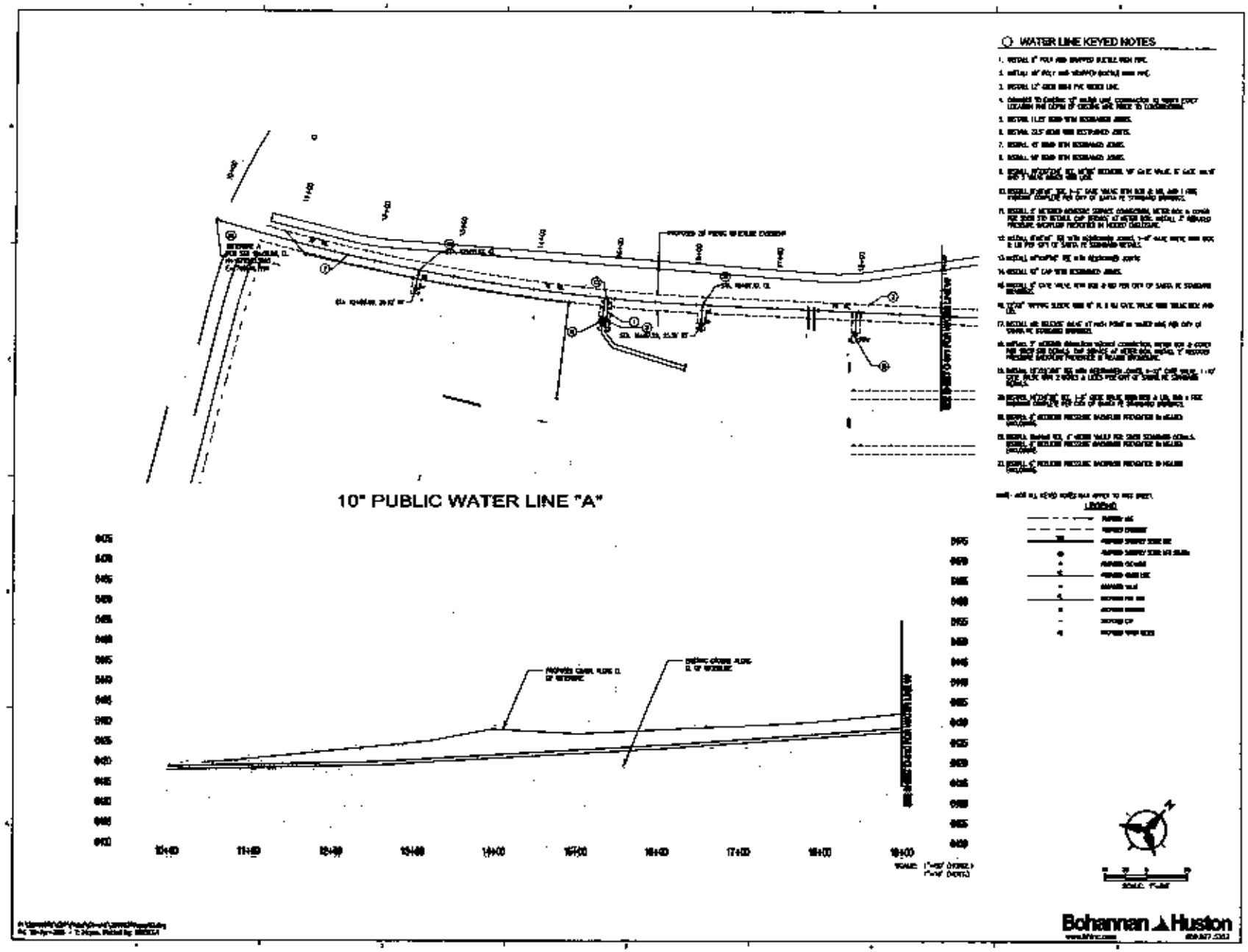
7601 JEFFERSON ST., SUITE 100
ALBUQUERQUE, NM 87109

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

	BO
DRAWN BY	GSS
REVIEWED BY	
DATE	4.18.2019
PROJECT NO.	99.0000.001

OVERALL FULL BUILD OUT PUBLIC UTILITY PLAN

C-309



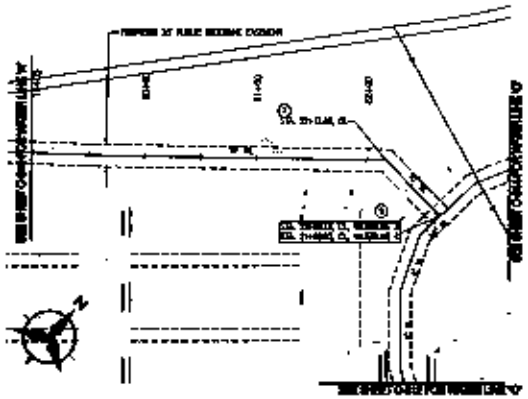
DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 | DPSNEW.COM

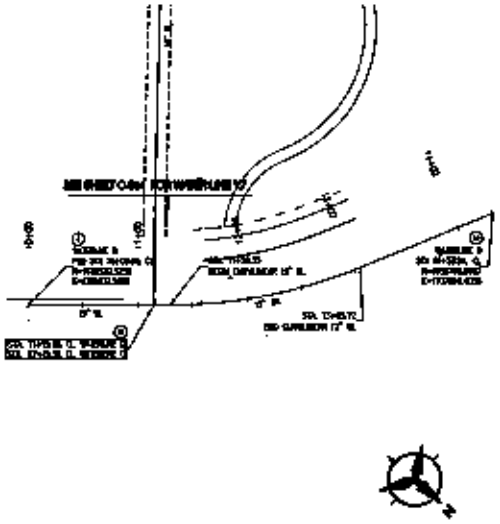
Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

FULL BUILD OUT
PUBLIC UTILITY
PLAN

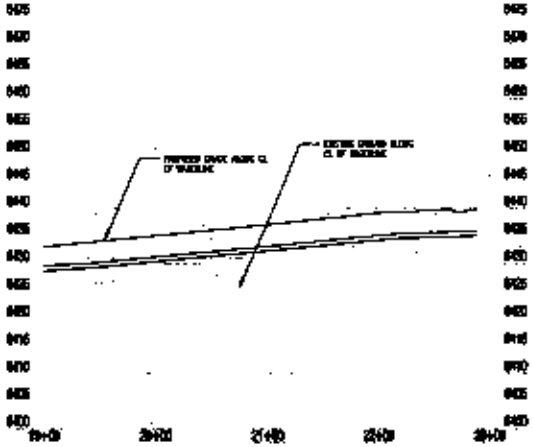
C-310

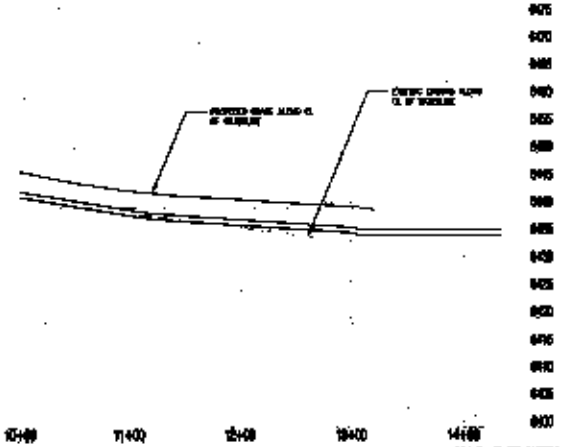


10" PUBLIC WATER LINE "A"



12" PUBLIC WATER LINE "D"





WATER LINE KEYED NOTES

1. INSTALL 8" PVC AND WRAPPED DUCTILE IRON PIPE.
2. INSTALL 10" PVC AND WRAPPED DUCTILE IRON PIPE.
3. INSTALL 12" C900 DR14 PVC WATER LINE.
4. CONNECT TO EXISTING 12" WATER LINE. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF EXISTING LINE PRIOR TO CONSTRUCTION.
5. INSTALL 11.25° BEND WITH RESTRAINED JOINTS.
6. INSTALL 22.5° BEND WITH RESTRAINED JOINTS.
7. INSTALL 45° BEND WITH RESTRAINED JOINTS.
8. INSTALL 90° BEND WITH RESTRAINED JOINTS.
9. INSTALL HYDRANT TEE, 12"x12" RESTRAIN, 16" GATE VALVE, 8" GATE VALVE AND 5' WIDE BY 5' DEEP VALVE BOX.
10. INSTALL 8"x8"x8" TEE, 8" GATE VALVE, TEE FOR A 1.5" AND 1" PVC METER CONNECTION PER CITY OF SANTA FE STANDARD DETAILS.
11. INSTALL 8" RESIDENTIAL DOMESTIC SERVICE CONNECTION. INSTALL BOX & LOCKS PER CITY OF SANTA FE STANDARD DETAILS. CAP SERVICE AT METER BOX. INSTALL 3" REDUCED PRESSURE BACKFLOW PREVENTER IN METER BACKFLOW.
12. INSTALL 8"x8"x8" TEE WITH RESTRAINED JOINTS, 1-8" GATE VALVE, 1-8" GATE VALVE BOX & LID PER CITY OF SANTA FE STANDARD DETAILS.
13. INSTALL 8"x8"x8" TEE WITH RESTRAINED JOINTS.
14. INSTALL 12" CAP WITH RESTRAINED JOINTS.
15. INSTALL 8" GATE VALVE WITH BOX & LID PER CITY OF SANTA FE STANDARD DETAILS.
16. INSTALL 12"x8" REDUCER WITH 8" GATE VALVE, BOX AND LID.
17. INSTALL AIR RELEASE VALVE AT HIGH POINT IN BACKFLOW PER CITY OF SANTA FE STANDARD DETAILS.
18. INSTALL 8" RESIDENTIAL FIRE SERVICE CONNECTION. INSTALL BOX & LOCKS PER CITY OF SANTA FE STANDARD DETAILS. CAP SERVICE AT METER BOX. INSTALL 3" REDUCED PRESSURE BACKFLOW PREVENTER IN METER BACKFLOW.
19. INSTALL 12"x12"x8" TEE WITH RESTRAINED JOINTS, 1-8" GATE VALVE, 1-8" GATE VALVE BOX & LIDS PER CITY OF SANTA FE STANDARD DETAILS.
20. INSTALL HYDRANT TEE, 1-8" GATE VALVE, TEE FOR A 1.5" AND 1" PVC METER CONNECTION PER CITY OF SANTA FE STANDARD DETAILS.
21. INSTALL 8" REDUCED PRESSURE BACKFLOW PREVENTER IN METER BACKFLOW.
22. INSTALL HYDRANT TEE, 8" METER VALVE BOX, LOCKS STANDARD DETAILS. INSTALL 8" REDUCED PRESSURE BACKFLOW PREVENTER IN METER BACKFLOW.
23. INSTALL 8" REDUCED PRESSURE BACKFLOW PREVENTER IN METER BACKFLOW.

NOTE: FOR ALL METER BOXES NOT WITHIN THE RIGHT-OF-WAY.

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED STANDARD CURB TYPE
- PROPOSED CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED WATER BLOWOFF
- PROPOSED WATER CUT
- PROPOSED WATER SERVICE LINE

SCALE: 1"=20'

Bohannan Huston

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / 505.828.1941 FAX

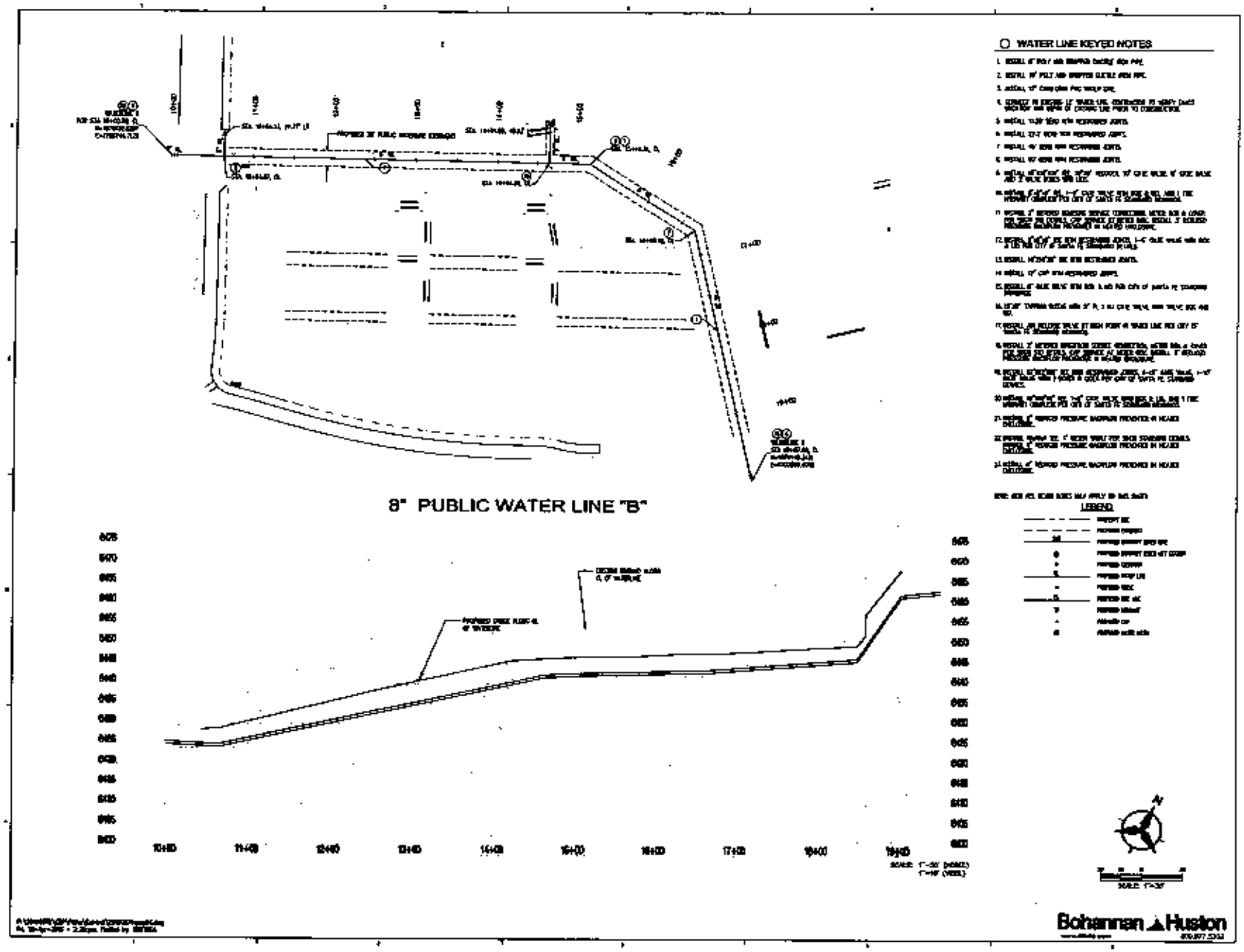
Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

REVISIONS
1
2
3
4

	BG
DRAWN BY	GSB
REVIEWED BY	
DATE	4.15.2016
PROJECT NO.	14-0700.001

DRAWING NAME:
FULL BUILD OUT PUBLIC UTILITY PLAN

SHEET NO.
C-311



DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.1700 / OPSDE SAVILORG

ARCHITECT

ENGINEER

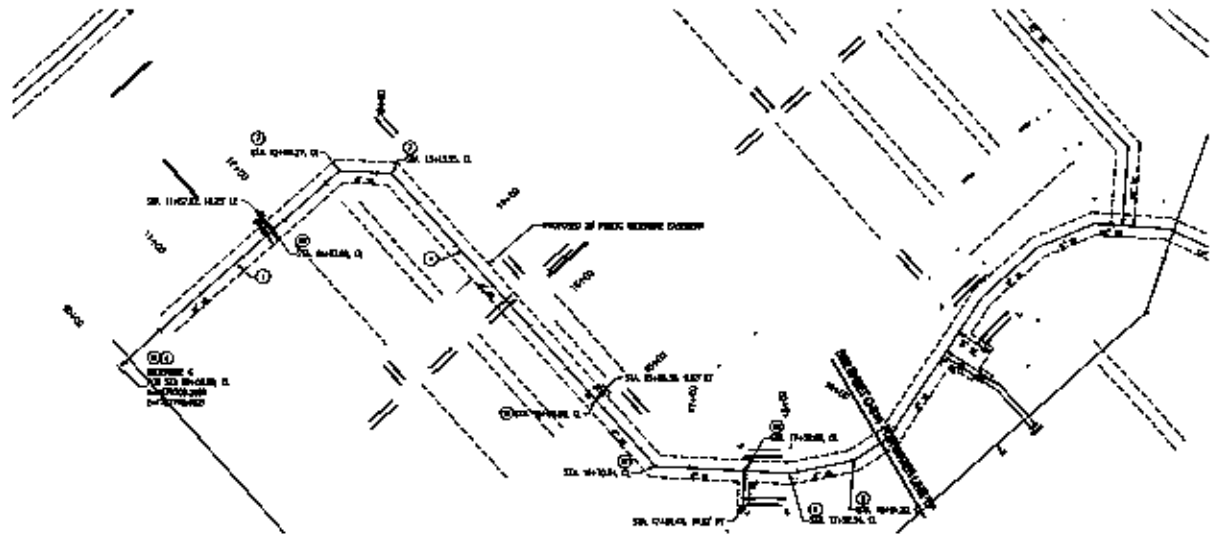
PROJECT

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DRAWN BY	DGB
REVIEWED BY	
DATE	4.15.2016
PROJECT NO.	14-0030.001

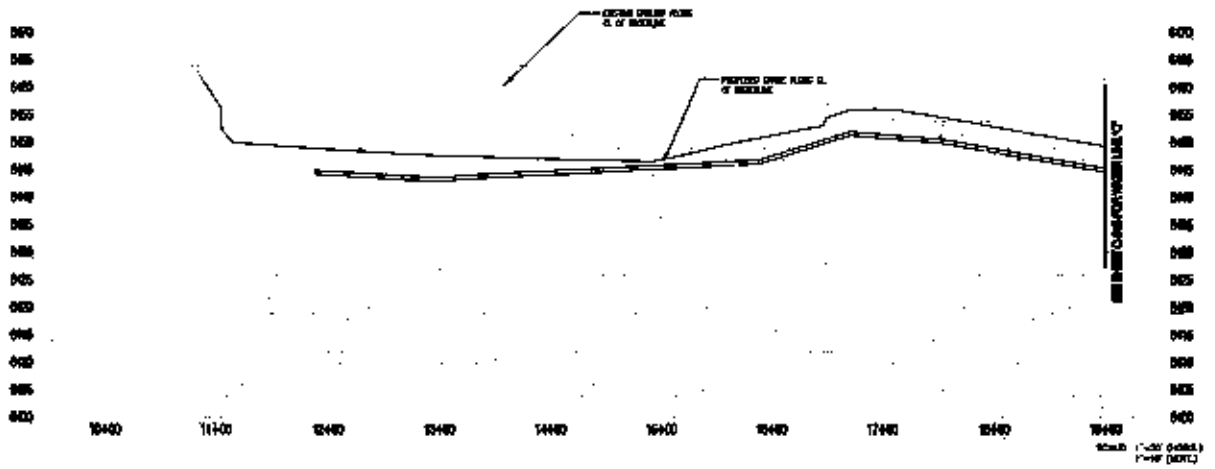
FULL BUILD OUT
PUBLIC UTILITY
PLAN

C-312



WATER LINE KEYED NOTES

8" PUBLIC WATER LINE "C"



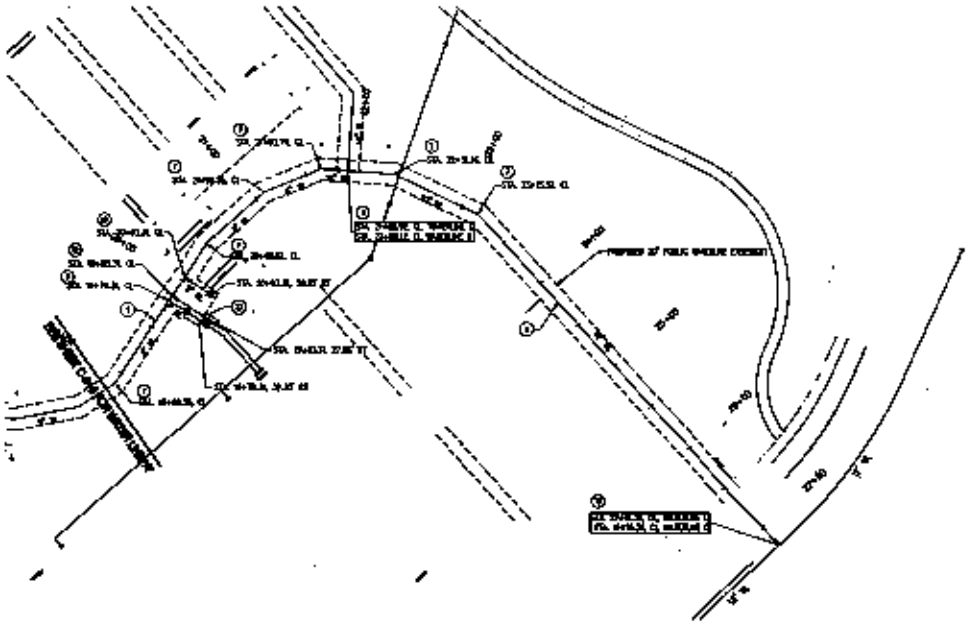
Bohannan Huston

DEKKER PERICH SABATINI

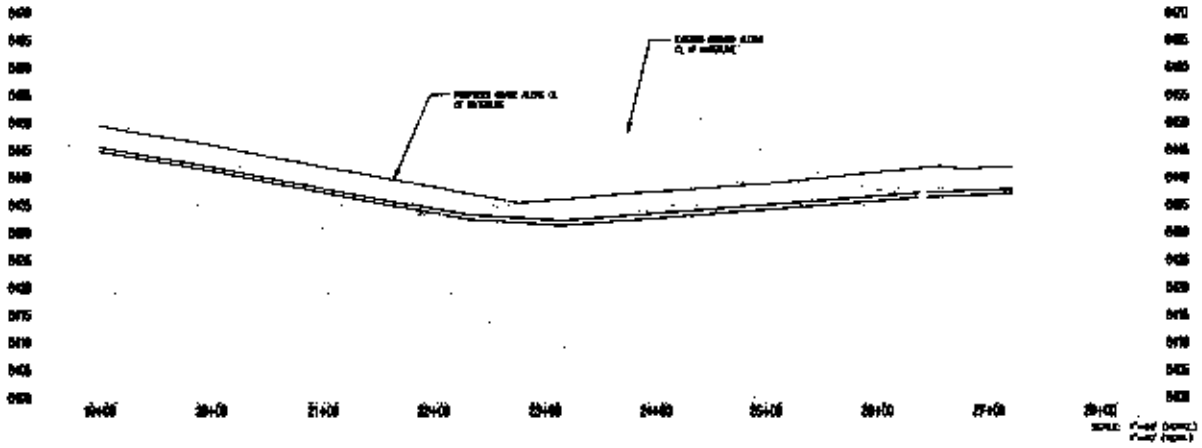
Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

FULL BUILD OUT
PUBLIC UTILITY
PLAN

C-313



8" PUBLIC WATER LINE "C"



WATER LINE KEYED NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]
21. [illegible]
22. [illegible]
23. [illegible]

NOTE: NOT ALL KEYED NOTES MAY APPLY IN THIS SHEET.

LEGEND

- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]

Bohannan Huston

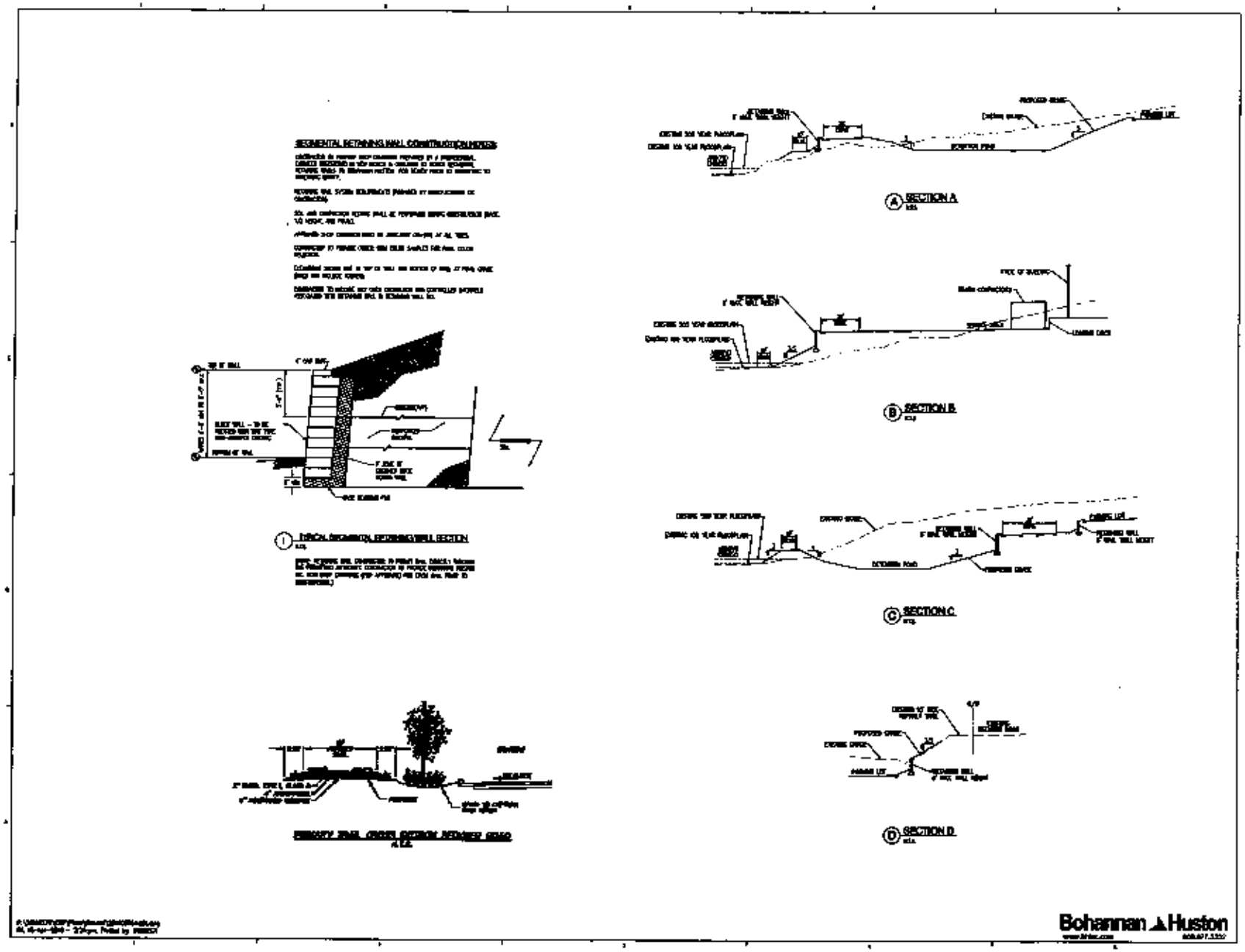
DEKKER PERICH SABATINI

7601 [illegible]

Presbyterian Santa Fe Medical Center
Sedona Rd
Santa Fe, NM

FULL BUILD OUT PUBLIC UTILITY PLAN

C-314



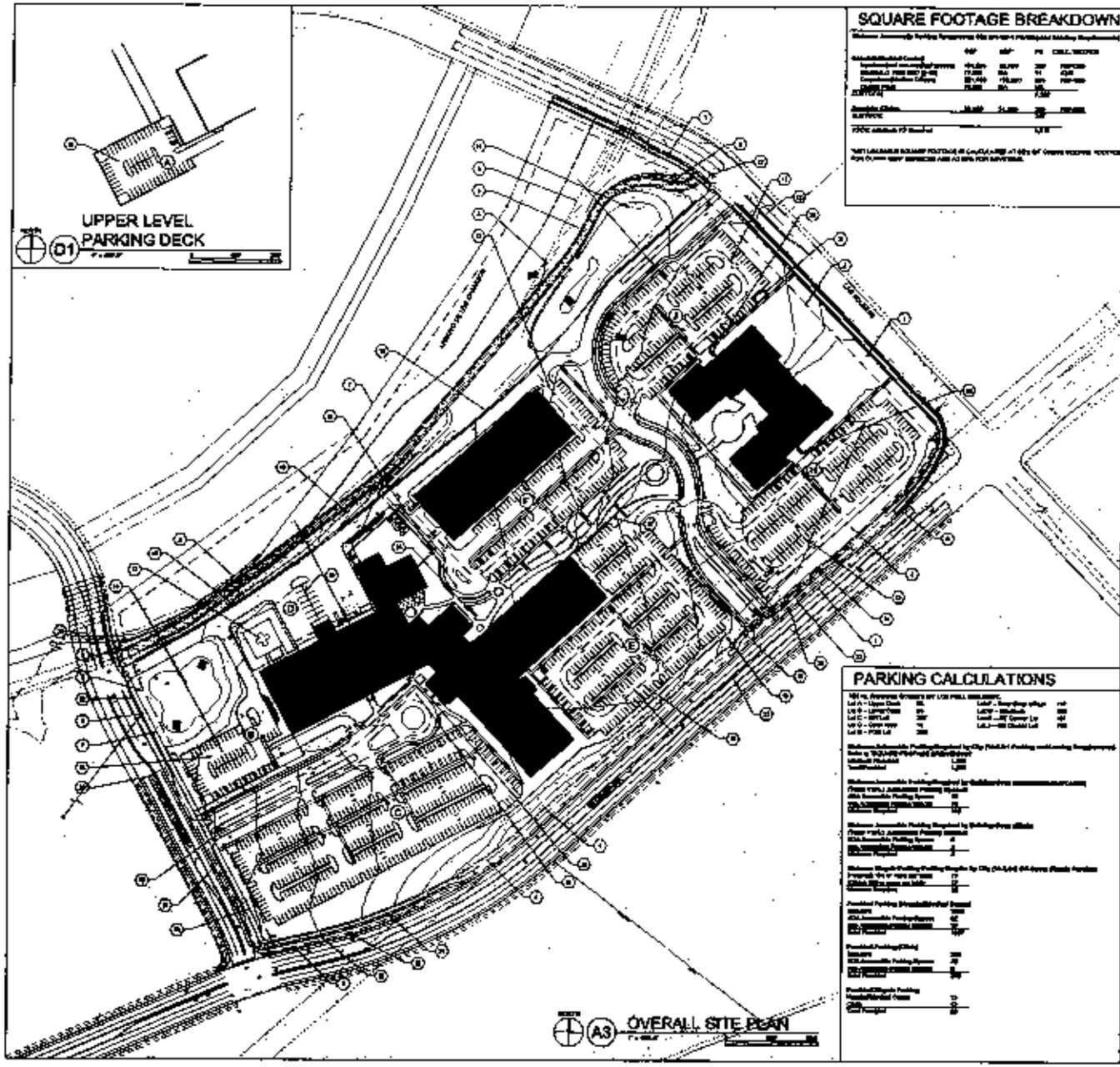
DEKKER
PERICH
SABATINI

7601

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

CIVIL DETAILS

C-400



SQUARE FOOTAGE BREAKDOWN

PROJECT DATA

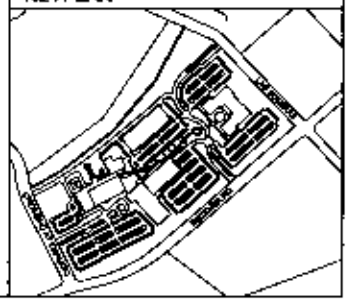
SHEET KEYED NOTES

GENERAL NOTES

DEVELOPMENT PLAN NOTES

PARKING CALCULATIONS

KEYPLAN



DEKKER
PERICH
SABATINI

7601 JEFFERSON ST, SUITE 100
ALBUQUERQUE, NM 87109

505.743.9700 / DPSDESIGN.DBG

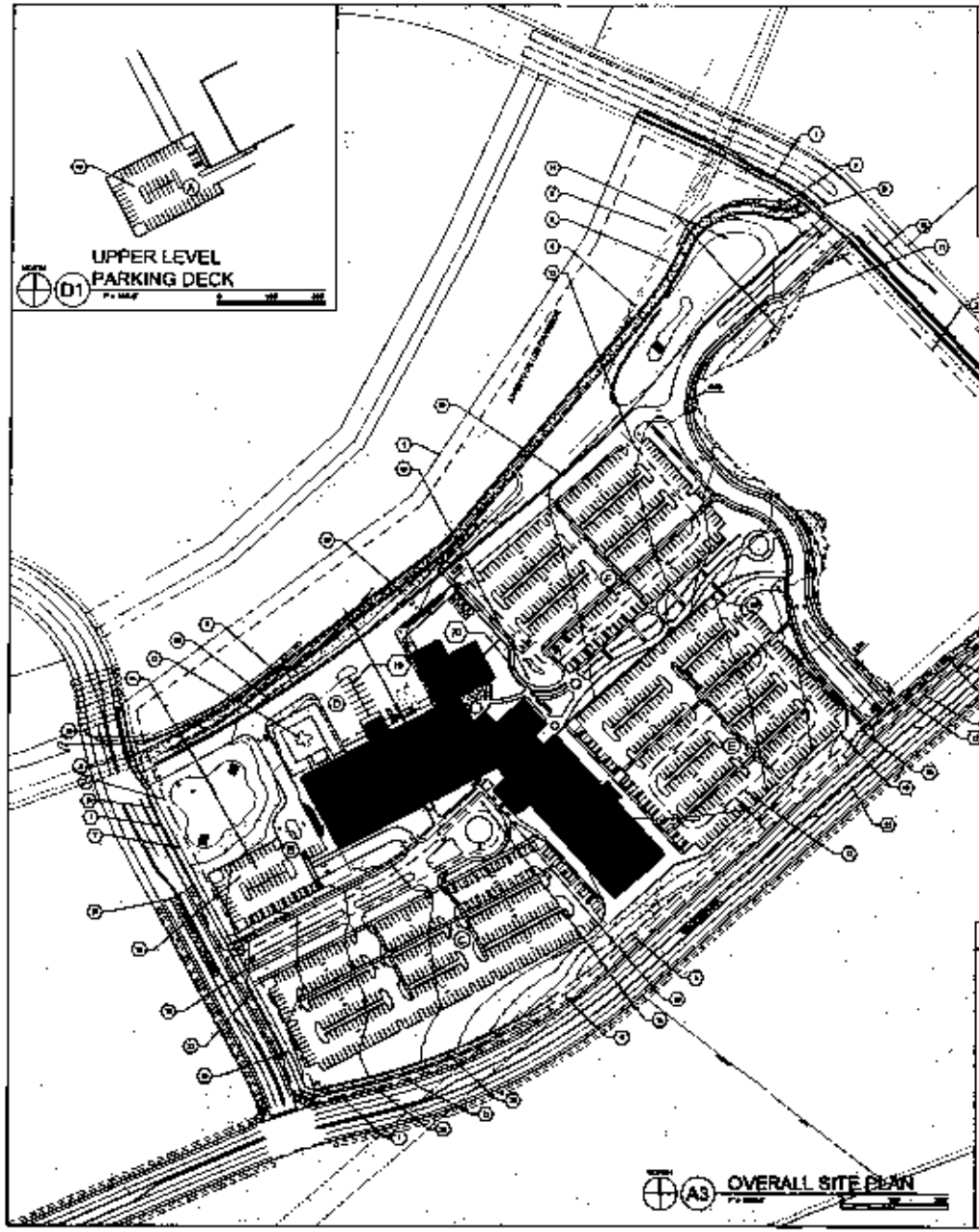
PROJECT

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

OVERALL SITE PLAN
FULL BUILDOUT
DEVELOPMENT
PLAN

SHEET NO.
AS100



SQUARE FOOTAGE BREAKDOWN

PROJECT DATA

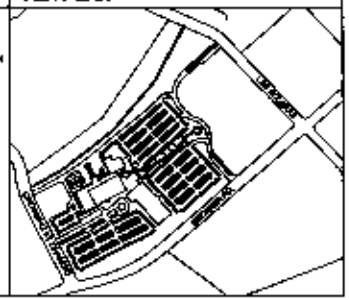
SHEET KEYED NOTES

GENERAL NOTES

DEVELOPMENT PLAN NOTES

PARKING CALCULATIONS

KEYPLAN



DEKKER
PERICH
SABATINI

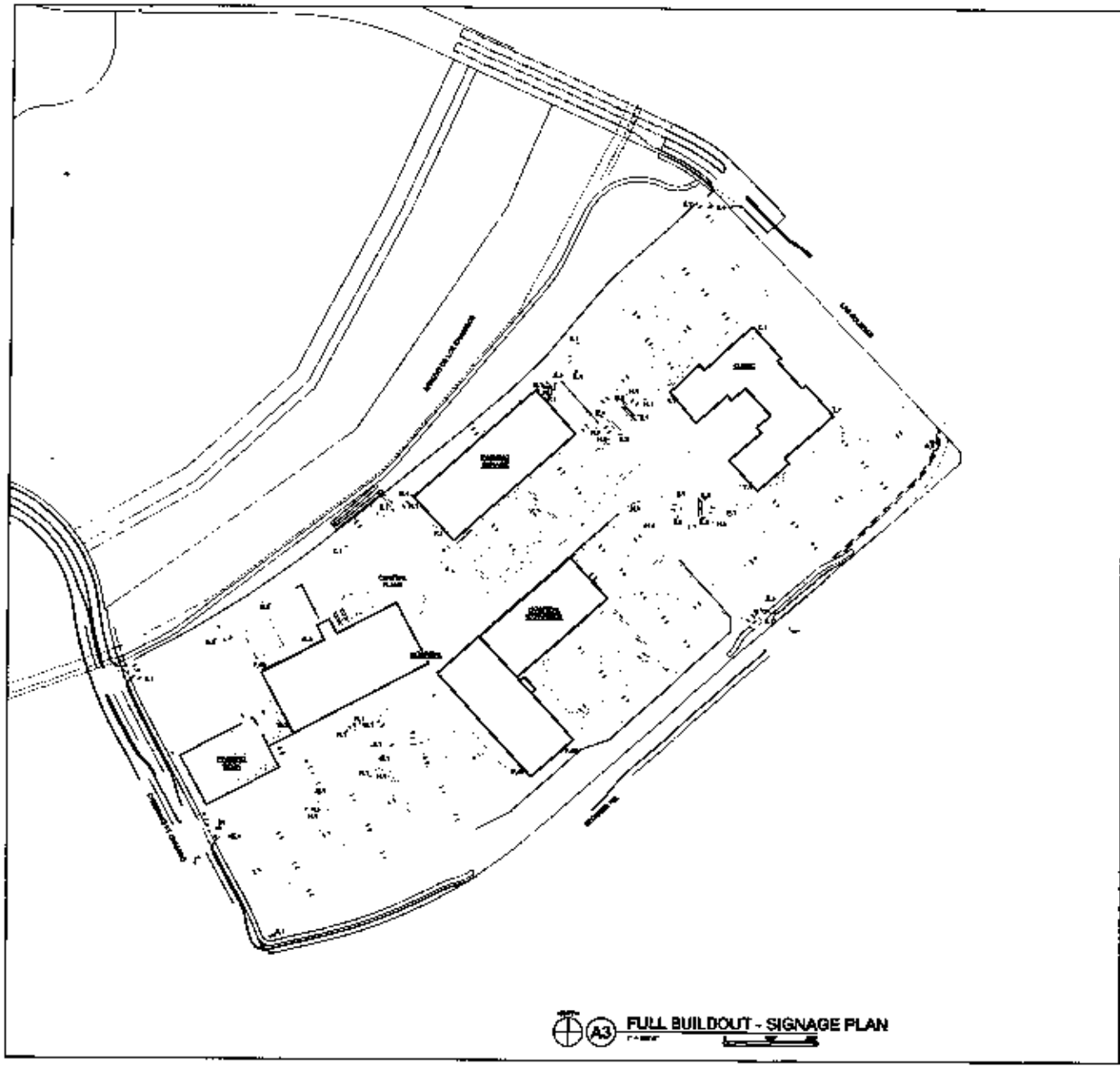
7601 JUTTERSBURG SUITE 100
ALBUQUERQUE, NM 87109

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

OVERALL SITE PLAN
PHASE 1
DEVELOPMENT
PLAN

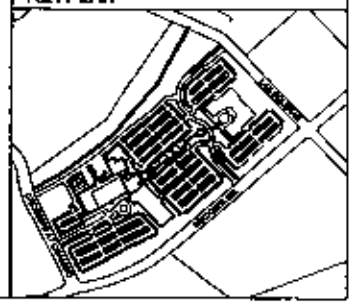
AS101



A3 FULL BUILDOUT - SIGNAGE PLAN

SIGNAGE NOTES AND LEGEND

KEYPLAN



DEKKER
PERICH
SABATINI

7601 JEFFERSON ST. SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 | DPSB.LS74.000

PROJECT

Presbyterian
Santa Fe Medical Center
Bedoner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

REVISIONS

DRAWN BY

REVIEWED BY

DATE 4.10.2018

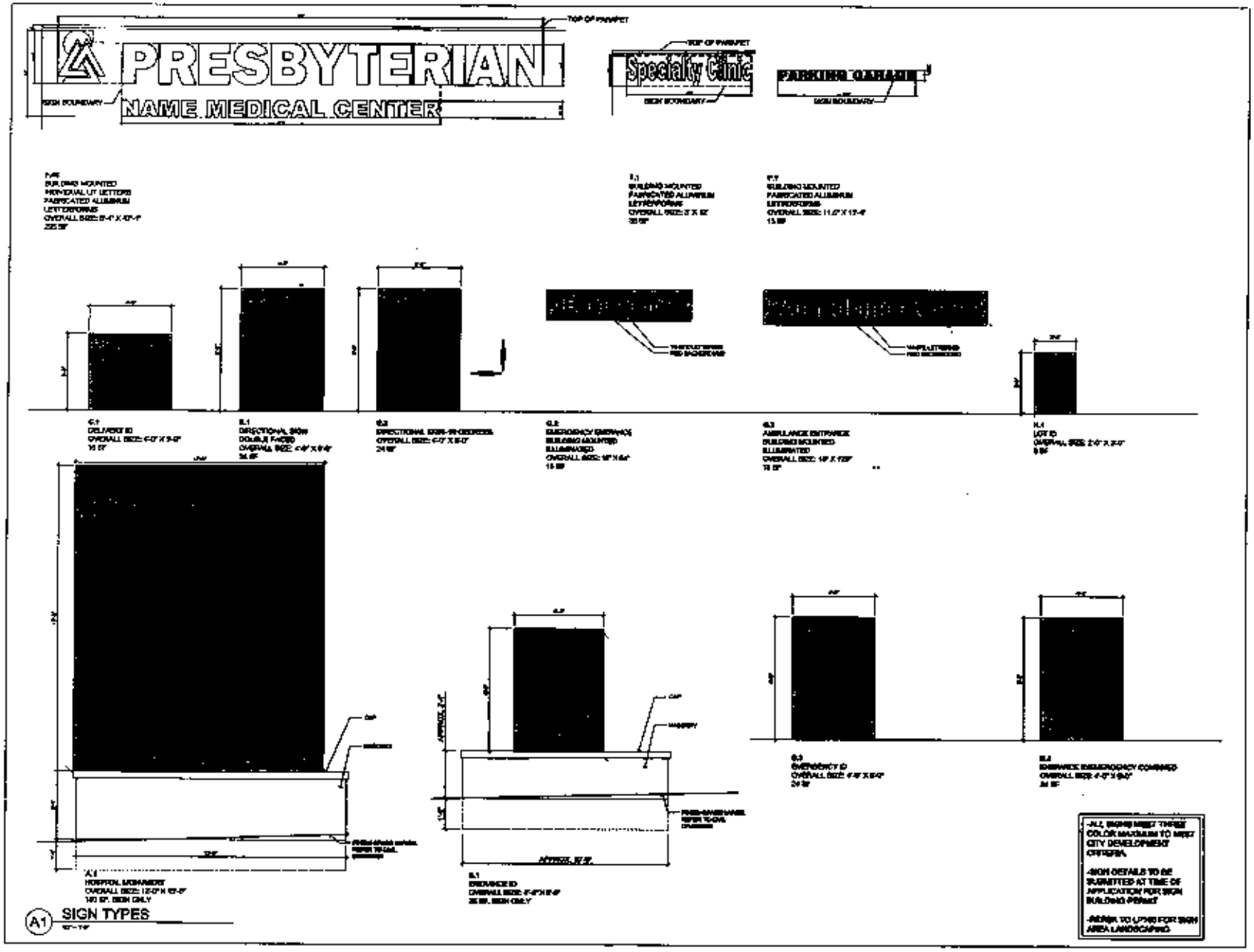
PROJECT NO. 18-0000.001

DRAWING TITLE

FULL BUILDOUT
SIGNAGE PLAN

SHEET NO.

AS102



DEKKER
PERICH
SABATINI

7601 JEFFERSON ST, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

PROJECT

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

REVISIONS

DRAWN BY

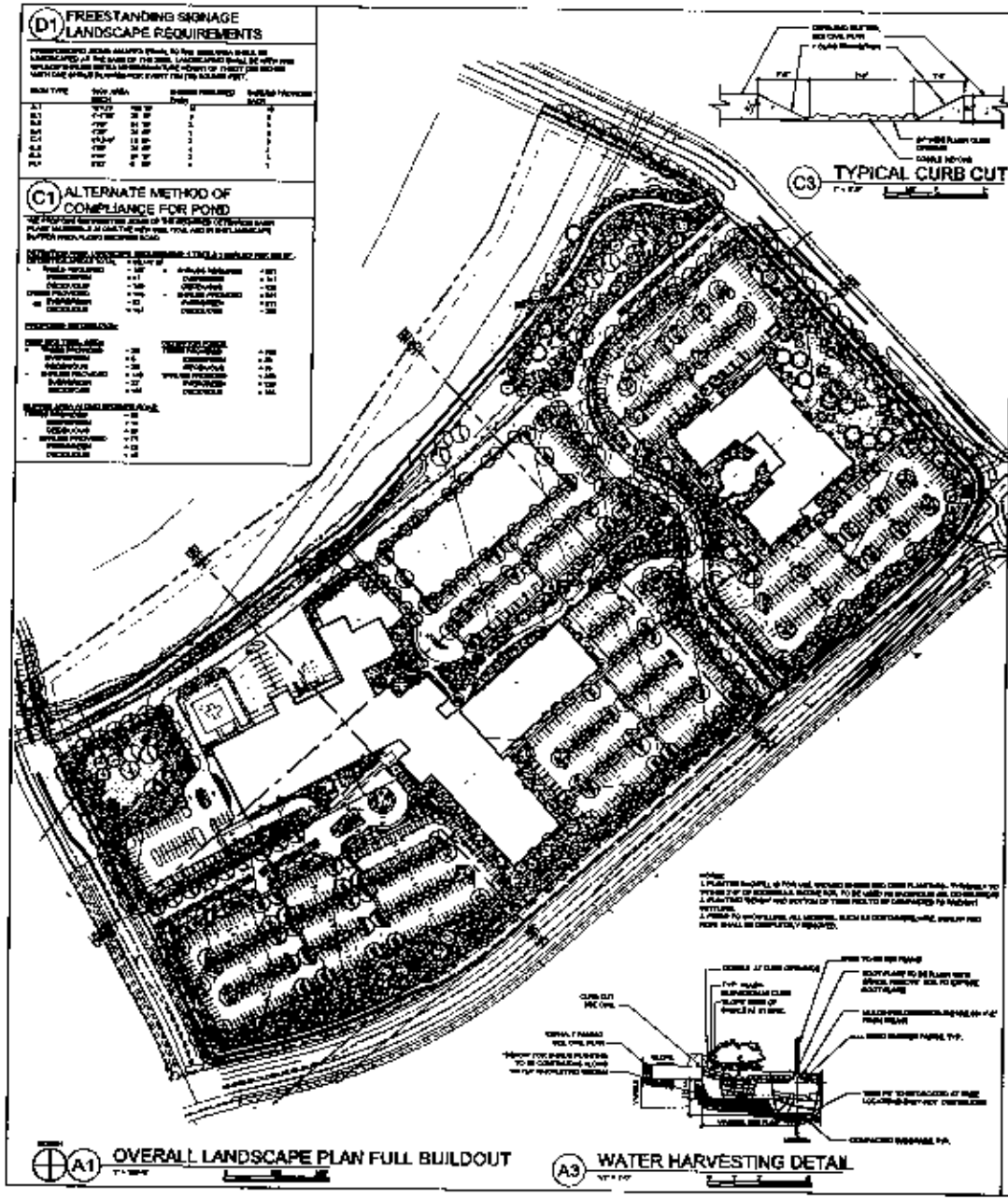
REVIEWED BY

DATE 4.18.2014

PROJECT NO. 16-3000.001

DRAWING NAME
SIGN ELEVATIONS

SHEET NO.
AS502



PLANTING SCHEDULE

LANDSCAPE CALCULATIONS

NOTES

MAINTENANCE STATEMENT

LEGEND

DEKKER PERICH SABATINI

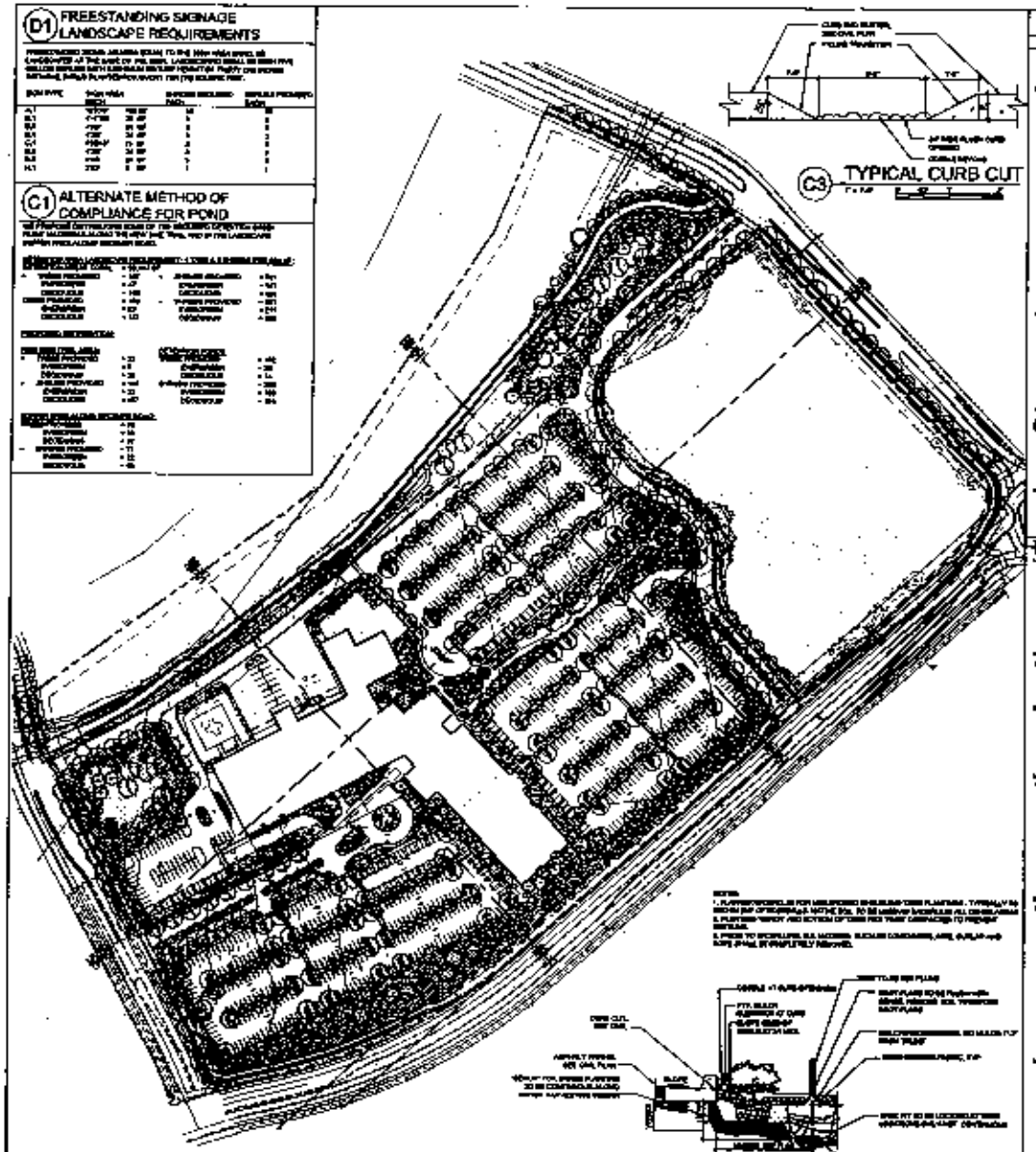
7601

Presbyterian Santa Fe Medical Center
Bechner Rd
Santa Fe, NM

DEVELOPMENT PLAN SUBMITTAL

OVERALL LANDSCAPE PLAN FULL BUILDOUT

LP100



PLANTING SCHEDULE

LANDSCAPE CALCULATIONS

NOTES

MAINTENANCE STATEMENT

LEGEND

DEKKER PERICH SABATINI

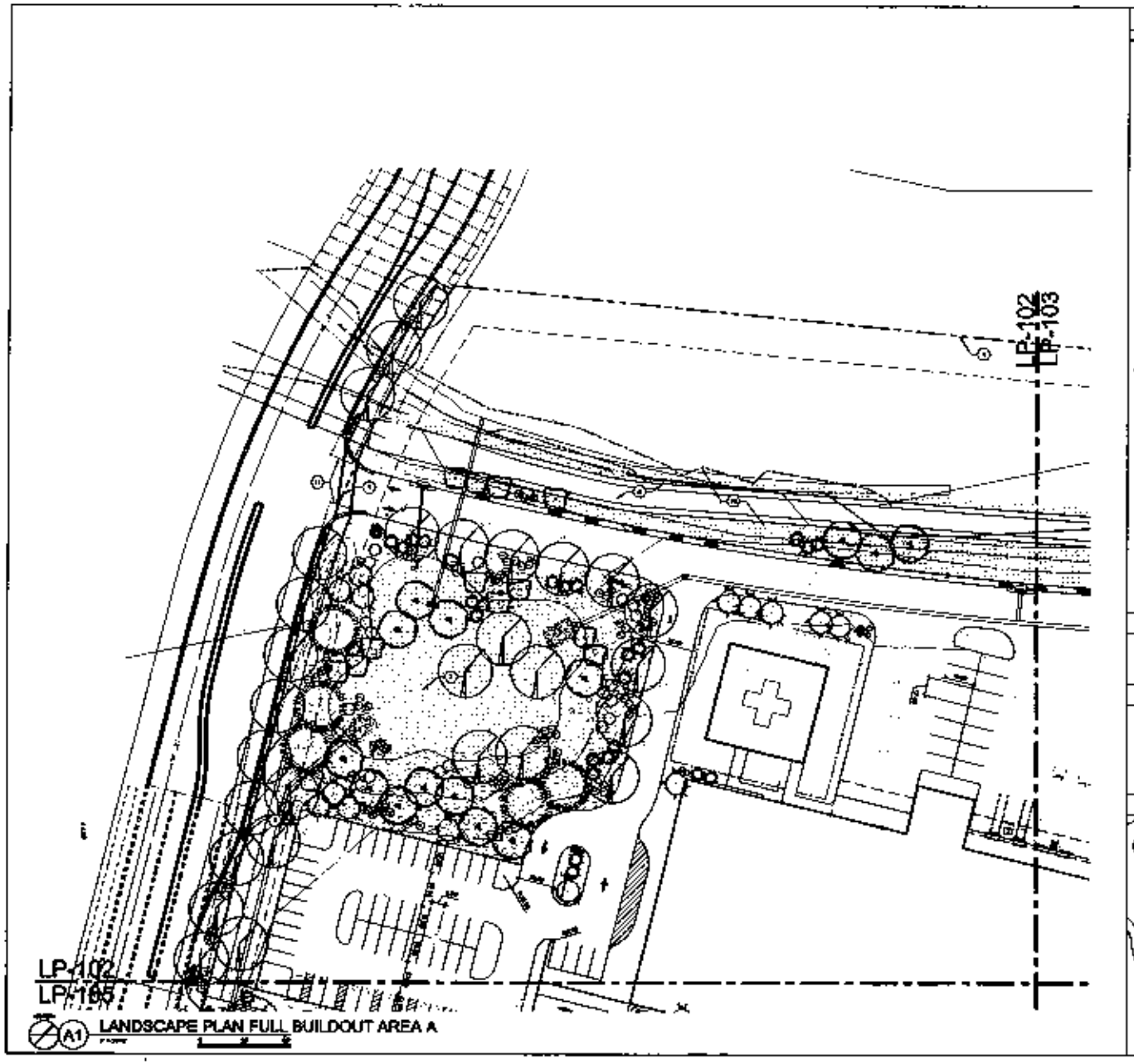
7601 JEFFERSON ST, SUITE 100 ALBUQUERQUE, NEW MEXICO

Presbyterian Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN SUBMITTAL

OVERALL LANDSCAPE PLAN PHASE 1

LP101

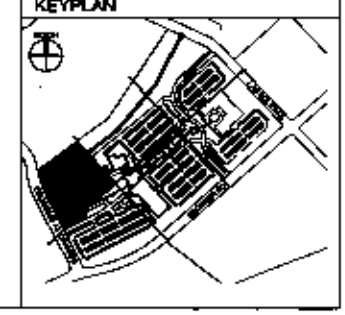


PLANTING LEGEND

KEYPLAN

SHEET KEYED NOTES

KEYPLAN



DEKKER
PERICH
SABATINI

7601 JEFFERSON ST. NOTE 100
ALBUQUERQUE, NM 87109

505.741.9700 / DPSPECIAL.COM

PROJECT

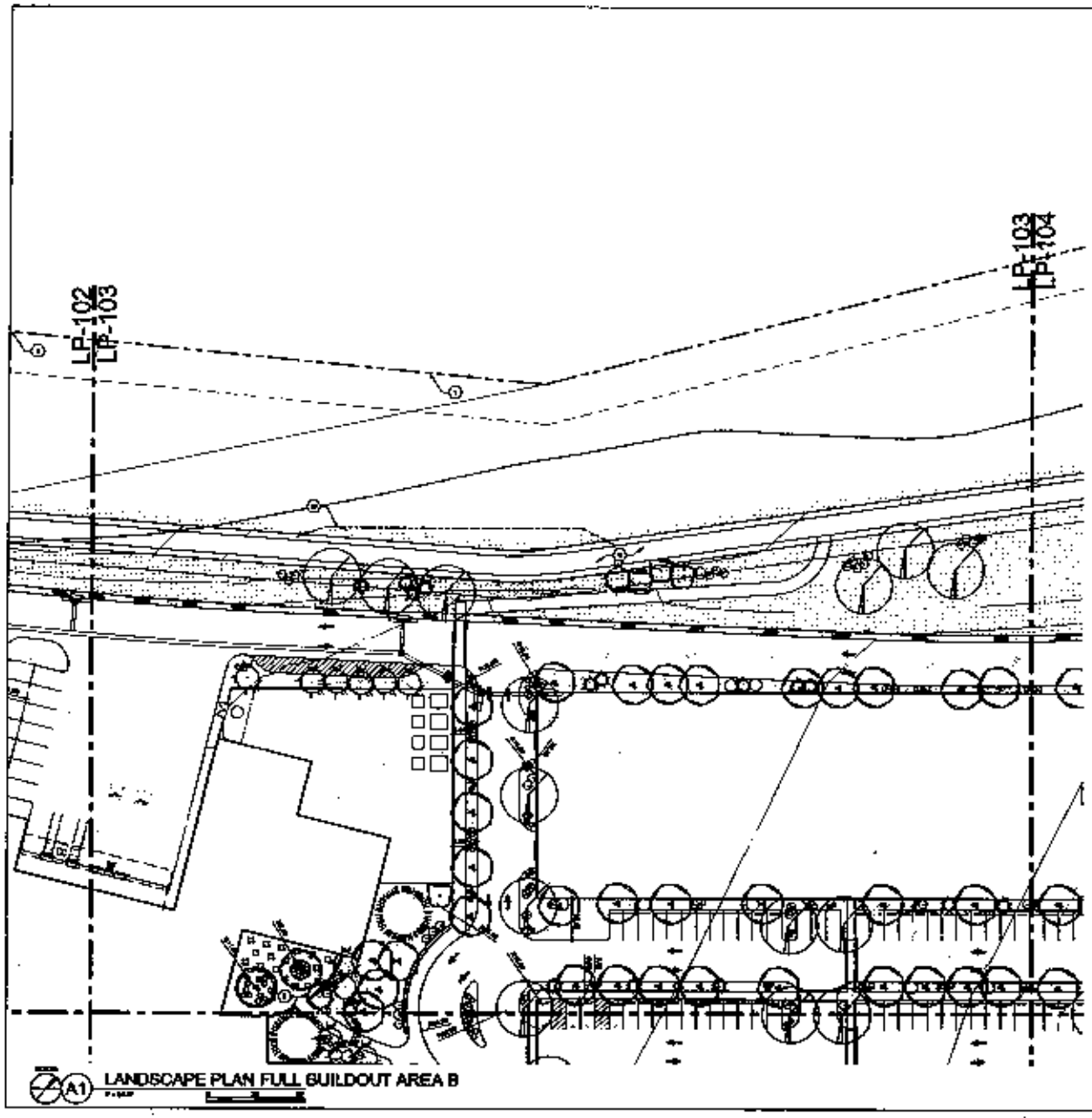
Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

LANDSCAPE PLAN
FULL BUILDOUT
AREA A

SHEET NO.

LP102

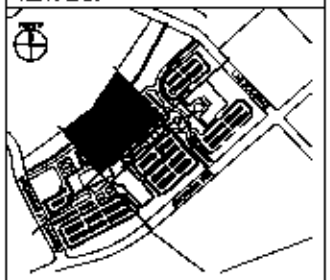


PLANTING LEGEND

KEYPLAN

SHEET KEYED NOTES

KEYPLAN



DEKKER
PERICH
SABATINI

7601

PROJECT:

Presbyterian
Santa Fe Medical Center
Bechner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

REVISIONS

DRAWN BY

APPROVED BY

DATE

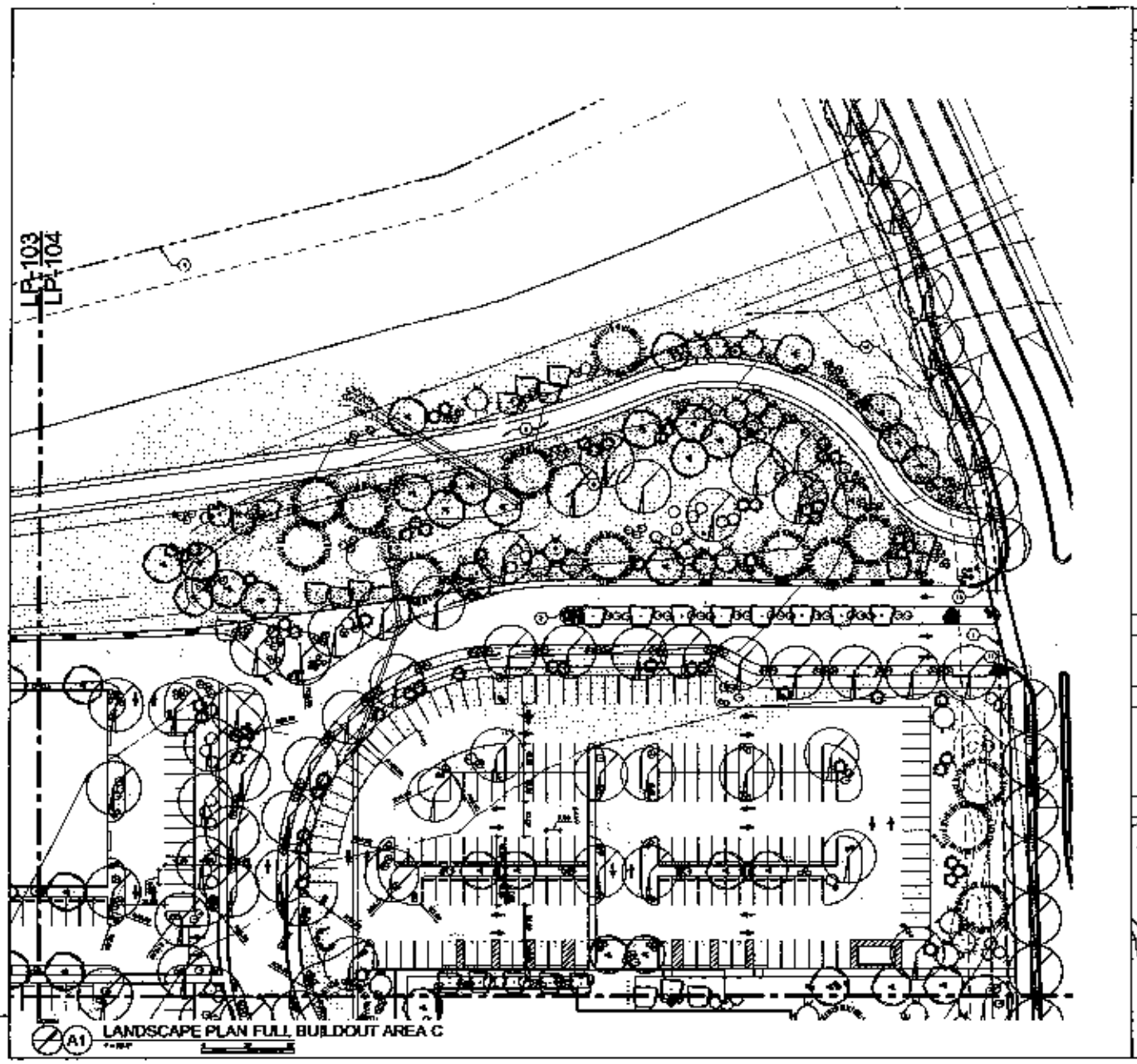
PROJECT NO.

DRAWING NAME

LANDSCAPE PLAN
FULL BUILDOUT
AREA B

SHEET NO.

LP103

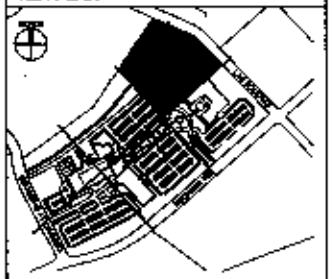


PLANTING LEGEND

KEYPLAN

SHEET KEYED NOTES

KEYPLAN



DEKKER
PERICH
SABATINI

7601

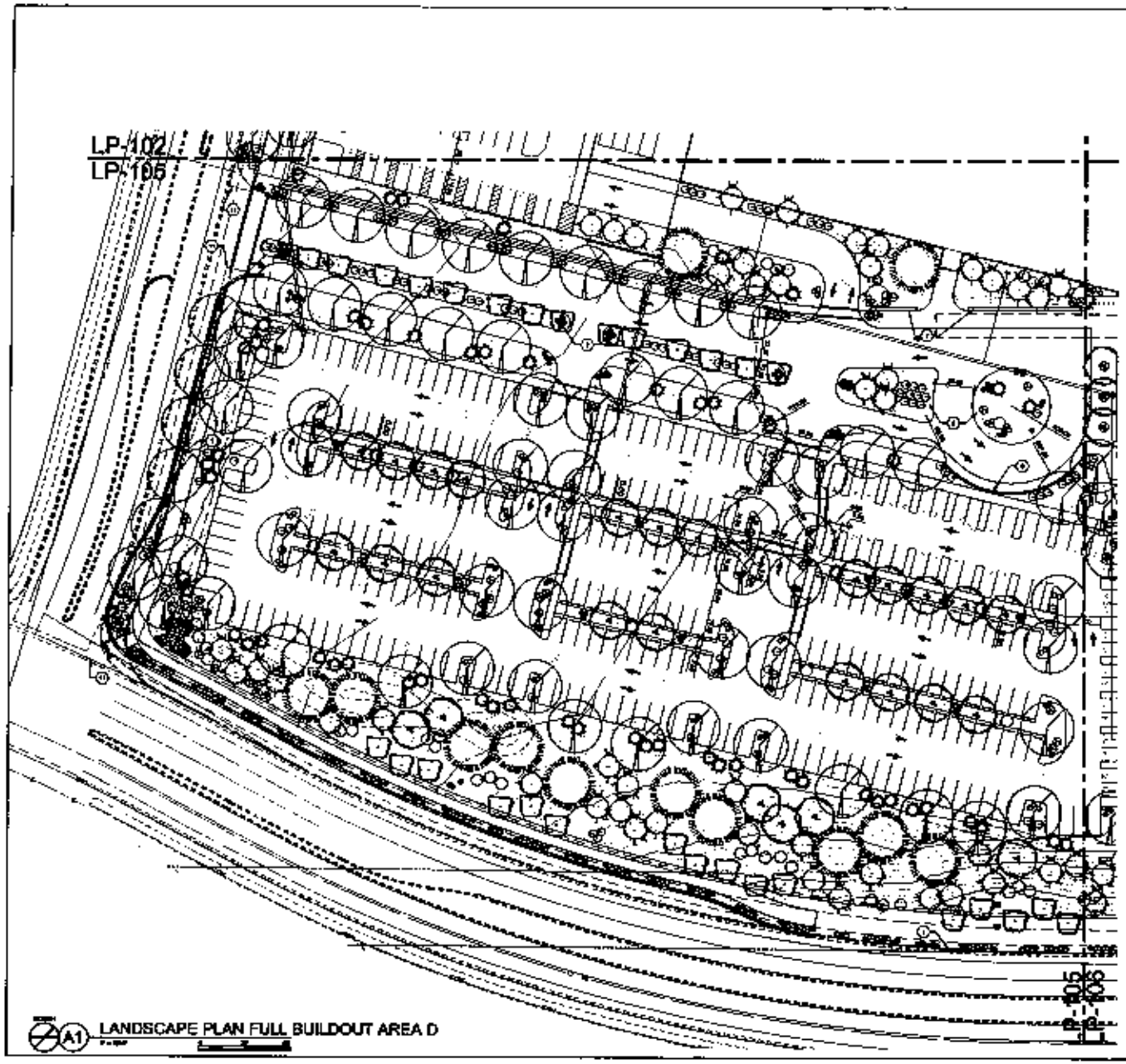
Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

DATE 4.15.2016

LANDSCAPE PLAN
FULL BUILDOUT
AREA C

LP 104



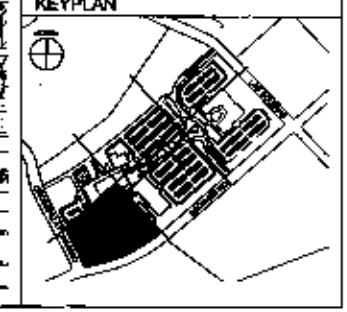
A1 LANDSCAPE PLAN FULL BUILDOUT AREA D

PLANTING LEGEND

KEYPLAN

SHEET KEYED NOTES

KEYPLAN



DEKKER
PERICH
SABATINI

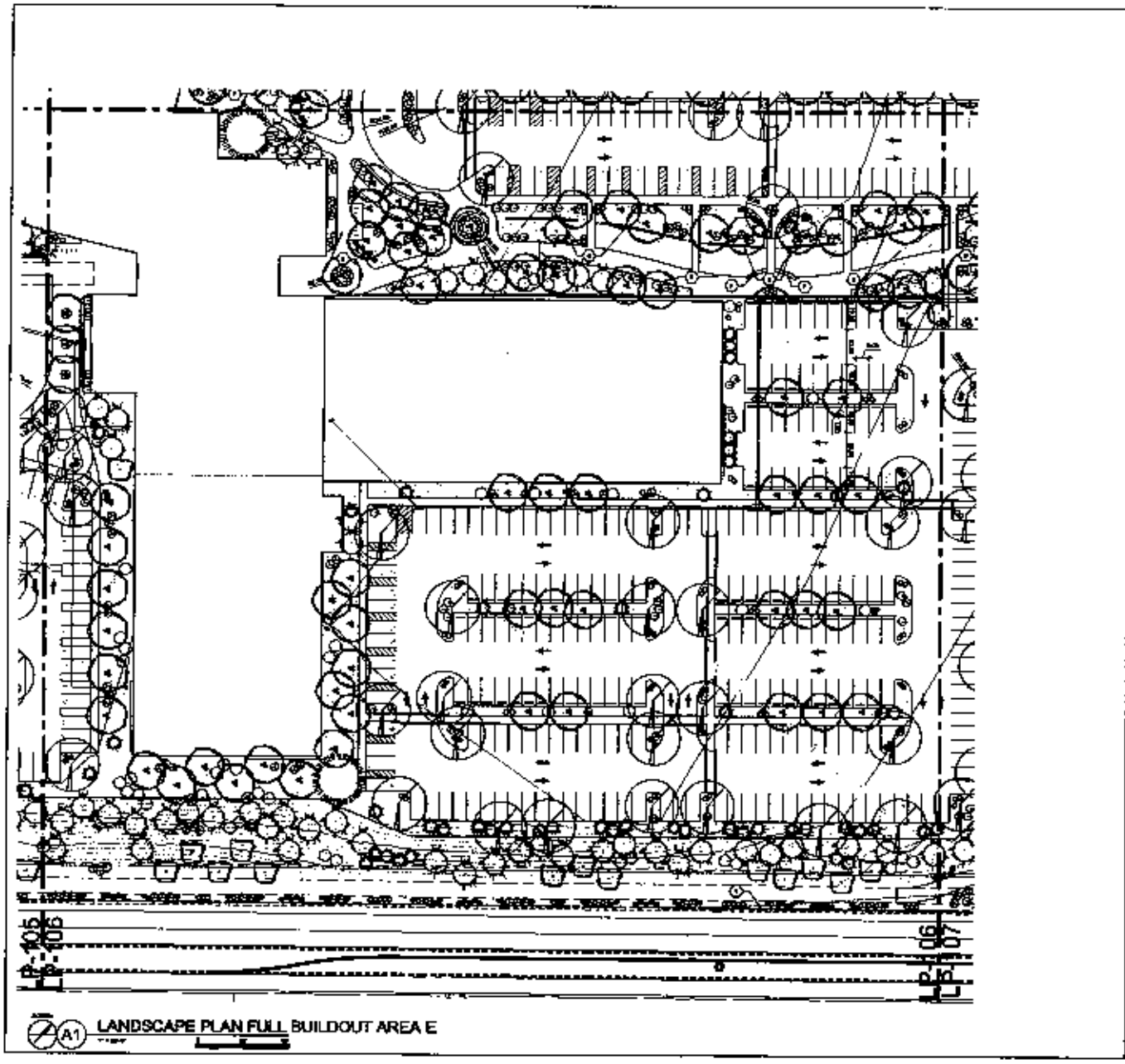
7601 JEFFERSON ST, SUITE 110
ALBUQUERQUE, NM 87109

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

LANDSCAPE PLAN
FULL BUILDOUT
AREA D

LP105



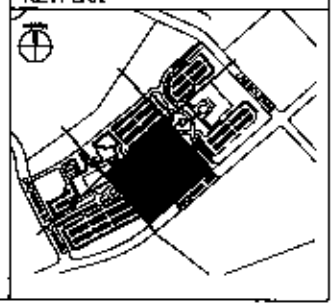
A1 LANDSCAPE PLAN FULL BUILDOUT AREA E

PLANTING LEGEND

KEYPLAN

SHEET KEYED NOTES

KEYPLAN



DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.1700 / DPSDESIGN.ORG

PROJECT

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

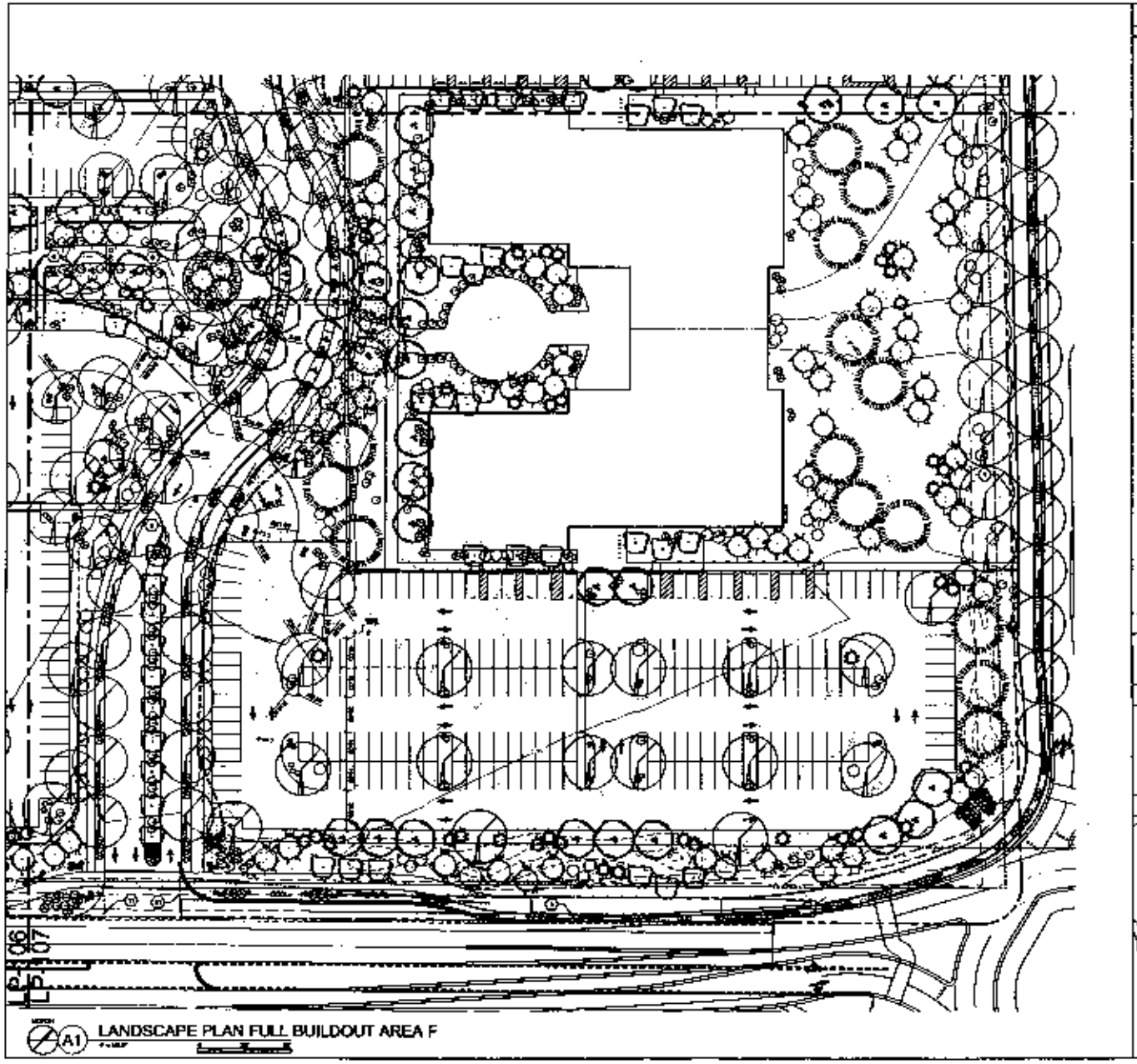
DEVELOPMENT PLAN
SUBMITTAL

DRAWN BY	CM
REVIEWED BY	JL
DATE	4.18.2016
PROJECT NO.	[illegible]

LANDSCAPE PLAN
FULL BUILDOUT
AREA E

SHEET NO.

LP106



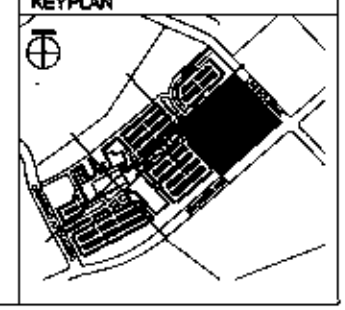
A1 LANDSCAPE PLAN FULL BUILDOUT AREA F

PLANTING LEGEND

KEYPLAN

SHEET KEYED NOTES

KEYPLAN



DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 110
ALBUQUERQUE, NM 87109

505.761.9700 / DPSW.ENG.BUS

PROJECT

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

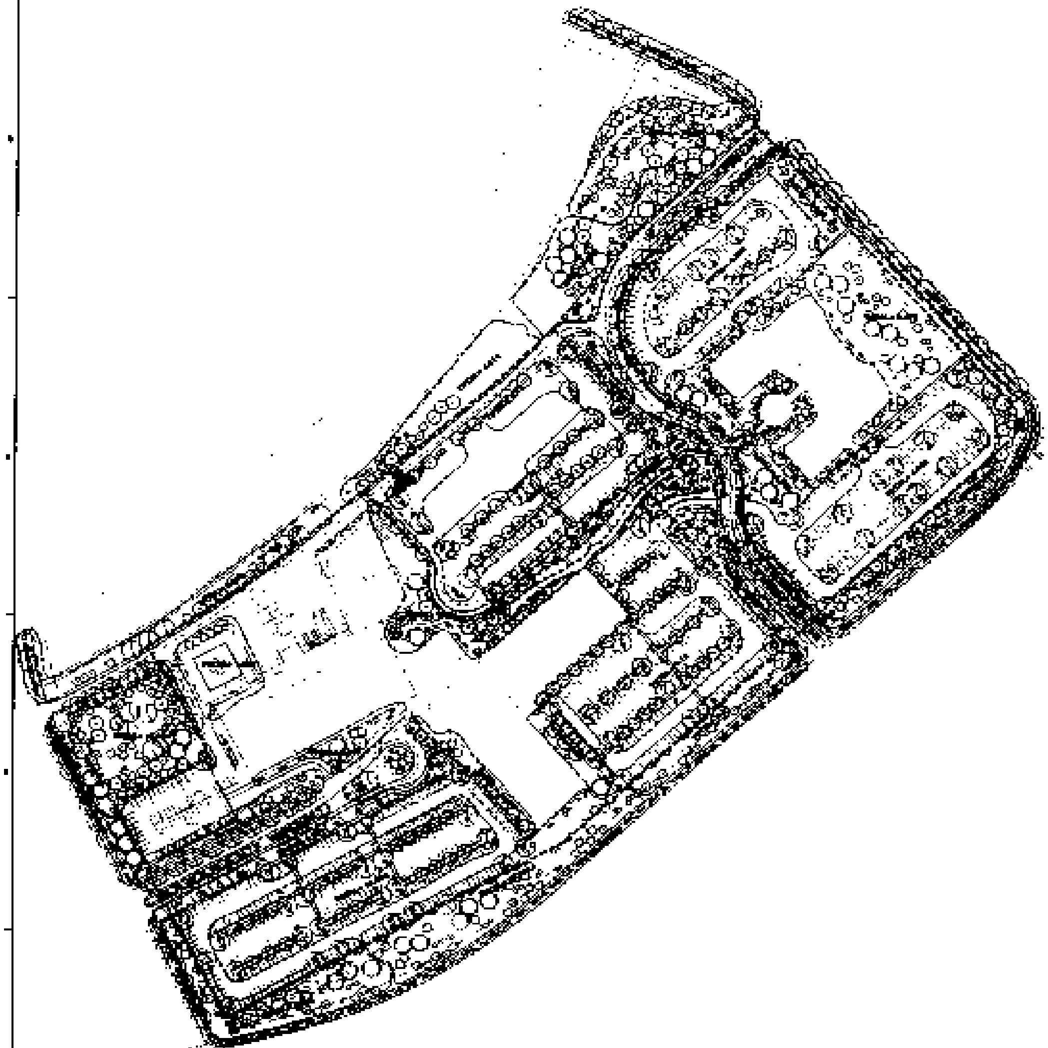
DRAWN BY	CM
REVIEWED BY	JL
DATE	4.10.2016
PROJECT NO.	16-0020.001

DRAWING NAME

LANDSCAPE PLAN
FULL BUILDOUT
AREA F

SHEET NO.

LP107



A1 OVERALL IRRIGATION PLAN - FULL BUILDOUT

IRRIGATION LEGEND

DRIP EMITTERS

STATEMENT OF MAINTENANCE

IRRIGATION WATER USE - FULL

Irrigation Services

DEKKER
PERICH
SABATINI

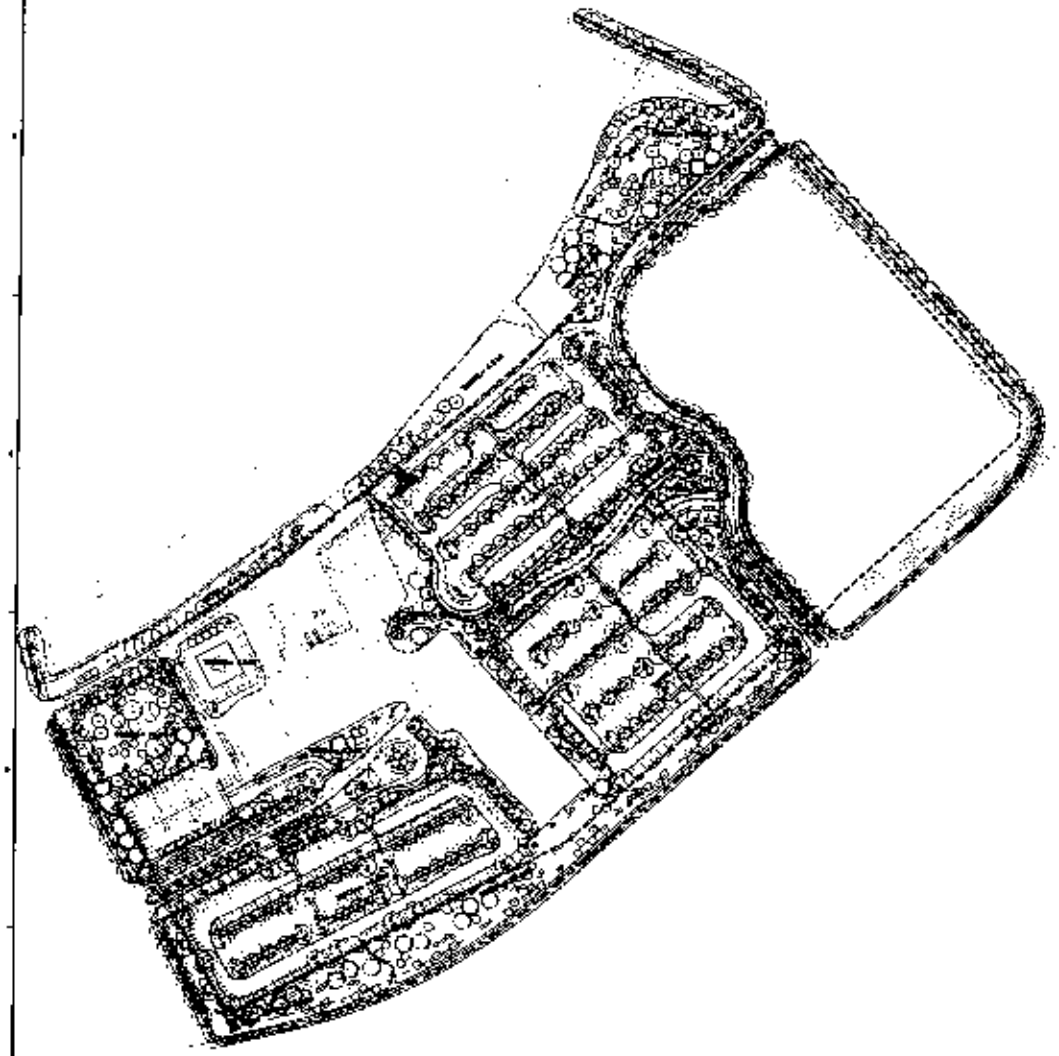
7601

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

OVERALL
IRRIGATION PLAN
FULL BUILDOUT

LI100



A1 OVERALL IRRIGATION PLAN - PHASE 1

IRRIGATION LEGEND

- PROPOSED WATER METER LOCATION (TYP)
- PROPOSED BACKFLOW PREVENTER (TYP)
- PROPOSED IRRIGATION CONTROLLER LOCATION (SEE DETAILS)
- PROPOSED IRRIGATION MAINLINE ROUTING (SCH 40 PVC)
- PROPOSED IRRIGATION ZONE OUTLINE (APPROX. 40 ZONES +/- 10gpm)

DRIP EMITTERS

TREES SHALL RECEIVE (6) 2gph DRIP EMITTERS EACH
SHRUBS SHALL RECEIVE (2) 1gph DRIP EMITTERS EACH

STATEMENT OF MAINTENANCE

The [illegible] shall be responsible for the Owner on a regular basis utilizing a [illegible] landscape maintenance company.

IRRIGATION WATER USE - PH1

LANDSCAPING IN TERM ONE: ESTIMATED 1,[illegible] GALLONS (0.[illegible] ACRE FEET)
LANDSCAPING IN YEAR THREE: ESTIMATED 1,[illegible] GALLONS (0.[illegible] ACRE FEET)

[illegible]

PLANT QUANTITIES:
[illegible]

[illegible]

IRRIGATION VOLUMES:
[illegible]

IRRIGATION SCHEDULES (TIMES & DURATIONS):
[illegible]

IRRIGATION NOZZLE LIFE-CYCLES:
[illegible]

WATER USE BASED ON ETWU:
[illegible]

TOTAL ANNUAL LANDSCAPE WATER USE = 1,[illegible] gallons OR 0.[illegible] acre feet

Irrigation Services

ARCHITECTURE / DESIGN / DEVELOPMENT

DEKKER PERICH SABATINI

7601 JEFFERSON ST. SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSNM.COM

PROJECT

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

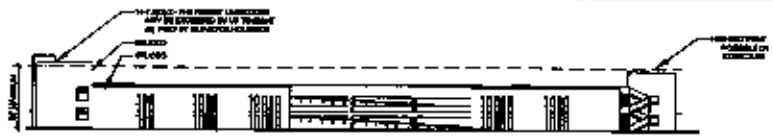
DEVELOPMENT PLAN SUBMITTAL

REVISIONS
1
2
3
4

DESIGN BY
REVIEWED BY
DATE 4.15.2016
PROJECT NO. 14-0050.001

DRAWING TITLE
OVERALL IRRIGATION PLAN PHASE 1

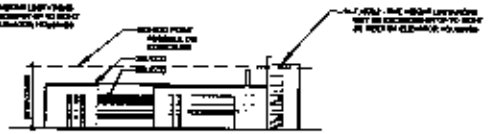
SHEET NO.
LI101



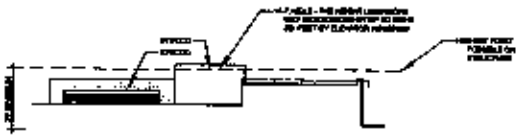
D1 SOUTHEAST ELEVATION
PARKING GARAGE

D3 NORTHEAST ELEVATION
PARKING GARAGE

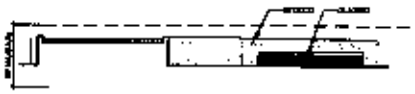
C1 NORTHWEST ELEVATION
PARKING GARAGE



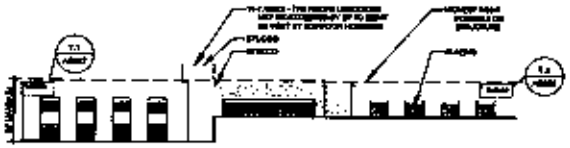
C3 SOUTHWEST ELEVATION
PARKING GARAGE



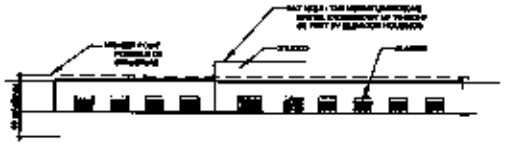
B1 COURTYARD EAST ELEVATION
SPECIALTY BUILDING



B3 COURTYARD WEST ELEVATION
SPECIALTY BUILDING



B1 SOUTH ELEVATION
SPECIALTY BUILDING



B3 EAST ELEVATION
SPECIALTY BUILDING

A1 NORTH ELEVATION
SPECIALTY BUILDING

A3 NORTHWEST ELEVATION
SPECIALTY BUILDING

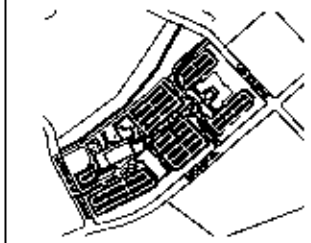
GENERAL NOTES

BUILDING HEIGHT CALCULATIONS

ARCHITECTURAL DESIGN STANDARDS per TABLE 14-8.7-2

ARCHITECTURAL DESIGN STANDARDS

KEYPLAN



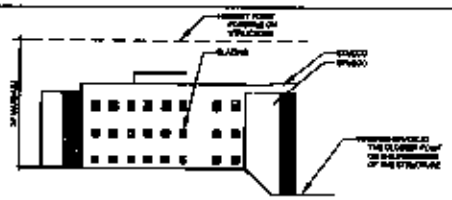
DEKKER
PERICH
SABATINI

Presbyterian
Santa Fe Medical Center
Becker Rd
Santa Fe, NM

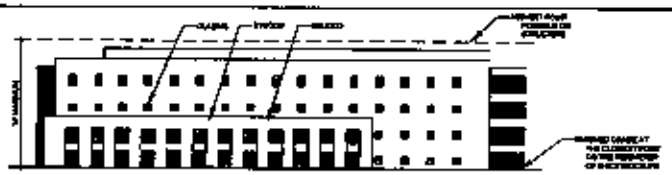
DEVELOPMENT PLAN
SUBMITTAL

EXTERIOR
ELEVATIONS
FULL BUILDOUT

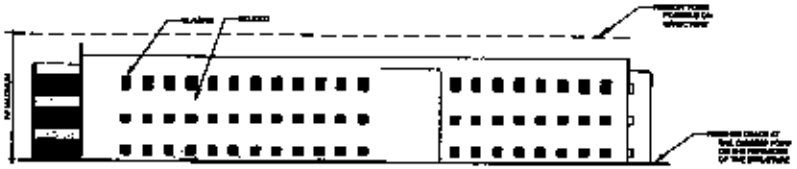
AE200



D1 SOUTHWEST ELEVATION
HOSPITAL EXPANSION



D3 SOUTHEAST ELEVATION
HOSPITAL EXPANSION



D3 SOUTHEAST ELEVATION
HOSPITAL EXPANSION

GENERAL NOTES

A. BUILDINGS, STRUCTURES, AND PARKING AREAS AND SIGNS TO ABUT OFF DEVELOPMENT OVERALL THE SIGNS, SUNCOST, AND SIGNS OF THESE ARE SUBJECT TO CHANGE BASED ON SUBSEQUENT [illegible] ACCESS POINTS TO [illegible] SHALL REMAIN THE SAME UNLESS [illegible] APPROVED BY CITY [illegible].

B. ALL BUSINESS WILL HOSE PLAN ROOFS.

C. ANY ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED.

D. MECHANICAL [illegible] RECEPTACLES SHALL BE LOCATED OR SUBJECT AS APPROPRIATE MORE [illegible].

E. [illegible] SERVICES SHALL APPLY TO ALL PERMANENT STRUCTURES, [illegible] ACCESSORY STRUCTURES.

BUILDING HEIGHT CALCULATIONS

CITY OF SANTA FE [illegible] HEIGHT CALCULATION
BUILDING HEIGHTS ARE CALCULATED FROM FINISH ABOVE AVERAGE LEVEL PARCEL

PER 14-6.3-1, TABLE OF DIMENSIONAL STANDARDS FOR NON-RESIDENTIAL DISTRICTS
MAXIMUM HEIGHT: 70' FOR A HOSPITAL IN THE LOS ALAMOS HOSPITAL DISTRICT; 30' OTHERWISE

PRELIC.L. MEASUREMENT OF MAXIMUM HEIGHT

CALCULATION METHOD A:
LOWEST POINT OF FINISHED GRADE ALL STRUCTURE: [illegible]
HORIZONTAL OF FINISHED GRADE AT STRUCTURE: [illegible]
AVERAGE OF HIGHEST AND LOWEST POINTS: [illegible]

MAXIMUM BUILDING HEIGHT FROM FINISHED POINT: [illegible]
MAXIMUM BUILDING HEIGHT: [illegible]

CALCULATION METHOD B:
HIGHEST BUILDING HEIGHT OTHER PLUS FOUR (4) FEET: [illegible]
LOWEST POINT AT PERIMETER OF STRUCTURE: [illegible]

HIGHEST BUILDING HEIGHT FROM LOWEST POINT: [illegible]
MAXIMUM BUILDING HEIGHT: [illegible]

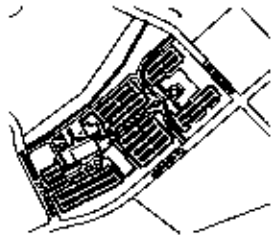
MORE RESTRICTIVE METHOD MAXIMUM BUILDING HEIGHT IS [illegible]

[illegible]

ARCHITECTURAL DESIGN STANDARDS

[illegible]

KEYPLAN



DEKKER
PERICH
SABATINI

7601 [illegible]
[illegible]

PROJECT

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

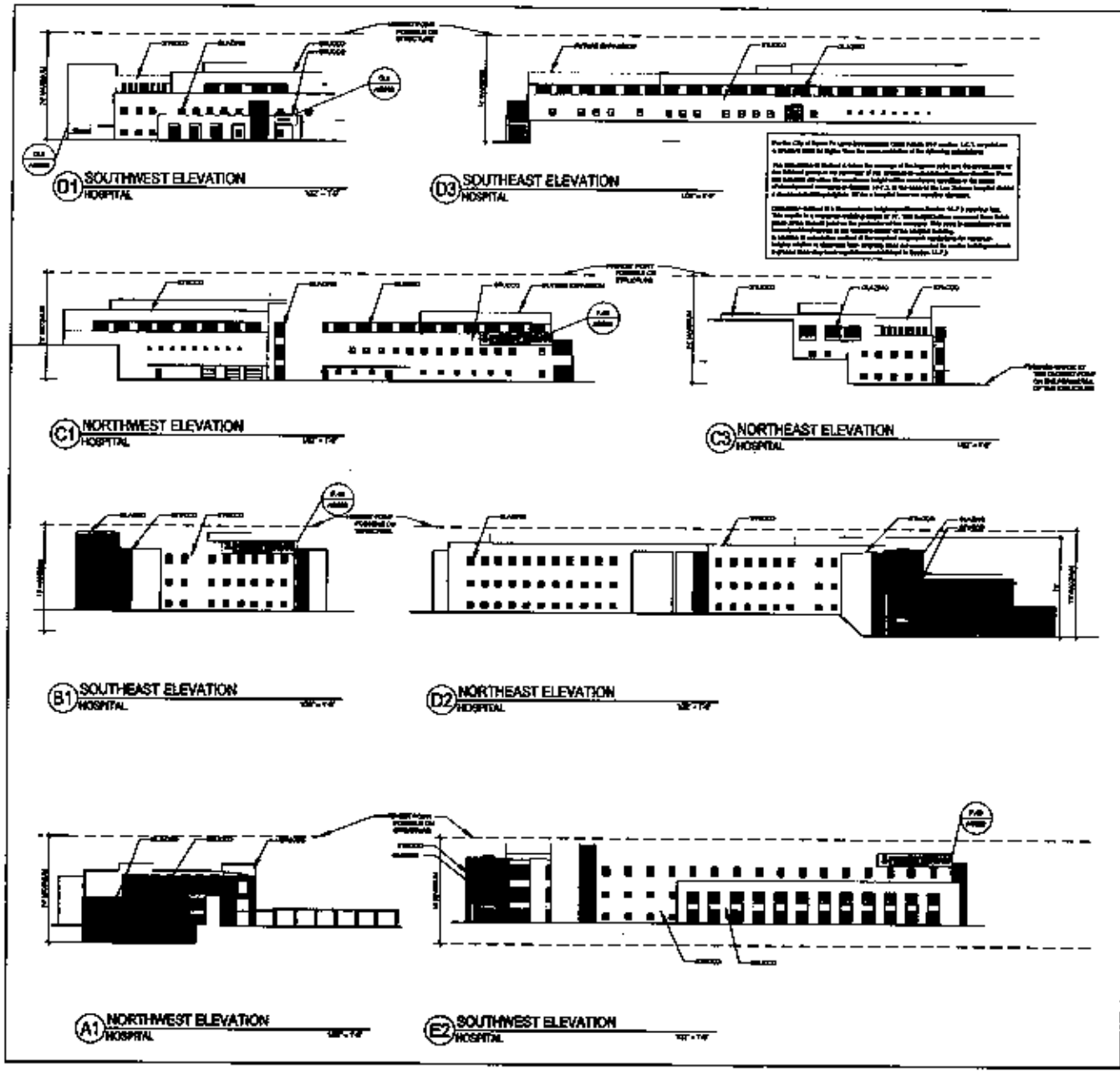
REVISIONS
1
2
3
4

DRAWN BY
REVIEWED BY
DATE
PROJECT NO.
DRAWING TITLE

EXTERIOR
ELEVATIONS-
FULL BUILDOUT

SHEET NO.

AE201



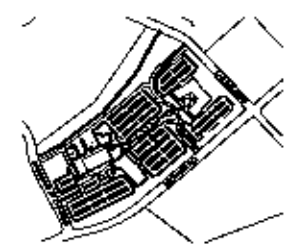
GENERAL NOTES

BUILDING HEIGHT CALCULATIONS

ARCHITECTURAL DESIGN STANDARDS per TABLE 14-8.7-2

ARCHITECTURAL DESIGN STANDARDS

KEYPLAN



DEKKER PERICH SABATINI

7601 JEFFERSON ST. SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 | DPS@DEKKER.COM

PROJECT

Presbyterian
Santa Fe Medical Center
Backner Rd
Santa Fe, NM

DEVELOPMENT PLAN SUBMITTAL

REVISIONS

DRAWN BY

REVIEWED BY

DATE

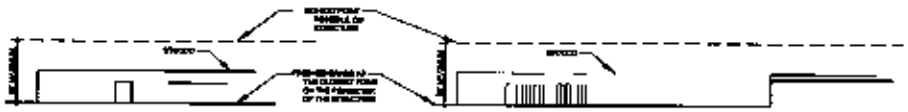
PROJECT NO.

DRAWING NAME

EXTERIOR ELEVATIONS-PHASE I

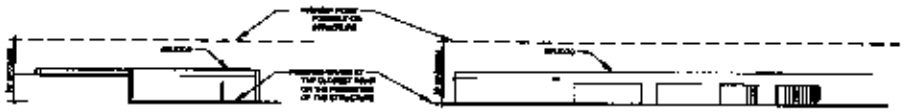
SHEET NO.

AE202



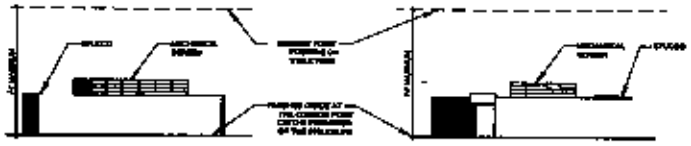
D1 SOUTHWEST ELEVATION
PARKING DECK

D2 SOUTHEAST ELEVATION
PARKING DECK



C1 NORTHEAST ELEVATION
PARKING DECK

C2 NORTHWEST ELEVATION
PARKING DECK



B1 NORTHEAST ELEVATION
CENTRAL PLANT

B2 SOUTHEAST ELEVATION
CENTRAL PLANT

A1 NORTHEAST ELEVATION
CENTRAL PLANT

A2 NORTHWEST ELEVATION
CENTRAL PLANT

GENERAL NOTES

A. [illegible]
B. ALL [illegible] WITH PLOT SCOPE.
C. ALL ROOF MOUNTED MECHANICAL EQUIPMENT ALL BE SCREENED.
D. [illegible] SHALL BE LOCATED ON THE SITE AT [illegible] SCHEDULE.
E. BUILDING MODIFICATIONS APPLY TO ALL PERMANENT STRUCTURES, INCLUDING MECHANICAL EQUIPMENT.

BUILDING HEIGHT CALCULATIONS

CITY OF SANTA FE BUILDING HEIGHT CALCULATIONS

- BUILDING HEIGHT LINE CALCULATED FROM GRADE ABOVE 4th LEVEL PARKING

PER 14.5.3.1 TABLE OF DIMENSIONS, 21 HEIGHT FOR NON RESIDENTIAL DISTRICTS PER MAXIMUM HEIGHT. FIT FOR LIKE CENTRAL IS THE LAS BUILDING HOSPITAL ORIGINALLY ORIGINAL.

MAX. HEIGHT

CALCULATION MEASURE AT:

LOWEST POINT OF FINISHED GRADE AT STRUCTURE	[illegible]
HIGHEST POINT OF FINISHED GRADE AT STRUCTURE	[illegible]
AVERAGE OF HIGHEST AND LOWEST POINTS	[illegible]
MAXIMUM BUILDING HEIGHT FROM SURFACE POINT	[illegible]

CALCULATION METHOD B:

HEIGHT SPECIFIED (AS PER ZONING PLAN TO 21 FT) [illegible] FT

LOWEST POINT TO PERIMETER OF STRUCTURE [illegible]

MAXIMUM BUILDING HEIGHT FROM LOWEST POINT [illegible]

MORE REPRESENTATIVE METHOD BASED ON BUILDING HEIGHT IS [illegible].

REQUIREMENT OF BUILDING ENVELOPE

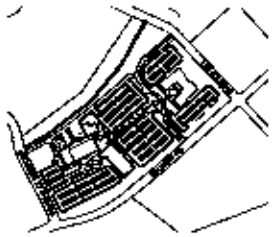
- ALL AREAS 21 - 10 FT HEIGHT UNDERGRADE NOT CUT or FILL HEIGHT SHALL BE EXCEPTED FOR CHIMNEYS, ANTENNAS, PARAPETS, ELEVATOR, SLEEP FOR HOUSING, OR OTHER MECHANICAL EQUIPMENT [illegible] ON THE UNDERGRADE TO THE PLACE OF A PARAPET AND NOT EXCEEDED FOR HUMANOCCUPANCY OTHER BUT SHALL BE PART FOR MIXED USE AND NONRESIDENTIAL STRUCTURES.

[illegible]

ARCHITECTURAL DESIGN STANDARDS

PER NMAC [illegible] OF THE SANTA FE CITY CODE, THE REQUIREMENTS OF THIS PROJECT ARE TO BE DEVELOPED THE MASTER PLAN, WHICH IS CONSISTENT WITH THE HOSPITAL, WHICH IS CONSISTENT WITH THE [illegible] HC.

KEYPLAN



DEKKER
PERICH
SABATINI

7601 [illegible]
[illegible]
505.761.9700 / DPSDESIGN.ORG

PROJECT

Presbyterian
Santa Fe Medical Center
Berkinger Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

REVISIONS
1 [illegible]
2
3
4

DRAWN BY
APPROVED
DATE [illegible]
PROJECT NO. [illegible]
DRAWING NAME

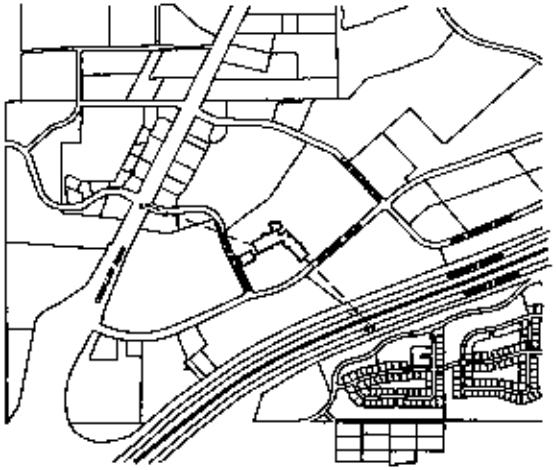
EXTERIOR
ELEVATIONS
PHASE I

SHEET NO.
AE203

A VIEW AT CERRILLOS AND CROSSING AT CHAMISO ROAD

B VIEW AT NORTHBOUND I-25

C VIEW AT SOUTHBOUND I-25



VICINITY MAP

DEKKER PERICH SABATINI

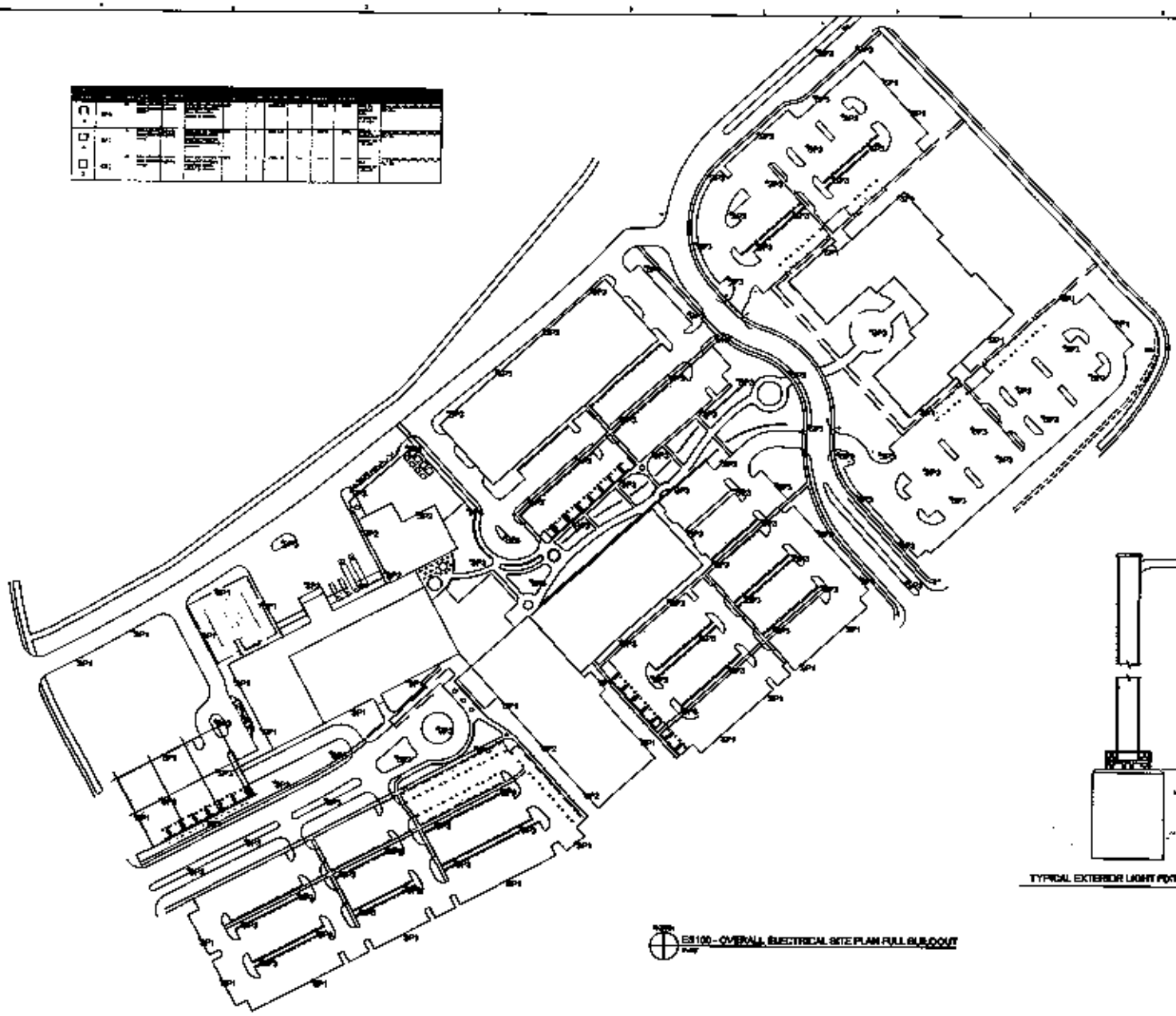
7601

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

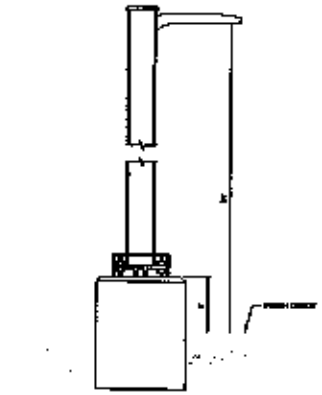
DEVELOPMENT PLAN SUBMITTAL

EXTERIOR VIEWS

AE204



ES100 - OVERALL ELECTRICAL SITE PLAN FULL BUILDOUT



TYPICAL EXTERIOR LIGHT FIXTURE & POLE

DEKKER
PERICH
SABATINI

7601 [illegible]

PROJECT

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

REVISIONS

△
△
△
△

DRAWN BY

REVIEWED BY

DATE 4.15.2016

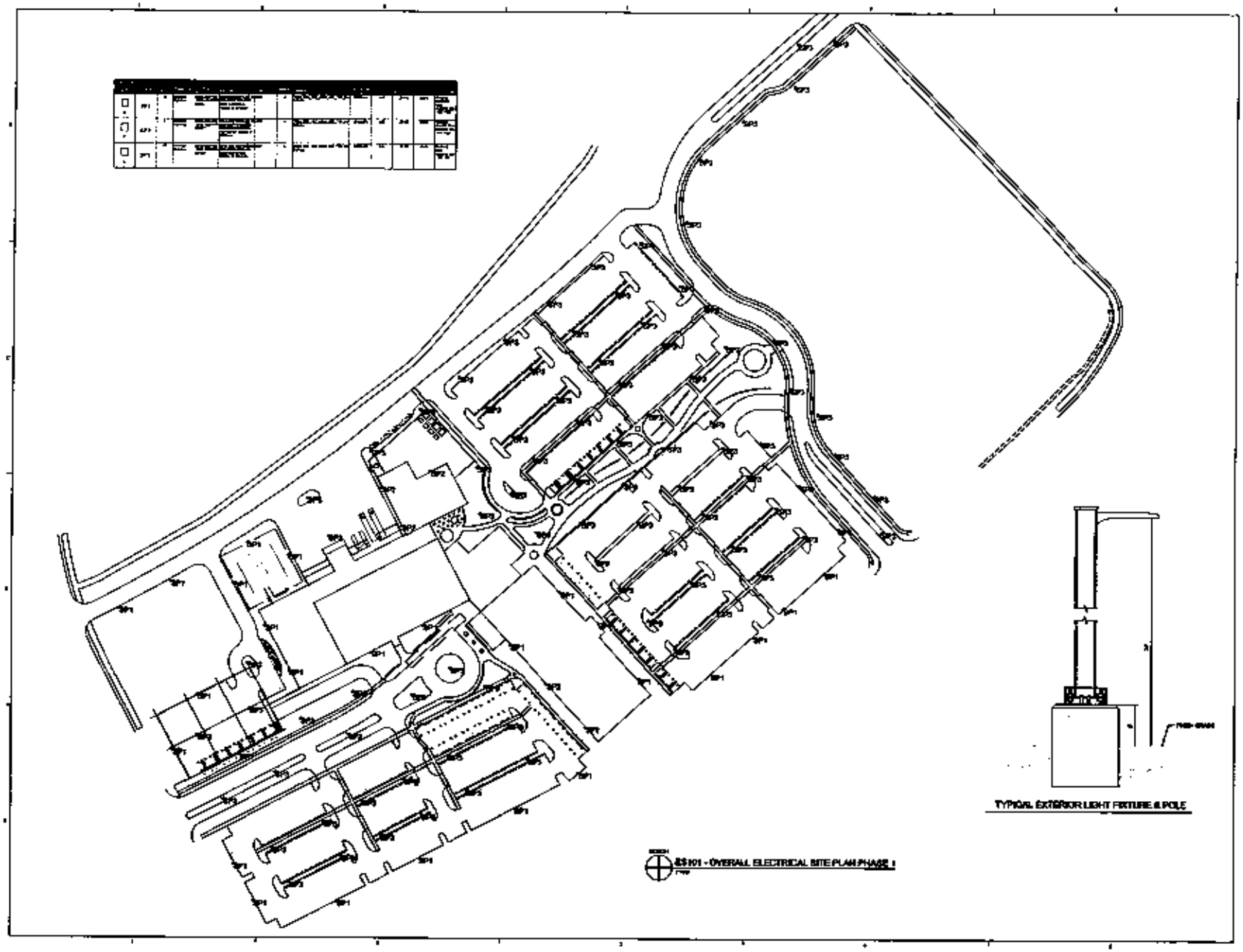
PROJECT NO. [illegible]

DRAWING NAME

OVERALL ELECTRICAL
SITE PLAN
FULL BUILDOUT

SHEET NO.

ES100



DEKKER
PERICH
SABATINI

7601

PROJECT

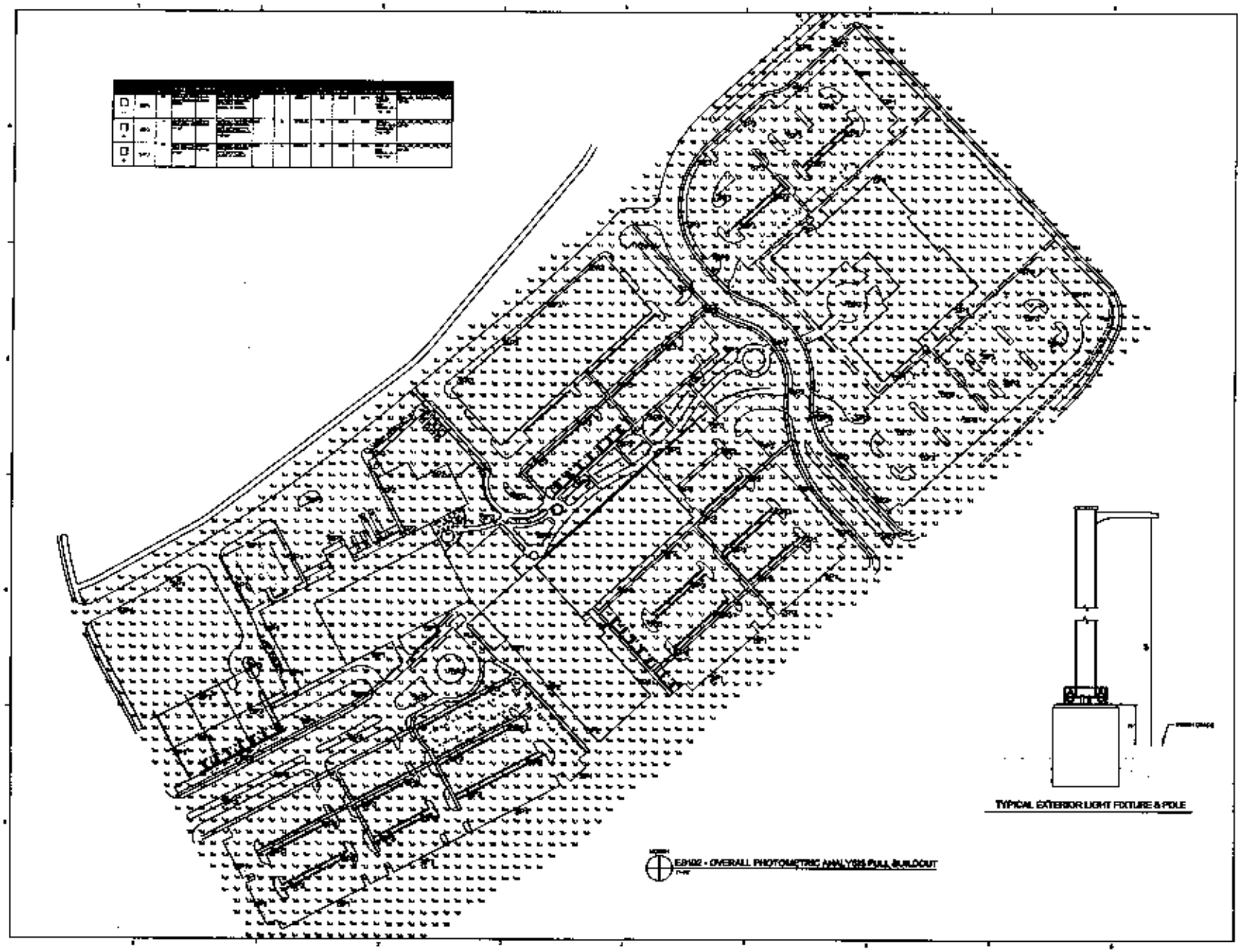
Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

DATE

OVERALL ELECTRICAL
SITE PLAN
PHASE 1

ES101



DEKKER
PERICH
SABATINI

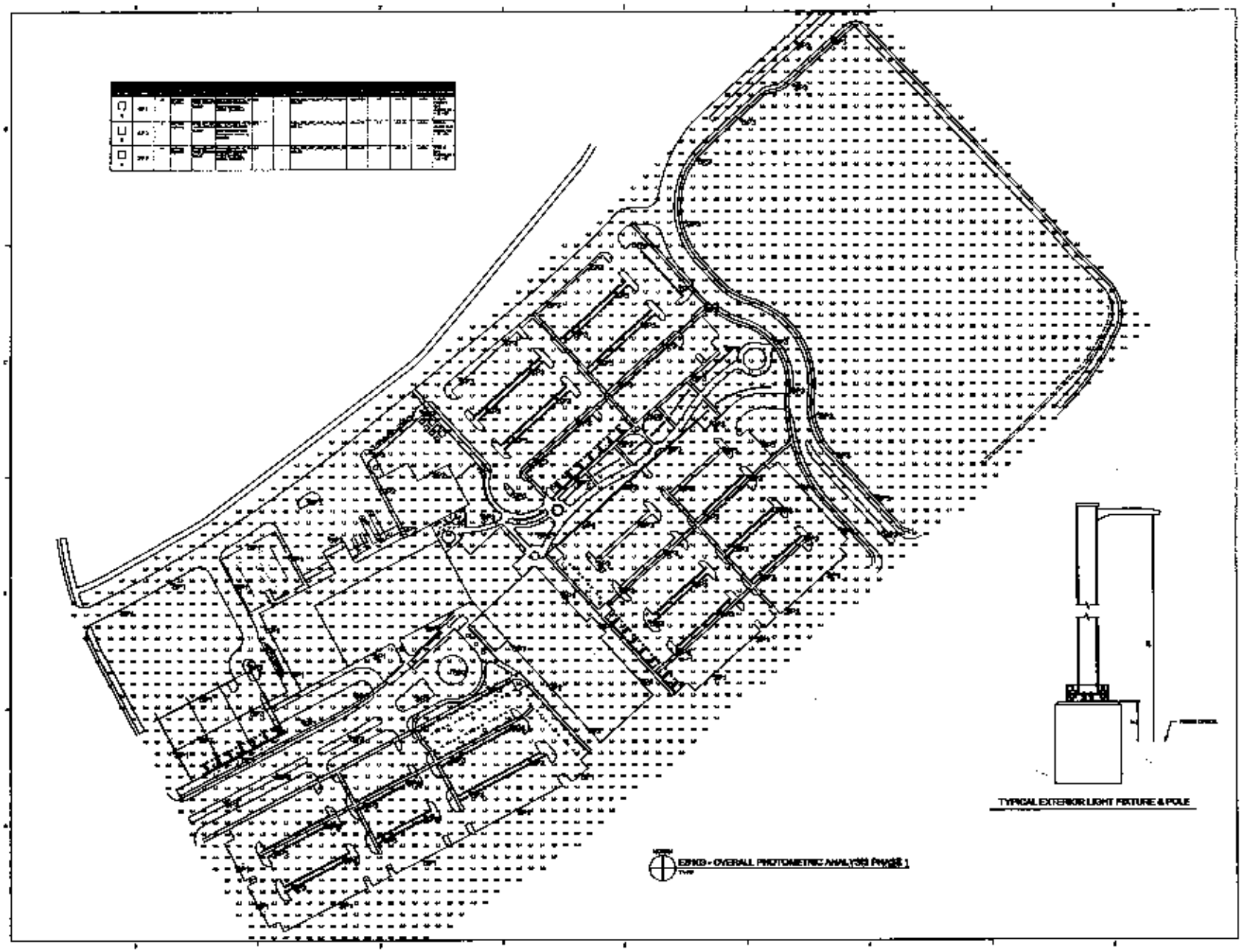
7601

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

OVERALL
PHOTOMETRIC
ANALYSIS
FULL BUILDOUT

ES102



DEKKER
PERICH
SABATINI

7601

Presbyterian
Santa Fe Medical Center
Beckner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

OVERALL
PHOTOMETRIC
ANALYSIS PHASE 1

ES103

PRESBYTERIAN

HEALTHCARE SERVICES

DEVELOPMENT PLAN REPORT

PREPARED FOR

PRESBYTERIAN HEALTHCARE SERVICES

PREPARED BY

JAMES W. SIEBERT & ASSOC., INC

APRIL, 2016

Revised May 2016

Table of Contents

Introduction	4
Project location	4
Property Description and Legal Lot of Record	4
Open Space Summary Description	6
Santa Fe Medical Center Building Areas	7
Evaluation of Parking Standards	8-9
Description of Medical Services to be provided	10
Adjoining Land Uses and Compatibility	10
Visual distance from Nava Ade and I-25 southbound	12
Summary for Master Sign Plan as set forth in Las Soleras	12-14
Minor Master Plan Amendment for Tract 8	
Response to Variance Criteria for Disturbance of Slopes Exceeding 30%	14-18
Summary of Minor Amendment to Road Phasing Plan	19
Existing Infrastructure	20-21
Roads	
Water	
Sewer	
Electric	
Telephone	
Cable	
Natural Gas	
Storm Drain24	
Planned Infrastructure	23-24
Roads	
Water	
Sewer	
Electric	
Telephone & Cable	
Natural Gas	

Environmental Review 24-25

Archaeology
Drainage and Flood Plain
Existing Vegetation
Significant Trees

Traffic Circulation, Trails and Public Transportation 27-29

Requirement for Off-Setting water Rights 29

Response to Conditions of the Las Soleras Master Approval 29-31

Meetings 31

Fiscal Impact of PHS 32-33

APPENDICES

Appendix A	Legal lot of Record Plat
Appendix B	Warranty deed
Appendix C	Archaeological Clearance
Appendix D	Santa Fe Medical Center Flight Plan
Appendix E	ENN Meeting Minutes
Appendix F	Public Health Provider Meeting Notice, Minutes & Sign-in sheet

FIGURES

Figure 1	Vicinity Map
Figure 2	Description of zoning district
Figure 3	Status of Roadway Construction
Figure 4	Significant Tree Location

INTRODUCTION

On February 11, 2009 the City Council approved a master plan for Las Soleras. The master plan comprised 550 acres of land within the southern urban area establishing a mix of residential, commercial and institutional uses. Included in the approved master plan is an approximate 39 acre site for a hospital. This tract of land, shown as Tract 8, on the Las Soleras recorded plat was subsequently zoned HZ, Las Soleras Hospital Zone District. Presbyterian Healthcare Services purchased Tract 8 and is the current owner of the property.

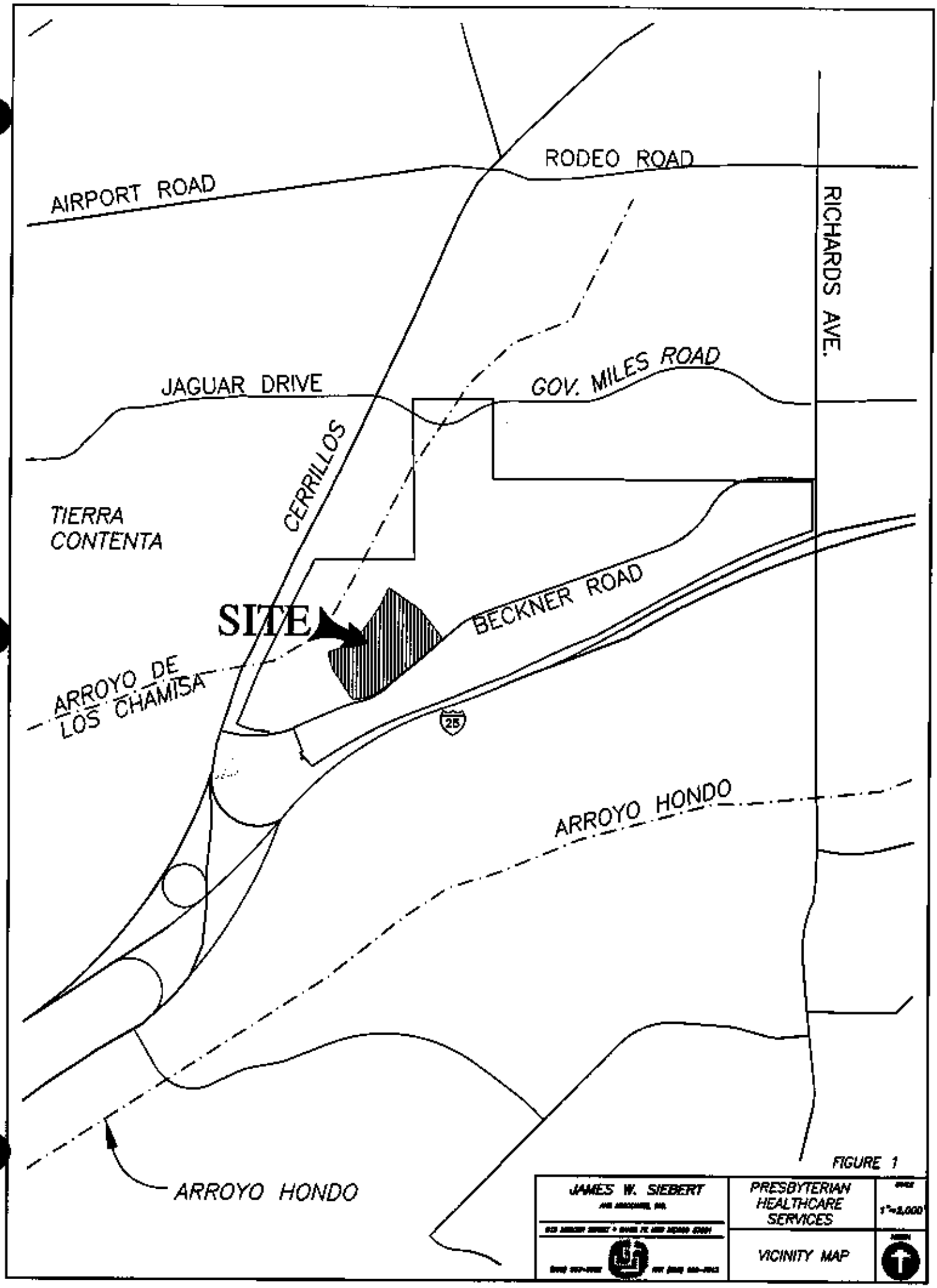
It has been 7 years since the zoning for the property was approved and Presbyterian Healthcare Services is now prepared to commence construction of a health services campus on Tract 8. Since the property was zoned, improvements have been made to the land including the four lane extension of Beckner Road to the eastern property line of Tract 8, and extension of water, sewer and dry utilities within or adjacent to the Beckner Road right-of-way and construction of a storm drain system. The Crossing at Los Chamisos roadway has also been completed for a section of the western boundary of the property.

PROJECT LOCATION

The subject property, which is 39.03 acres in size, is located within the Las Soleras development, north of Beckner Road, south of the Arroyo de los Chamiso, east of the Crossing a Chamisos and west of the future Las Soleras Drive. Figure 1 is a description of the location relative to Cerrillos Road and improved and unimproved roads within Las Soleras.

PROPERTY DESCRIPTION, LEGAL LOT OF RECORD AND OWNERSHIP

The property is legally defined as Tract 8 as shown on the plat of record described as Lot Line Adjustment Plat, Prepared For Beckner Road Equities, Inc. This plat is recorded in the office of the Santa Fe County Clerk, dated March 4, 2010, Book 714, Pages 014-026. A reduction of the plat is provided as Appendix A. Appendix B is the warranty deed for the property.


RODEO ROAD
AIRPORT ROAD
RICHARDS AVE.
JAGUAR DRIVE
GOV. MILES ROAD
CERRILLOS
TIERRA
CONTENTA
SITE
BECKNER ROAD
ARROYO DE
LOS CHAMISA
25
ARROYO HONDO
ARROYO HONDO
FIGURE 1
JAMES W. SIEBERT
PRESBYTERIAN
HEALTHCARE
SERVICES
VICINITY MAP

Open Space Standards

Open Space Requirement:	25% of Lot Area
Lot Area:	1,699,611 sq.ft. (39.017 acres)
Open Space within Flood Plain:	172,774 sq. ft.
Total Open Space Provided:	713,522 sq. ft.
Total Open Space Required:	424,903 sq. ft.

SANTA FE MEDICAL CENTER BUILDING AREAS

Phase 1

Inpatient (and non-medical spaces)	150,700
Inpatient (30 Beds)	12,500
Outpatient (Medical Offices)	111,400
Central Plant	10,400
Total	285,000

Phases I & II

Inpatient (and non-medical spaces)	154,500
Inpatient (12 Beds)	17,500
Outpatient (Medical Offices)	231,400
Central Plant	10,400
Specialty Clinics	60,000
Total	473,800

Note: Does not include parking garage of 135,000 sq.ft.

PARKING CALCULATIONS

TOTAL PARKING COUNTS BY PHASE 1:

Lot A – Upper Deck	56	Lot D – Dock Area	14
Lot B – Lower Deck	56	Lot E – POB Lot	333
Lot C – SW Lot	307	Lot F – Rear Drop off Lot	258

Minimum Automobile Parking Required by City (14-8.6-1 Parking and Loading Requirements)
Refer to "SQUARE FOOTAGE BREAKDOWN"

Minimum Required	741
Total Provided	1,023

Minimum Accessible Parking Required by Building Code (Hospital/Medical Center)
(Table 1106.1 Accessible Parking Spaces)

ADA Accessible Parking Spaces	45
Van Accessible Parking Spaces	10
Minimum Required	55

Minimum Bicycle Parking Parking Require by City (14-8.8 E Off-Street Bicycle Parking)

(Hospital) 100 or more per table	13
Minimum Required	13

Provided Parking (Hospital/Medical Center)

Standard	923
ADA Accessible Parking Spaces	84
Van Accessible Parking Spaces	16
Total Provided	1023

Provided Bicycle Parking

Hospital/Medical Center	25
Total Provided	25

PARKING CALCULATIONS

TOTAL PARKING COUNTS BY LOT FULL BUILDOUT:

Lot A – Upper Deck	55	Lot F – Rear Drop off Lot	117
Lot B – Lower Deck	56	Lot G – Structure	400
Lot C – SW Lot	307	Lot H – SE Corner Lot	191
Lot D – Dock Area	14	Lot J – NE Corner Lot	168
Lot E – POB Lot	258		

Minimum Automobile Parking Required by City (14-6.6-1 Parking and Loading Requirements)
Refer to "SQUARE FOOTAGE BREAKDOWN"

Minimum Required	1,515
Total Provided	1,569

Minimum Accessible Parking Required by Building Code (Hospital/Medical Center)
(Table 1106.1 Accessible Parking Spaces)

ADA Accessible Parking Spaces	88
Van Accessible Parking Spaces	18
Minimum Required	106

Minimum Accessible Parking Required by Building Code (Clinic)
(Table 1106.1 Accessible Parking Spaces)

ADA Accessible Parking Spaces	6
Van Accessible Parking Spaces	2
Minimum Required	8

Minimum Bicycle Parking Parking Require by City (14-6.6 E Off-Street Bicycle Parking)

(Hospital) 100 or more per table	13
(Clinic) 100 or more per table	12
Minimum Required	25

Provided Parking (Hospital/Medical Center)

Standard	1096
ADA Accessible Parking Spaces	92
Van Accessible Parking Spaces	19
Total Provided	1207

Provided Parking (Clinic)

Standard	332
ADA Accessible Parking Spaces	22
Van Accessible Parking Spaces	8
Total Provided	362

Provided Bicycle Parking

Hospital/Medical Center	13
Clinic	12
Total Provided	25

Parking calculations for net leasable based on 85% of the gross floor area.

DESCRIPTION OF MEDICAL SERVICES TO BE PROVIDED

The number of inpatient beds is limited to 30 in phase 1 and 12 in phase 2 for a total of 42 beds. The emphasis is on outpatient health services versus permanent longer term care. Patients needing longer term care have the option of being transferred to other PHS hospitals or other hospitals in the area. Urgent and emergency care will be provided at the hospital. One wing of the hospital is generally dedicated to clinical medical services. The emphasis will be on expedient, diligent care of patients through modern design and technology.

ADJOINING LAND USES AND COMPATIBILITY

The tracts of land adjacent to and in close proximity to the HZ District are zoned for commercial uses. There is a parcel of land to the east of the site, east of Las Soleras Drive, where an assisted living complex is proposed. The project is developing on land zoned C-1, professional office. This project is currently under regulatory review by the City. The developer of the assisted living project has selected this site in anticipation of the hospital being a future eventuality. Figure 2 is a description of the zoning districts in the vicinity of the subject property. C-2, General Commercial zoning districts, which is the predominate zoning category adjacent to the medical center, are generally considered more intensive from a development standpoint than C-1, Professional Office zoning districts. The height limit in the C-2 districts is 45 feet and the lot coverage is 60 percent.

The closest neighborhood with a recognized neighborhood organization is Nava Ade. The distance from the northeast corner of the PHS property to the closest point in the Nava Ade subdivision is 3,137 feet.

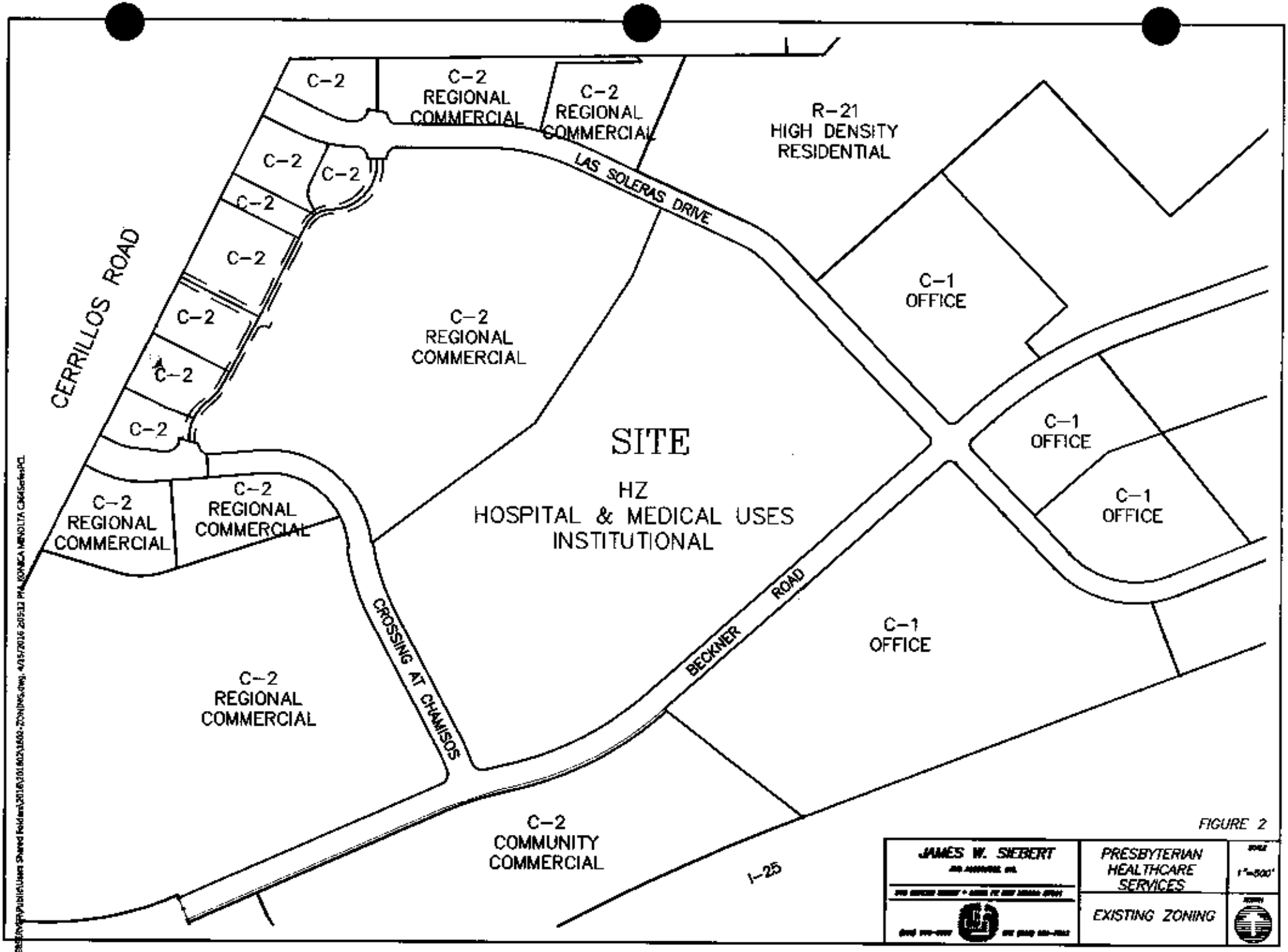

C-2
C-2
REGIONAL
COMMERCIAL
C-2
REGIONAL
COMMERCIAL
R-21
HIGH DENSITY
RESIDENTIAL
LAS SOLERAS DRIVE
CERRILLOS ROAD
C-2
C-2
C-2
C-2
C-2
C-2
C-2
C-2
REGIONAL
COMMERCIAL
C-1
OFFICE
SITE
HZ
HOSPITAL & MEDICAL USES
INSTITUTIONAL
C-1
OFFICE
C-1
OFFICE
C-2
REGIONAL
COMMERCIAL
C-2
REGIONAL
COMMERCIAL
CROSSING AT CHAMISOS
BECKNER ROAD
C-1
OFFICE
C-2
REGIONAL
COMMERCIAL
C-2
COMMUNITY
COMMERCIAL
I-25
JAMES W. SIEBERT
PRESBYTERIAN
HEALTHCARE
SERVICES
1"=500'
EXISTING ZONING

FIGURE 2

VISUAL DISTANCE FROM NAVA ADE, I-25 SOUTHBOUND AND CERRILLOS ROAD

The hospital building is set back a considerable distance from I-25 and Cerrillos Roads. On the northbound lane of I-25 the hospital is not visible since the Rail Runner elevated rail bed obscures the vision of the hospital from the northbound lane. The distance from I-25 southbound lane to the closet point of the hospital is 786 feet. The distance from the northbound lane on Cerrillos Road is 1,318 feet from the southwest corner of the Nava Ade subdivision, to the 3 story parking lot in phase 2, which is the closet visible structure is 3,922 feet

SUMMARY FOR MASTER SIGN PLAN AS SET FORTH IN LAS SOLERAS MINOR MASTER PLAN AMENDMENT FOR TRACT 8

[1]Phase 1

Wall mounted signs (F.48)

Proposed number of wall mounted signs: 5

Proposed sign area: 3 @ 295sq.ft. Total = 885 sq.ft.

Emergency & Ambulance signs: 2 (G.2 & G3)

Proposed sign area: 33 sq.ft. for 2 signs

Maximum Sign Height from Adjoining Roadway

Proposed height: 3 main signs 65ft.

Proposed Height: 2 emergency & ambulance signs: 28 ft

Size of Letters (F.48)

Proposed main wall mounted: 60"

Depth of letters from wall

Proposed depth: 16"

[1] See sheetAS-103 and AS-503

Phase 1

Freestanding Identification Signs (A.1)

Proposed number of freestanding identification signs: 2

Proposed sign area @: 180 sq.ft. x 2 = 360 sq. ft.

Proposed sign height: 15 ft

Secondary Identification Signs (B1)

Number of signs: 3

Sign area @ 3 signs: 26 sq. ft.=78 sq. ft.

Directional signs (B.3, B.4, C.1, E.1, E.2, H.1)

(B.3) Proposed number of signs: 1

Proposed sign area: 24 sq.ft.

(B.4) Proposed number of signs: 1

Proposed sign area: 24 sq.ft.

(C.1) Proposed number of signs: 1

Proposed sign area: 15 sq.ft.

(E.1) Proposed number of signs: 15

Proposed sign area: 24 sq. ft. x 14 = 360 sq.ft.

(E.2) Proposed number of signs: 2

Proposed sign area: 24 sq.ft. x 2 = 48 sq.ft.

(H.1) Proposed number of signs: 11

Proposed sign area: 6 sq.ft. x 11 = 66 sq.ft.

Phase 2

Wall mounted signs

(T.1) Proposed number of signs:	4
Proposed sign area:	36 sq.ft. x 4 = 144 sq.ft.
Proposed sign height:	26ft

Directional signs

(E.1) Number of signs:	3
Proposed sign area:	24 sq.ft. x 3 = 72 sq.ft.
(E.2) Number of signs:	2
Proposed sign area:	24 sq.ft x 2 = 48 sq.ft.
(H.1) Number of signs:	4
Proposed sign area:	6 sq.ft. x 4 = 24 sq.ft.

RESPONSE TO VARIANCE CRITERIA FOR DISTURBANCE OF SLOPES EXCEEDING 30 PERCENT

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), are required to grant a variance.

(1) One or more of the following special circumstances applies:

(a) unusual physical characteristics exist that distinguish the land or *structure* from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;

There are two drainages within Tract 8 that traverse the property in a north-south direction with steep banks on either side of the drainage. The natural slopes that exceed 30 percent are located along these drainages. The erosion and resulting steep slopes was a feature of the land form at the time the ordinance was adopted prohibiting disturbance of 30 percent slopes, with certain

allowances. The City imposed requirements on steeper slopes were more directly applicable to significant areas of steeper slopes on the foothills in the northern and eastern areas of Santa Fe. No compensation was provided to land owners who were subject to the limitation on building on 30 percent and greater slopes.

(b) the *parcel* is a *legal nonconforming lot* created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;

(c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or

(d) the land or *structure* is *nonconforming* and has been designated as a *landmark, contributing* or *significant property* pursuant to Section 14-5.2 (Historic Districts).

(2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the *property* in compliance with the standards of Chapter 14.

The retention of the 30 percent slopes would prevent construction of the hospital, future medical office buildings, ground level parking and a future parking garage. The buildable areas on Tract 8 caused by the retention of 30 percent slopes would be reduced by approximately 10 acres as shown on Exhibit A breaking the tract into three smaller areas of development. The ability to achieve a comprehensive and integrated plan for the property needed for a hospital and medical facilities would be impossible with the retainage of the 30 percent slope areas.

(3) The *intensity* of *development* shall not exceed that which is allowed on other *properties* in the vicinity that are subject to the same relevant provisions of Chapter 14.

A Floor Area Ratio of 8:1 is allowed under the HZ Presbyterian Hospital District. This ratio means that the entire building area of Lot 8 could be covered with an 8 story building. The actual Floor Area Ratio for the site is .37:1. which is substantially less than permitted by the underlying zoning. The proposed building area for all phases of Tract 8 is 603,900 square feet or a Floor Area Ratio of .37:1. This zoning district is unique to Santa Fe and the comparison to other properties subject to the same relevant provisions is not applicable.

(4) The variance is the minimum variance that will make possible the reasonable use of the land or *structure*. The following factors shall be considered:

With regard to a minimum variance the total land area with slopes of 30 percent and greater slopes is 23,037 square feet. The total area of the Tract is 1,700,146 square feet. The 30 percent slopes represent .013 of the total lot area. This would be considered a minimum easing of the slope criteria.

(a) whether the *property* has been or could be used without variances for a different category or lesser *intensity* of use;

A variety of uses are permitted within an HZ district, including single family dwellings. A low density single family housing project could most likely be planned for the property without the need for variances. Any lesser intensity use than uses allowed for medical related purposes would be contrary to the intent of the district which is the provision of a range of medical services needed to serve the community. The development plan as proposed is limited to medical and health related services. The Santa Fe zoning code is structured in a Euclidian format with all the lesser intensive uses permitted in the subject zoning district. While lesser intensive uses are permitted in this HZ, Hospital Zone district it was the intent of the ordinance to create a zoning district that allowed for intensive medical uses, including a hospital building with a 70 foot height limit and a floor area ratio of 8:1.

(b) Consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.

City Code
Section 14-1.3 General Purposes SFCC

(A) Implement the purposes of the general plan, including guiding and accomplishing a coordinated, adjusted and harmonious development of Santa Fe that will best promote health, safety, order, convenience, prosperity and the general welfare as well as efficiency and economy in the process of development, and to ensure that the regulations adopted pursuant to this chapter are in accordance with the general plan

There is no better land use for promoting health, safety, and general welfare for the region than a hospital and medical facilities. At full build out Presbyterian Healthcare Services in Santa Fe will employ approximately 1200-1400 people. Some of the doctors, nurses and healthcare workers that are commuting to healthcare facilities outside of Santa Fe will have the option of working closer to their place of residence providing a convenience that does not currently exist.

(B) Create conditions favorable to the health, safety, convenience, prosperity and general welfare of the residents of Santa Fe by coordination streets within proposed subdivisions with existing or planned streets or other features of the general plan; providing parks and trails; providing sewer, water and other infrastructure; providing adequate open space for traffic, recreation, drainage, light and air; and providing for the appropriate distribution of population and traffic.

Presbyterian Healthcare Services is located within the Las Soleras master plan development. Multiple points of access are included in the master plan allowing for a distribution of traffic. A road connection to the Nava Ade subdivision and Monte del Sol School has been approved by the City and is currently under construction. Crossing at Chamiso will be competed from its terminus east of Cerrillos Road to Beckner Road in the first phase of the PHS development. Las Soleras Drive is a planned roadway from the terminus of this road east of Cerrillos Road to Beckner Road. There will be a City trail on three sides of the PHS tract. The Arroyo de los

Chamiso Open space is located on this tract and north of the property. The trail on the north side of the PHS tract will eventually connect to a 28 acre regional park.

City Code
Section 14-8.1 General Provisions (A) Purpose SFCC

(1) Provide proper standards that ensure a high quality appearance of Santa Fe area and promote good design while also allowing individuality, creativity and artistic expression;

The building design is consistent with the requirements of the City Architectural Guidelines which encourages a wall dominated structure with multiple masses. The hospital has several distinct building masses with variations in height a building setbacks. Window placement and color is used to break up the expanse of wall surface that is associated with such a large structure as a hospital.

(2) Encourage the proper use of land by promoting an appropriate balance between the built environment and the preservation of open space and natural environmental resources;

Tract 8 is surrounded by landscaped areas which serve as a buffer from Beckner Road, Crossing at Chamiso and Las Soleras Drive. Landscape within the project satisfies the City landscape requirements. A pedestrian corridor has been included in the design extending east-west through the tract from Crossing at Chamiso to future medical offices in phase 2. This pedestrian corridor is provided to encourage walkability on the site.

(3) Protect private and public investment through preservation of open space, protection of natural resources, including the existing tree canopy; providing buffers between incompatible uses and along roadways; and encouraging the planting of appropriate vegetation;

The existing tree canopy consists of Juniper trees that will be removed from the site. These trees that create allergy and health problems for individuals with allergy sensitivity will be removed from the site. There are only two pinon trees taller that six feet that are alive within the tract. The Juniper trees will be replaced with deciduous trees that provide a useable canopy to shade walkers and parking lots. Twenty-five percent of the trees will be evergreen in conformance with the City code requirements. The preservation of open space has best been accomplished by the 100 foot open space corridor along I-25, which is an element of the Las Soleras master plan. The combination of Street trees on Beckner Road and landscape within the 50 foot PNM easement adjacent to Beckner Road provides a buffer from Beckner Road.

(4) Preserve and protect the identity and character of Santa Fe, and enhance the business economy; and

The building style is consistent with the design requirements of the City Code which emphasizes a wall dominated structure versus a roof dominated structure. The estimated cost for the development of the first phase of this project is 135 million dollars. PHS will not only provide construction jobs but employ several hundred workers.

(5) Promote water conservation and efficiency through preserving natural areas, encourage good soil management and encourage the use of native or drought tolerant plant materials.

The hospital and medical facilities will incorporate the latest technologies to conserve water use. The construction of the Rust Medical Center in Rio Rancho has provided a learning curve to determine those water conserving fixtures that are most effective. The lessons learned from the Rust Medical Center will be incorporated into the hospital and ancillary structures. The plant material that has been selected is designed to achieve maximum natural cooling while reducing water requirements.

(6) Ensure compliance with the City's obligations to the U.S. Environmental Protection Agency (EPA) as a National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Phase II permittee.

The project will comply with all of the above referenced federal regulations.

General Plan
2.3 Enhance the quality of life in the community and ensure provision of community services for residents.

PHS will not only provide a range of health services at the hospital but the PHS program includes various outreach health services that take place outside the hospital and medical center. The hospital and medical clinics include the latest technology and design to enhance the medical experience offered in Santa Fe and the region.

(5) The variance is not contrary to the public interest.

The principal drainage where the 30 percent slopes are located on Tract 8 no longer carries storm water from I-25 to the Arroyo de los Chamisos. As part of the Beckner Road construction storm water has been captured south of the Beckner Road and directed into a storm drain pipe in the Beckner Road right-of-way which carries storm water in a pipe to the Crossing at Chamisos which discharges into the Arroyo de los Chamisos. The two drainages crossing the PHS tract no longer carry up stream water south of Beckner Road.

The modification to the existing drainage way on the PHS site no longer has an effect on the volume or intensity of storm water flow through the property since the drainage has been re-routed by means of storm drain pipes.

SUMMARY OF MINOR AMENDMENT TO ROAD PHASING PLAN

A request to modify the road phasing plan adopted by the City Council on September 9, 2015 is requested as part on the application for the final development plan. The current road phasing plan recommends the completion of Las Soleras Drive from Cerrillos Road to Beckner Road with the development of the hospital on Tract 8. An amendment to the road phasing plan is requested moving the priority for crossing of the Arroyo de los Chamisos from Las Soleras Drive to the Crossing at Chamiso in conjunction with first phase of Presbyterian Healthcare Services medical center. The reason for this minor amendment is:

- Crossing at Chamiso extends west of Cerrillos Road (changing name to Herrera Drive) to the Nina Ortero Community School, Capital High School and connecting into Paseo del Sol in Tierra Contenta.

- Cerrillos Road/Herrera Drive intersection serves as the principal access to Walmart.

- Herrera Drive is designed and was constructed to carry significantly more traffic volumes than Tierra Contenta Drive. Tierra Contenta Drive is the western extension of Las Soleras Drive west of Cerrillos Road.

- Herrera Drive serves as the only direct connection to Tierra Contenta.

- The turning movements (exclusive of the northbound and southbound thru traffic on Cerrillos Road) in 2015 at the Cerrillos Road and Crossing at Chamiso/Herrera Drive is 1927 vehicles for the AM and PM peak hours versus the Cerrillos Road and Las Soleras Drive/Tierra Contenta Drive intersection which has 1196 vehicles in the AM and PM peak hours. This shows the current predominance of the Cerrillos Road and Chamiso/Herrera Drive intersection.

In summary Herrera Drive carries the traffic from two major public schools, connects to Paseo del Sol, serves as the only direct access to Cerrillos Road, and is designed with eastbound lanes consisting of two left turn lanes, two thru lanes and one right turn lane. This compares to Tierra Contenta Drive that has one left turn lane, one thru lane and one right turn lane.

Roads

Beckner Road has been extended to the east end of the property as a four lane facility with a divided median. Beckner Road is currently the developed access to the site with a signalized intersection at Beckner Road and Cerrillos Road. Crossing at Chamisos has been constructed from Beckner Road north to a point short of the Arroyo de los Chamisos. This roadway has been designed as a two lane road with a divided median.

Water

A 12 inch water line has been constructed in Beckner Road. This water line extends from a water line on Cerrillos Road. A 12 inch water line has also been installed in the Crossing at Chamisos, extending under Arroyo de los Chamisos and connecting to the 12 inch water line in the improved section of Crossing at Chamisos on the north side of the Arroyo de los Chamisos on Lot 4 of the Las Soleras development. A pressure reducing valve between zone 7 and zone 8 was initially contemplated in the vicinity of Lot 8. The City Water Division has eliminated the pressure reducing valve in favor of isolating the two systems from one another eliminating the need for a pressure reducing valve between the two zones.

Sewer

There is a 10 inch sewer line in Becker Road beginning at the intersection with Crossing at Chamisos and extending the length of Beckner along Lot 8 to the Las Soleras Drive and Beckner Road intersection. A 10 inch sewer line has been constructed in Crossing at Chamisos from Becker to the connection to the 36 inch sewer main on the south side of the Arroyo de los Chamisos. The City 36 inch sewer line is located on the northern boundary of the property.

Electric

Primary underground cable has been extended to the Veterans' Clinic on the south side of Beckner Road. There is a switch gear on Beckner Road at the Veterans' Clinic that serves the Clinic. Conduit has been installed on the south side of Beckner Road to extend primary cable up to Las Soleras Drive. There is no buried electric in the improved section of Crossing at Chamisos nor is there conduit.

Telephone

Telephone has been extended to the Veterans' Clinic and there is conduit on the south side of Beckner to permitting the extension of telephone to the east. There is neither telephone nor conduit in place for the Crossing at Chamisos.

Cable

Cable has been extended to the Veterans' Clinic and there is conduit on the south side of Beckner Road allowing telephone to be extended to the east. There is no telephone or conduit available in the Crossing at Chamisos.

Natural Gas

A four inch gas line has been constructed on the south side of Beckner Road up to the Las Soleras Drive intersection.

Storm Drain

There is a storm drain in Beckner Road located in the median of the roadway. This storm drain intercepts storm water from the south of Beckner and directs it to the Arroyo de los Chamisos via the Crossing at Chamisos. Two detention ponds have been created on the south side of Beckner, capturing storm water from upstream flows that would otherwise flow through Tract 8. Stand pipes have been constructed in these two ponds which collect storm water and deliver it to the storm drain in Beckner Road.

The infrastructure described above is graphically described on the Existing Conditions Plan included in the plan set for the project. Figure 3 describes the existing and planned roadway improvements for the vicinity of the medical center.

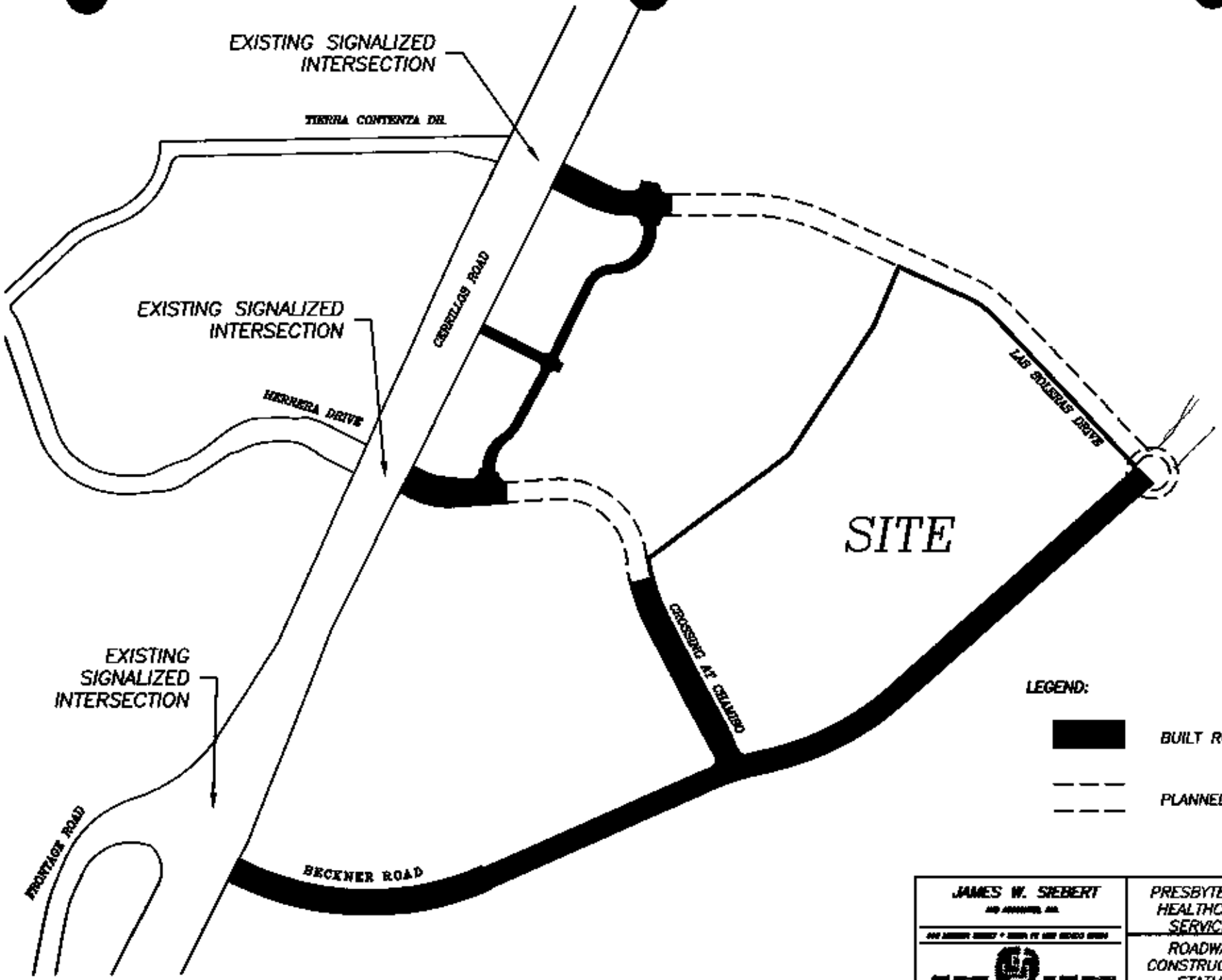


FIGURE 3

JAMES W. SIEBERT	PRESBYTERIAN HEALTHCARE SERVICES	SCALE 1"=500'
	ROADWAY CONSTRUCTION STATUS	

Roads

Beckner Road will be constructed from Las Soleras Drive to Richards Ave. This roadway will be constructed as a four lane facility to the Walking Rain intersection and reduced to two lanes up to Richards Ave until such time as the traffic volumes warrant the widening of the road. Walking Rain will be constructed from Beckner Road to the private road located on the Monte del Sol Charter School site. The City has received engineering design for Beckner Road and Walking Rain and a financial guarantee is in place to construct both roadways.

The Crossing at Chamiso will be extended across the Arroyo de los Chamisos and connect to the improved section of the roadway on the east side of Cerrillos. Rail Runner Road will be constructed from Beckner Road to Governor Miles Road. Las Soleras Drive will be constructed from Beckner Road to the improved section of the roadway east of Cerrillos Road. The Crossing at Chamiso will be a required improvement in conjunction with the construction of the PHS medical center.

Water

A 12 inch water line will be constructed on Las Soleras Drive to a point short of the Arroyo de los Chamisos. A 10 inch water line will connect the existing 12 inch water line on the Crossing at Chamiso to the future water line in Las Soleras Drive. This connection creates the loop water line serving the medical center.

Sewer

The existing 36 inch sewer City sewer line on the south side of the Arroyo de los Chamisos will serve as the source of public sewer service to the medical center. Private sewer lines will connect from the medical center to the 36 inch main trunk line via off-set manholes adjacent to the 36 inch sewer line.

Electric

PNM will not prepare engineering drawings until plans are approved by the Planning Commission and final engineering drawings are approved by the City. PNM has verified that electric service in the immediate area is sufficient to accommodate the long range demands of the medical center.

Telephone and Cable

Engineering design for telephone and cable does not begin until PNM has completed their engineering design. The type and location of service lines is not known at this time.

Natural Gas

It is assumed that 4 inch lines will be necessary to serve the medical center. The location of the service lines will be determined in conjunction with the engineering design for the other dry utilities.

ENVIRONMENTAL REVIEW

Archaeology

The City Archaeological Committee has granted clearance for archaeology for all of the property within the Las Soleras master plan. The clearance from the Archaeological Committee is provided in Appendix C.

Drainage and Flood Plain

The north end of the property is located within a Federal Emergency Management Agency (FEMA) designated flood plain. Some channelization of the Arroyo de los Chamisos has taken place and a Conditional Letter of Map Revision (CLOMR) has been submitted to FEMA. A Letter of Map Revision (LOMR) has been submitted to FEMA verifying that grades and erosion protection have been completed according to the plans submitted for the CLOMR. FEMA has not issued the certification for the approval of the LOMR. The flood plain limits shown on the LOMR have not modified the south side of the Arroyo de los Chamisos to any substantive degree.

There are three natural drainages that traverse the Tract from south to north. The western most drainage is limited to the area between Beckner Road and the Arroyo de los Chamisos, The drainage located in the center of the property prior to construction of Beckner Road historically had the most extensive drainage basin, including draining a portion of the I-25 right-of-way. The construction of Beckner Road modified the drainages crossing Tract 8. A ponding area has been created on the south side of Beckner Road at two locations. A stand pipe in the two ponds carries storm water into a storm drain in Beckner Road. This storm drain extends along the Crossing at Chamiso and discharges into the Arroyo de los Chamisos.

A drainage report has been prepared by Bohannan Huston. This report is submitted under a separate cover.

Existing Vegetation

Trees and Shrubs

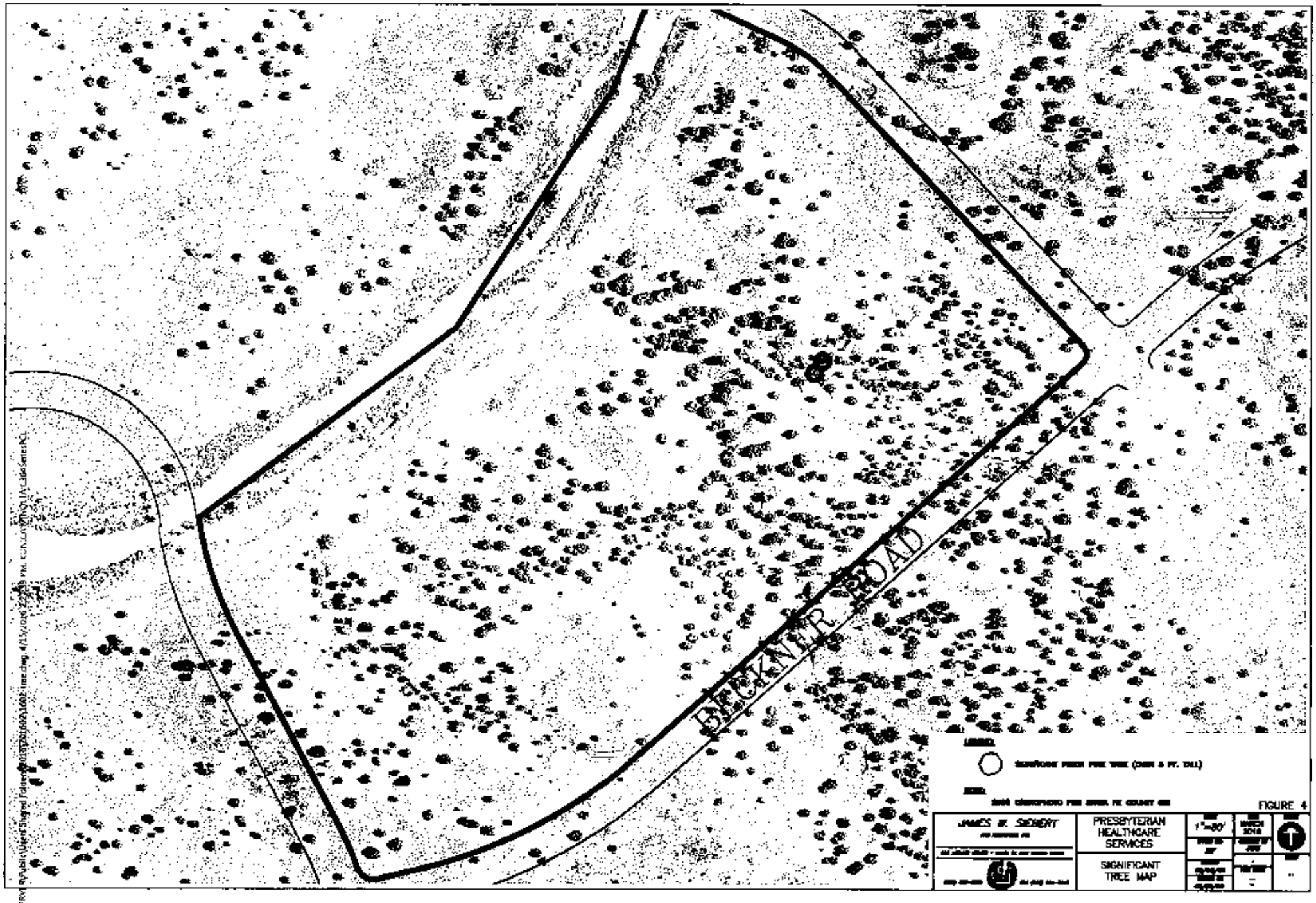
Common Name	Genus and Species
Pinon Pine	Pinus edulis
One-see Juniper	Juniperus monosperma
Skunkbush	Rhus trilobata
Snakeweed	Tuierezia microcephala
Mountain Mahogany	Cereacorpus montanus
Cholla cactus	Ountia spp.
Chamisa	Chrysothamnus nauseaosus
Apache Plume	Fallugia paradoxa
Bigleaf Sage	Artemisia Tridentata
Fourwing saltbush	Atriplex canescens

Flowers and Grasses

Blue grama	Boutciova hirsute
Sand dropseed	Sporobolus contractus
Little bluestem	Andopogan Scoporius
Indian rice grass	Oryzopsis hymenoides
Alkali sacaton	Sporabolis airoides
Indian Paintbrush	Castilleja integra
Golden weed aster	Chyrsopsis villosa
White Evening Primrose	Oenothera caespitosa

Significant Trees

A significant tree is a deciduous tree six (6) inches in caliper or greater or an evergreen tree eight (8) feet or greater in height. A field inspection of the site indicates that two pinon trees would qualify as significant trees on the site. The location of the two trees is shown on the aerial photo as described on Figure 4.


BECKNER ROAD
FIGURE 4
JAMES W. SIEBERT
PRESBYTERIAN HEALTHCARE SERVICES
SIGNIFICANT TREE MAP
1"=80'

Planned and Funded Roadways

Beckner Road

Beckner Road has been constructed as a 4 lane roadway with a divided median up to Las Soleras Drive. Beckner Road will be constructed as a 2 lane facility with median from Las Soleras Drive to Walking Rain and reduced to a two lane facility connecting with Richards Avenue until traffic volumes warrant the widening of the roadway. The connection to Richards Avenue should be completed by 2017.

Crossing at Chamiso

Crossing at Chamiso is existing from Beckner Road north to a point south of the Arroyo de los Chamisos. This roadway is designed as two travel lanes with a divided median allowing for protected left turn movements. The principal access to the medical center for the first phase of the project will occur from the Crossing at Chamiso. There will also be a service road that connects from the Crossing at Chamiso to Las Soleras Drive that serves as access to the emergency clinic and solid waste collection and for fire protection purposes. Ambulances will use the service off of the Crossing at Chamiso as the primary access to the hospital. Crossing at Chamiso will be completed from Cerrillos Road to Beckner Road in the first phase of the development of the medical center. The intersection can operate for a period of time as a stop controlled intersection with the stop condition limited to the Crossing at Chamiso.

Las Soleras Drive

Spectrum Inc has submitted a development request to construct an assisted living complex on the east side of Las Soleras Drive. A portion of Las Soleras Drive will be constructed to serve the Spectrum development. The roadway will be constructed up to the entry to the driveway to the assisted living complex. PHS will extend Las Soleras Drive to the medical center service road. The roadway is designed as a two lane facility with a divided median. The roundabout at Las Soleras Drive and Beckner Road is being built as part of the Beckner Road improvements.

Public Transportation

Bus Route 26 terminates at the Fashion Outlet Stores on Beckner Road. There is a 6 foot sidewalk on the south side of Beckner Road from the Outlet Stores to the Crossing at Chamisos that provides for pedestrian access to the medical center from the bus stop. The distance from the bus stop at the Outlet Stores to the Hospital would be approximately 0.40 miles.

Upon completion of Beckner Road to Richards Avenue the City will have to determine if a bus stop at PHS is warranted and at on what date the bus route would begin.

Trails and Bike Lanes

A 10 foot asphalt trail has been constructed on the north side of Beckner Road the full length of the Tract 8 frontage. A 10 foot asphalt trail has also been constructed on the east side of the Crossing at Chamiso for the length of the currently constructed roadway. A five foot bike lane is planned for the Crossing at Chamiso and Las Soleras Drive. Five foot bike lanes have been constructed on Beckner Road on both sides of the road and with the completion of Beckner Road to its full road section the bike lanes will extend to Richards Ave.

A new asphalt trail will be constructed south of the Arroyo de los Chamisos from Crossing at Chamiso to Las Soleras Drive. This trail location will generally coincide with the location of the existing 36 inch City sewer line, serving a dual function providing access to the existing manholes for serving by the City maintenance crews. This trail will be 12 feet in width and designed to carry the load of the trucks needed to maintain the sewer line.

Summary of Traffic Study

A Traffic Impact Assessment has been prepared by Terry Brown, PE for Tract 8 to compare the traffic generation from previous studies prepared in 2010 to the actual traffic that will be generated by the PHS medical center. Some of the improvements recommended in the 2010 traffic study, such as traffic signals and lane construction at Cerrillos Road and Crossing at Chamiso and Las Soleras Drive intersections have been completed.

Implementation Year Recommendations

The opening of the proposed Presbyterian Hospital will generate a modest volume of new traffic on the adjacent transportation system for the Implementation Year of 2018 and thus, will have a modest impact at the intersections and roadways analyzed in this study.

Recommendations for mitigation measures to the Las Soleras road network associated with the Presbyterian Hospital development include:

1. Beckner Rd. / Crossing at Chamiso – initially a standard at-grade unsignalized tee intersection. Traffic Division is specifying a roundabout with a single lane roundabout as traffic volumes dictate, convertible to a double lane roundabout in the future. Presbyterian Healthcare Services will ask the Planning Commission to consider a signalized intersection.

2. Beckner Rd. / Las Soleras – initially a single lane circulating roundabout. Horizon year (2028) analysis shows a need for dual southbound left turn lanes, with the roundabout serving as a dual lane for about three quarters of the inscribed circle. Ultimately, it will be a dual lane circulating roundabout beyond the year 2028.

3. Beckner Rd. / Richards Ave. – will be initially constructed as a stop condition on Beckner. At the opening of the hospital a single lane roundabout will be required.

4. Access:
   a. The two driveways on Crossing at Chamiso and the one driveway on Las Soleras will be full access unsignalized intersections with two exiting lanes and one entering lane. The City may restrict the left turns out of these driveways in the future or require them to be converted to roundabouts.
   b. The proposed driveway on Beckner Rd. will be restricted to a right-in, right-out, left-in ONLY unsignailized driveway with one entering lane and one exiting lane.

REQUIREMENT FOR OFF-SETTING WATER RIGHTS

Phase 1

285,000 sq.ft x.72= 20.52 acre feet of water are required for phase 1

Phase 2

188,000 sq.ft x.72 = 13.59 acre feet of water are required for Phase 2

Total requirement for off-setting water rights: **34.11 acre feet**

PHS has purchased 36 acres feet of water rights which the City of Santa Fe has approved. A request for confirmation of available water rights has been submitted to the City but has not been received as of the report revision date.

RESPONSE TO CONDITIONS OF THE LAS SOLERAS MASTER PLAN APPROVAL

Conditions of Las Soleras Master Plan Approval Relative to Development of Tract 8.

Condition #2

Solid Waste Division "Use 30 yard self-contained compactors or create a specific solid waste plan"

Response: A proposal will be submitted to the Solid Waste Division for the size and type of self-contained compactor to be used as part of the building permit plan set.

Condition #6

Fire Department "Fire Department access shall be maintained throughout all development construction phases."

Response: The applicant will make provisions during the construction process to comply with this condition.

Condition #10

City Roads and Trail "Primary and secondary trail sections shall comply with AASHTO design standards"

Response: City trails staff have added compliance with MUTCD and ADA guidelines. Applicant has designed trail to comply with AASHTO regulations and guidelines.

Condition # 11

City Engineering "All development must comply with the Terrain/Stormwater Management and Flood Regulations requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code"

Response: Engineering plans conform to the standards set forth for the two referenced articles.

Condition #14

Wastewater "Final sewer design approval of all development plans in "Las Soleras" shall require Wastewater Division approval."

Response: The location of private sewer service lines are shown the utility plans and their connection to the 36 inch sewer main south of the Arroyo de los Chamisos are included in the plan set for the application for final development plan.

Condition # 22

Current Planning "It appears that a portion of the 1% chance event flood plain of the Arroyo de los Chamisos is not dedicated as Open Space or otherwise restricted from development."

Response: A Letter of Map Revision (LOMR) has been submitted to FEMA for the Arroyo de los Chamisos 100 year flood plain. Any action to dedicate land as open space will have to await the approval of the LOMR by FEMA. The City may also want to delay the dedication until such time as it can be accomplished in a more comprehensive manner with open space dedication from other land owners within Las Soleras.

Condition #27, no star

Current Planning "Design of the bridges of Crossing at Chamisos and Las Soleras Drive across the Arroyo de los Chamisos to accommodate the trails underneath."

Response: The primary trail is located on the north side of the Arroyo de los Chamisos and the pedestrian underpasses do not apply to PHS. The design for the Crossing at Chamiso will have

to take into account the underpass on the north side of the Arroyo de los Chamisos. The design of Las Soleras Drive will have to take into account the pedestrian underpass on the south side of the Arroyo. The trail connection at Las Soleras Drive is a temporary solution until such time as Las Soleras Drive is constructed, which may be several years.

Condition # 28

Current Planning "In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of the development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-13- Traffic Circulation Plan.

Response: Plans have been sent to the Santa Fe Trails for their review. Thomas Martinez with Santa Fe Trails and staff will comment on a bus route to the hospital at a future date.

Condition # 46. C

Public Works "As development occurs, the developer shall provide fair share contributions for all needed improvements identified in the approved Traffic Impact Analysis or subsequent revisions or addendums of the TIA as approved by the City of Santa Fe Public Works Department, on Cerrillos Road, Governor Miles Road, and Richards Ave. Fair share contributions relating to intersection improvements shall be based on percent of side street traffic during the horizon year."

Response: The traffic impact analysis has been prepared by Terry Brown. After review and comment from the City Traffic Division to verify base traffic information a fair share contribution will be prepared.

Condition # 46.D

Public Works "Access spacing along Beckner Road shall follow the New Mexico Department of Transportation (NMDOT) State Access Management Manual (SMAMM) requirements for an Urban Minor Arterial unless otherwise approved by the City of Santa Fe Public Works Department.

Response: The design of the site has taken into consideration the access spacing requirements for Beckner Road, Crossing at Los Chamisos and Las Soleras Dr.

Condition # 47

Current Planning "Prior to the approval of the development plan for a hospital on Tract 8, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas."

Response: A description of the flight approach and exit from the site is included Appendix D

MEETINGS

The following meetings were held prior to the submittal for the final development plan review:

March 16, 2016

Meeting with the Board of Directors of the Nava Ade Homeowners Association.

Preliminary site plan was presented along with the location of Tract 8 relative to the Nava Ade Subdivision.

March 28, 2016

Early Neighborhood Notification Meeting

The minutes for the meeting are found in Appendix E

April 1, 2016

Meeting with the Health Policy and Planning Commission. PHS presented the types of medical services that would be provided at this meeting. The description of the site plan for the hospital and the types of health serves to be provided was presented as an informational item on the agenda.

April 14, 2016

Public Health Provider Meeting

The meeting was held at the Santa Fe Community College and noticed in the Santa Fe New Mexican, Rio Grande Sun and Los Alamos Monitor newspapers (see notice attached as Appendix F). Approximately 30 people attended the meeting.

EXECUTIVE SUMMARY

This report summarizes the findings of a fiscal impact analysis for the proposed Presbyterian Santa Fe Medical Center to be constructed on thirty-nine (39) acres of the 550-acre master-planned community of Las Soleras. The fiscal impact provides estimates for the expected costs and revenues over the first ten years of the project. The analysis involves a study of the fiscal implications of development to be used to determine the adequacy and financial provision for public facilities and services including but not limited to public works and operational costs for additional public works, schools, law enforcement and fire and emergency response service. The study includes indirect and induced economic impacts as part of the report.

The health complex is slated to be completed in two phases. This fiscal impact report covers a 10-year impact window and as such addresses the impacts for Phase 1 of the project only. The schedule for construction of Phase 2 has not been finalized as of this writing.

For the purposes of this study, all impacts and projections are presented in constant 2016 dollars.

MAJOR FINDINGS

Construction Impacts

- Presbyterian Healthcare Services is estimating a total construction/development cost of $135 million, including contingencies and estimated project escalation during the two-year construction time-frame for Phase 1.
- Hard construction costs are estimated to be $85,605,000, with an average cost of $448 a square foot for Phase 1.
- Total construction/development costs including indirect/induced impact, result in a total construction expenditures impact from construction of $216,954,568. Impacts that will accrue in the city of Santa Fe based on estimated expenditures in the city of Santa Fe is $75,765,755.
- Construction wages are estimated to be $34,241,981, yielding an additional impact from indirect/induced impacts of $10,272,594 and a Total Wages Impact from Construction of $44,514,576. Accounting for wage leakage outside of the City of Santa Fe, it is estimated that $15,580,101 will be generated in wages in the City of Santa Fe.
- Construction jobs created for Phase 1 are estimated to be 214.0; an additional 85.6 indirect/induced jobs are projected to be created. Total Jobs Created as a result of Phase 1 construction is estimated at 299.6. Accounting for job leakage outside of the City of Santa Fe, resulting in 104.9 FTE jobs in the city of Santa Fe as a result of project construction.
- Gross Receipts Tax (GRT) in the City of Santa Fe was determined to be $468,479 to Santa Fe County and $1,034,914 to the City of Santa Fe.

Impact/Permit Fees

- Based on the total calculated square footage of 285,000 for Presbyterian Santa Fe Medical Center, per the Land Development Code, the total impact fees assessed on the project will be $461,985
- The Total Permit Fees Generated from the project are estimated to be just over $2 million.

Operational Impacts

- When Phase 1 of the medical center opens in 2018, operational expenditures are expected to be $61.7 million including induced/indirect impacts. By 2021, that will level off and grow to $98 million. Expenditures in the City of Santa Fe are expected to be $15.4 million in 2018 and will grow to $24.4 million by 2021.
- Presbyterian Healthcare Services estimates their annual operational payroll to be $14.5 million growing to $24.1 million by 2021. Due to staff living outside the area, it is estimated that wages in the City of Santa Fe will be $5.8 million in 2018 growing to $9.6 million by 2021.
- There will be an estimated non-provide staff of 275 at the facility at stability, and an estimated 20.1 provider staff.
- The Presbyterian Santa Fe Medical Center will initially staff approximately 178 full-time equivalent employees and will create 71 additional indirect/induced FTEs in the community, for total job creation in the community of 249 FTEs in 2018.
- Medical center staff is expected to increase 66.3% over a three-year period until it stabilizes in 2021, at which point there will be a total of 295.1 FTEs on staff. Furthermore, there will be an induced/indirect job impact of 118.0 FTE for a total impact of 413.1 FTEs in 2021, at which point job creation will stabilize and remain steady thereafter.
- In the city of Santa Fe, conservatively, 99 jobs will be generated in 2018 (accounting for staff that will likely live outside the city. This will grow to 165 Santa Fe jobs by 2021.
- Revenues are estimated to be $26,600,000.

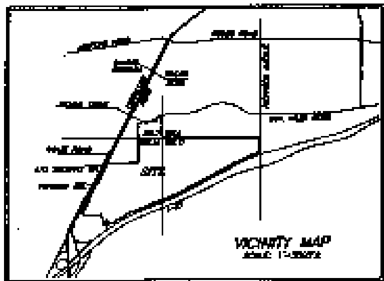
Property Taxes

- Property taxes paid on the land are estimated to be $18,580 annually beginning in 2018, with $796 going to the State of New Mexico, $8,056 going to the County of Santa Fe, and $9,728 going to the City of Santa Fe.

The total property tax impact over the 10-year period from 2018 to 2028 is estimated to be $204,385, with $8,758 going to the State, $88,614 going to the County, and $107,013 going to the City.

APPENDIX A

LEGAL LOT OF RECORD PLAT



NOTES:

FLOOD ZONE

LEGEND

REFERENCE DOCUMENTS

BOARD OF COUNTY COMMISSIONERS

10-9-09

10-7-09

REVIEWED BY CITY OF SANTA FE

02-10-10

02/22/10

CITY ENGINEER

CITY OF SANTA FE APPROVAL

2-22-10

2-24-10

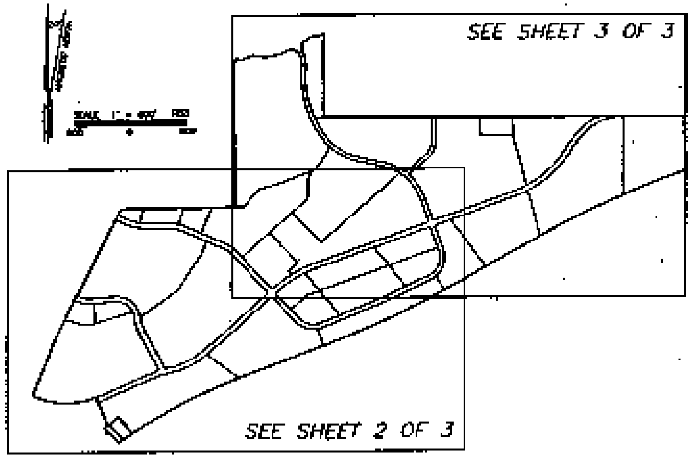
12/18/2008

SD-2008-15

2-4-10

4/1/10

SURVEYOR'S CERTIFICATE



UTILITIES

9-25-09

9-22-09

10-8-09

10-2-09

9-23-2009

LOT	LOT OF RECORD
[illegible]	[illegible]

DEDICATION AND AFFIDAVIT

LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

SHEET 1 OF 3

DAWSON SURVEYS INC.

CASE #SD 2008-15

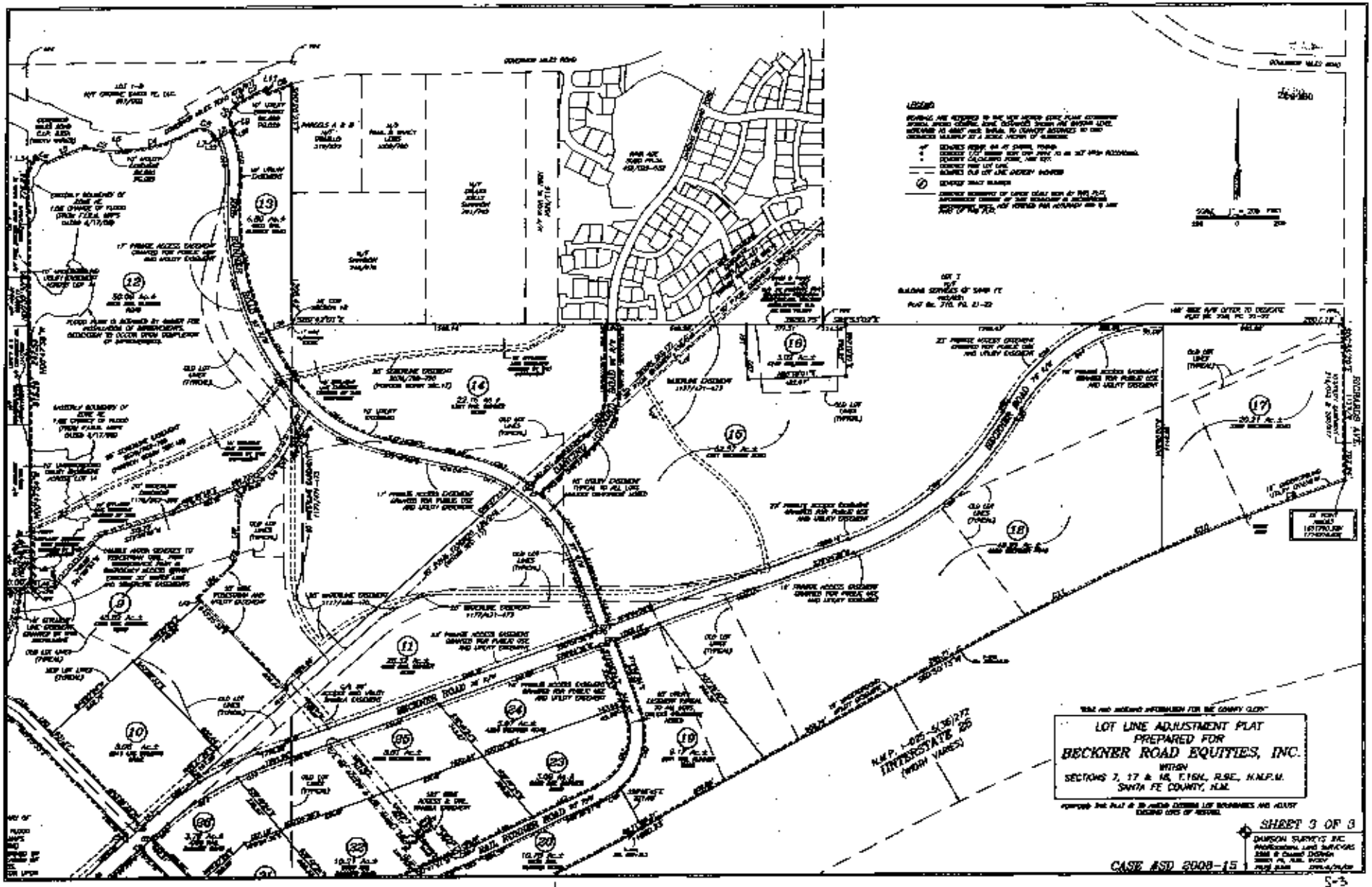
LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.19N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

SHEET 2 OF 3

DAWSON SURVEYS INC.

CASE #SD 2008-15

S-2


LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.
SHEET 3 OF 3
CASE #SD 2008-15
N.M.P. I-025-5(36)272
INTERSTATE 25
(WIDTH VARIES)
BECKNER ROAD
RAIL RUNNER ROAD
RICHARDS AVE.

APPENDIX B

WARRANTY DEED

SFC CLERK RECORDED 07/08/2008

SPECIAL WARRANTY DEED

BECKNER ROAD EQUITIES INC., a New Mexico corporation ("Grantor"), for consideration, grants to **PRESBYTERIAN HEALTHCARE SERVICES**, a New Mexico nonprofit corporation ("Grantee") whose address is P.O. Box 26666, Albuquerque, NM 87125, the following property in Santa Fe County, New Mexico, to-wit:

> Lot C-1, as shown on the plat entitled "Lot Line Adjustment Plat prepared for The Crossing LLC," located within Section 18, T16N, R9E, N.M.P.M., filed in the Office of the County Clerk, Santa Fe County, New Mexico, on April 22, 2008 in Plat Book 680, Page 13, as instrument number 1523049

With special warranty covenants.

The exceptions to the Deed are shown on the attached **Exhibit "A"** as provided by the First American Title Insurance Company's Title Commitment dated April 18, 2008 and identified as file #1065819-AI04, MLF.

WITNESS its hand this 30th day of June, 2008.

BECKNER ROAD EQUITIES, INC.

By: _____
Gordon L. Skarsgard, President

Attest:

By: _____
Joshua J. Skarsgard, Secretary

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this ~~30th~~ 27th day of June, 2008 by Gordon L. Skarsgard, as President of Beckner Road Equities, Inc., a New Mexico corporation, and attested to by Joshua J. Skarsgard, Secretary, for and on behalf of said company.

_____
Notary Public

My commission expires:

OFFICIAL SEAL
MICHELLE L. FUENTES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/9/09

SFC CLERK RECORDED 06/30/2008

EXHIBIT A

(Exceptions to the Deed as provided by the First American Title Insurance Company's Title Commitment dated April 18, 2008 and identified as file #1065819-AI04, MLF)

- Taxes for the year 2008, and thereafter. (See 13.14.5.12 NMAC)
- Reservations contained in Patent from United States of America recorded February 17, 1941 in Book C of Patents, page 14, as Document No. 64420 and September 8, 1948 in Book C of Patents, page 229, as Document No. 90354 1/2, records of Santa Fe, County, New Mexico.
- Easement granted to Public Service Company of New Mexico, filed June 14, 1957, recorded in Book 136, page 49, as Document No. 223,231, records of Santa Fe County, New Mexico.
- City of Santa Fe, New Mexico - Cip Project No. 922 Right of Way and Easement Grant, recorded July 31, 2002 in Book 2177, page 228, and in Book 2177, page 233, records of Santa Fe County, New Mexico.
- Santa Fe County Fire Department Office of the Fire Marshal Affidavit, recorded April 22, 2008 as Instrument No. 1523050, records Santa Fe County, New Mexico.
- Notes, conditions, easements, and rights incident thereto, all as shown on plat entitled "The Crossing at Las Soleras Master Plan", filed February 8, 2008, recorded in Plat Book 675, page 009-021, records Santa Fe County, New Mexico.
- Notes and conditions numbered one through sixteen on the Plat recorded in Book 592, Pages 033-034, numbered one through nine on the Plat recorded in Book 659, Pages 046-047, and numbered one through 9 on the Plat recorded in Book 680, page 013, records of Santa Fe County, New Mexico, and 25' No-Build Setback from and FEMA Flood plan as shown on the Plats recorded in Book 592, pages 033-034 and Book 659, Pages 046-047, records of Santa Fe County, New Mexico.
- Communal Property Maintenance Agreement, executed by and between The Crossing, Ltd. Co., Beckner Road Equities, Inc., and Las Soleras Oeste, Ltd. Co. dated the 30th day of June 2008 and recorded on the 30 day of June, 2008 as Instrument No. 1530868, records Santa Fe County, New Mexico.
- Access Easement, executed by The Crossing, Ltd. Co. dated the 30th day of June 2008 and recorded on the 30 day of June, 2008 as Instrument No. 1530862, records Santa Fe County, New Mexico.

COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss

SPECIAL WARRANTY DEED
PAGES: 2

I Hereby Certify That This Instrument Was Filed For Record On The 30TH Day Of June, A.D., 2008 at 16:04 And Was Duly Recorded as Instrument # 1530864 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

APPENDIX C

ARCHAEOLOGICAL CLEARANCE

CITY OF SANTA FE
ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL

Case File Number [illegible] Date Application Submitted [illegible]

District: Historic Downtown District_____; River & Trails-Regular_____; Santa Fe Trail_____; Suburban [illegible]

Building Sq. Ft._____ Development Acreage [illegible]

Project Description: [illegible] PERMIT

Site Address/Location: [illegible] Property Owner: Beckner [illegible]

Permit: Grading _____; Development _____; Building _____

Applicant Information: Name: [illegible]

Mailing Address: _____ Phone No.: _____

Archaeological Consultant: [illegible]

RECONNAISSANCE REPORT

1. X Project Archaeologist's Resume
2. ___ Vicinity Map
3. ___ Project Site Description
4. ___ Development Project Description
5. ___ Outline of Research & Methodology
6. ___ Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. ___ Archival Research
   - a. ___ Historic Maps & Aerial Photos
   - b. ___ ARMS Files & Archaeological Reports
   - c. ___ General Land Office (BLM) Surveys or Land Grant Plats
   - d. ___ 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   - e. ___ National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   - f. ___ Historic Photos (needed if in Historic Downtown District)
   - g. ___ Information from Title Abstract (if available)
8. ___ 2% Testing (Historic Downtown District Only)
9. ___ Description of Prehistoric & Historic Occupation & Land Use
10. ___ Description of Cultural Remains Discovered and Significance
11. ___ NM Site Inventory Forms and Other Documentation
12. ___ Recommended Site Significance
13. ___ Assessment of Development's Impact on Cultural Remains
14. ___ Recommended Treatment for Site
15. ___ Listing of Sources, i.e. historic maps, aerials, reports, etc.

_____ **ARC APPROVAL: MEETING DATE:** _____

Special Conditions: _____ Yes (see attachment)

_____ No

TREATMENT PLAN REQUIRED:

Yes:_____ No:_____

_____ **TREATMENT PLAN ARC APPROVAL: MEETING DATE:** _____

Special Conditions: ____ Yes (see attachment) ____ No

PRELIMINARY TREATMENT REPORT

- ___ a. Research Design Outline
- ___ b. Site Map of Excavations
- ___ c. Other Documentation: Photographs and New Mexico Site Inventory Forms; if applicable
- ___ d. Description of Cultural Remains Discovered
- ___ e. Description of Prehistoric and Historic Occupation and Land Use
- ___ f. Listing of Sources

TREATMENT REPORT ARC APPROVAL: MEETING DATE: _____

Special Conditions: ____ Yes (see attachment) ____ No

FINAL TREATMENT REPORT

_____ Date Final Report Due _____ Date Final Report Received

Permit Approved: _____ Date: _____

Archaeological Review Committee Chairperson

APPENDIX D

SANTA FE MEDICAL CENTER FLIGHT PLAN

Santa Fe Medical Center Flight Plan - PHI

Diagrams were provided prior and labeled 1 and 2.

Flight Plan Proposed 1:

Approach 1: South on Cerrillos and then East toward the helipad.

Depart 2: West towards Cerrillos and then South

Flight Plan Proposed 2:

Approach 2: South on Cerrillos Beckner and then West between hospital and professional buildings or near Las Soleras Drive, and then South to the helipad.

Departure 2: Depart west slightly, turn north towards Las Soleras Drive and then turn South to Beckner Road towards Cerrillos.

Flight Plan Proposed 3:

Approach 3: South on following I-25, Turn West on Las Soleras Drive and then South on between Commercial and PHS property turning East towards Helipad.

Departure 3: West out of helipad, North towards Las Soleras Drive turning East towards I-25 and departing North or South following I-25.

Please be aware that the 3 ideal plans and would likely be used majority of time, but wind direction will also dictate how we approach and depart. Historically in Santa Fe there is a more southwest wind flow due to location, which is why we proposed the above plans. We like to depart and approach flying into the wind. PHI will plan on flying over commercial/PHS areas only and will avoid residential areas at all times.

Once this is approved, PHI will meet with Santa Fe Control Tower to present the flight plans to be proactive in communicating with Santa Fe Control Tower.

Philosophy:

PHI's number one priority is safety, therefore will perform duties with that in mind. Safety is a culture not a choice. We practice many initiatives throughout the day from daily check, weather evaluation, scoring flight risk during the day (weather, terrain, staff experience etc.). We have certain weather minimums that prohibit PHI to fly and at any time if any crew member is uncomfortable we will not take the flight. Our number one goal is to have our crews go home to their families, and secondly provide the highest quality care to our customers and patients.

We currently have base/location at Rust Medical Center, and do follow a certain flight plan in order to minimize noise and disturbance to the facility surrounding neighborhoods. We will be more than happy to do the same with Santa Fe PHS. We also currently follow a certain flight approaching St. Vincent's.

Operational Planning Questions:

1. Estimated amount of transports
2. Lines of services that hospital will have
3. Estimated date of Urgent Care and then full hospital capabilities
4 Current demographics of area

My Ha

PHI Air Medical Base Supervisor

(505)453-5809

APPENDIX E

ENN MEETING MINUTES

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.

APPENDIX F

PUBLIC HEALTH PROVIDER MEETING NOTICE, MINUTES AND SIGN-IN SHEET

We invite all Santa Fe and regional healthcare providers to a Provider Meeting concerning the Presbyterian Santa Fe Medical Center. We will share our plans for expansion in Santa Fe and the impact to the community.

Thursday, April 14, 2016
4:00 p.m. – 5:00 p.m.

Santa Fe Community College
Board Room
6401 Richards Ave.
Santa Fe, NM 87508

PRESBYTERIAN

EASIER ACCESS
TO
GOOD CARE
IN SANTA FE

Prepared by:
James W. Siebert & Assoc., Inc.
April 15, 2016

PRESBYTERIAN HEALTHCARE SERVICES
PUBLIC PROVIDER MEETING
APRIL 14, 2016

Meeting Attendees

PHS:	Jim Jeppson Helen Brooks Robin Devine Clay Holderman Dr.Friedrichs, MD Louise Abel, MD
JWS Planning Consultant:	James W. Siebert
DPS Architects:	John Laur
City of Santa Fe:	Noah Berke, Case Manager Lisa Martinez, Land Use Director Yolanda Cortes, Building Permits Division Director

Meeting began at approximately 4:10 with introduction from **Helen Brooks** and Presbyterian Healthcare Service administration and development team. Helen presented overview of the location and designated site and made reference to slide which shared PHS goals "Keep care in community and Northern New Mexico, provide additional healthcare choices, and promote more affordable healthcare and reduce the total cost of care". Helen turned floor over to Jim Siebert, Planning Consultant.

Jim Siebert gave brief overview of the prior approval of the Las Soleras Development, and 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: Are there any school sites within the overall development?

Jim Siebert: It appears that a future school site will be located on the Beaty subdivision located north of the Las Soleras development.

Helen: Showed site plan and color phasing designations which defines the different types of ancillary medical uses. Helen stated that most of the care that will be provided in this location is outpatient and the focus is to aim to lower cost of care by integrated medical records, tele-medicine and patient center. The outpatient, urgent care services and specialty services will be the same as what is currently provided at the new location on St. Michaels Drive. There will be 30 beds. Phase 1 will include surgery facility, pharmacy, radiology, and urgent care. Inpatient care will be located on top floor. Helen mentioned future growth would be to accommodate other services to be determined. As more medical services locate on the PHS site a parking structure would be built to accommodate parking of patients, visitors and staff.

Dr. Friedrichs: Introduction of himself and experience of working for PHS. Dr. Friedrichs stated that since 1908 PHS started as a non-profit that aligns with values, provides more options, and improves quality and care. This facility has the ability to have coordinated care which would consist of cardiology, OBGYN, Case management and lots of specialty assistance. There has been a tremendous growth since the St. Michaels Clinic was opened and shows services that are needed in Santa Fe.

Helen Brooks: Discussed timeline and are hoping to break ground by this summer (2016) and open early in 2018.

Question: Is there an offer by PHS to allow other private medical facilities to locate in the proposed ancillary medical structures?

Clay Holderman: Yes there will be an opportunity for other than PHS medical services to be located in the ancillary medical structure.

Question: If I am part of a call group for impatient services and my patients want to be cared for in a PHS facility, can I provide my services to my patients at this facility?

Clay Holderman: PHS has not got to that point at this time

Question: How many staff will this proposal entail?

Helen Brooks: Have not come up with the numbers at this time to answer question.

Question: I am a health representative with the alliance coalition, what role to Presbyterian healthcare services partake in the community and what is PHS going to provide?

Clay: PHS serves seven communities in New Mexico and launches an assessments need based on every counties individual needs and reviews priorities and works with leadership providers through philanthropy donations and sponsors farmers markets for health needs.

Question: The St. Michaels facility accepts insurance from other providers, what is the plan for the new hospital?

Helen: PHS will continue to accept insurances other than PHS.

Question: I am with Cumbres, medical service providers and want to know if there are plans to have a pediatric or obstetrician services?

Helen: Not at this time, however, that is a discussion that should continue to be held.

Clay: PHS does not currently provide pediatric services however if the emergency room will provide for emergency services.

With no more questions, the meeting adjourned at approximately 4:40, some attendees did stay to review plans and talk with the PHS personnel.

PHS
PUBLIC PROVIDER MEETING
SANTA FE COMMUNITY COLLEGE
APRIL 14, 2015

Name	Address	Telephone	E-mail
Amy Sandoval	605 Letrado St. SF, NM (DOH) Health Promotion	505-476-2675	Amy.Sandoval@state.nm.us
Anna Rayne-Levi	- 805 Early St.	505-470-4798	anna.levi.rayne@gmail.com
Ellen Swicegood	- 1400 Chama Ave	505-988-2211	ellen.swicegood@pmsnm.org
Jay Jolly	1035 Alto St. S.F. NM 87501 La Familia Med Center	505-955-0310	jjolly@lfmctr.org
Merri Murphy		903.614.5910	merri.murphy@christushealth.org
Sunil Desai		630 926 7783	sunil.desai@presenceheath.org
John Beeson		505 913 5211	john.beeson@stvin.org
LISA MARTINEZ	CITY OF SANTA FE	505.955.6617	LDMARTINEZ@SANTAFENM.GOV
Shelley Mann-Lev	240 Alta Vista, SF 87505 Attn. SF Prevention Alliance	505-470-9072	smann@sfps.k12.nm.us
Erika Campos		505-470-1799	erika.campos@stvin.org
Bob Moor		✓	✓

ANNE KESHEN

PHS
PUBLIC PROVIDER MEETING
SANTA FE COMMUNITY COLLEGE
APRIL 14, 2015

Name	Address	Telephone	E-mail
JOHN CASKEY, MD	CASKEY MEDICAL GP		
JIM SIEBERT	SIEBERT & ASSOC.		
Linnea Moreno	805 Early St.	819-5066	Linnea.Moreno@lccs-nm.org
JOHN LAUR	DPS		
JIM JEPPSON	PHS		
CLAY HOLDERMAN	PHS		
CARL FRIEDRICHS, MD	PMG		
HELEN BROOKS	PHS		
ROBIN DIVINSE	PHS		
KERRI DUFAULT	PHS		
Yolanda Cortez	City of Santa Fe	505-501-0210	yjcortez@santafenm.gov

PHS
PUBLIC PROVIDER MEETING
SANTA FE COMMUNITY COLLEGE
APRIL 14, 2015

Name	Address	Telephone	E-mail
Noah Berlo	200 Lincoln Ave		City of SF
JIM BRELAND	PHS		
LOUISE ABEL, MD	PMG		

Planning Commission
June 2, 2016

EXHIBIT 8

TABLE OF CONTENTS

Power Point Presentation 1

Conditions of Approval 2

Development Report
Pages 1-13 3

30 % Slope Variance
Pages 14-18 4

Minor Amendment (Road Phasing)
Page 19 5

Fiscal Evaluation Summary
Pages 33-34 6

Las Soleras Master Plan Amendment
For Signs and Comprehensive Sign Plan 7

8

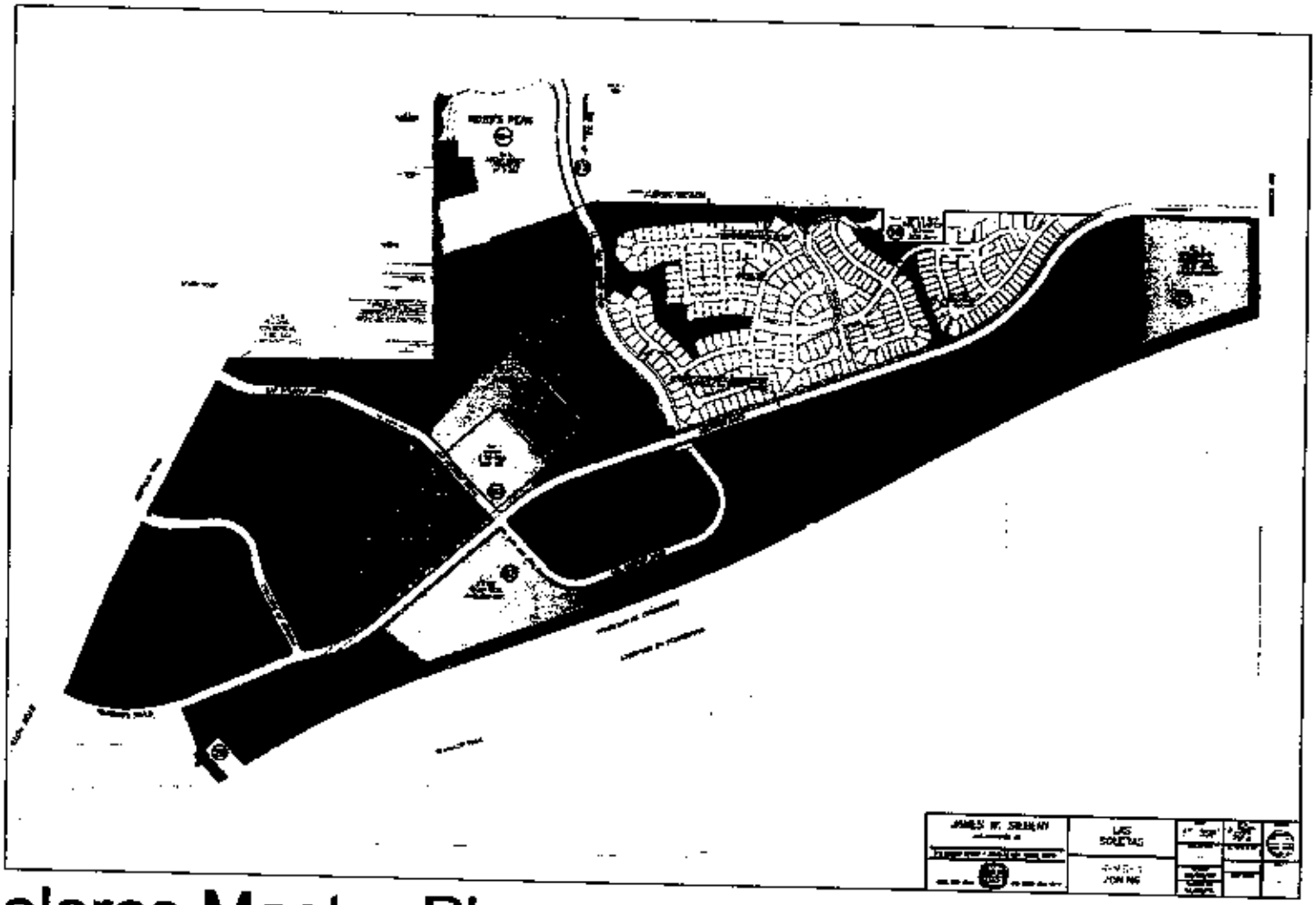
© Copyright

PRESBYTERIAN
HEALTHCARE SERVICES

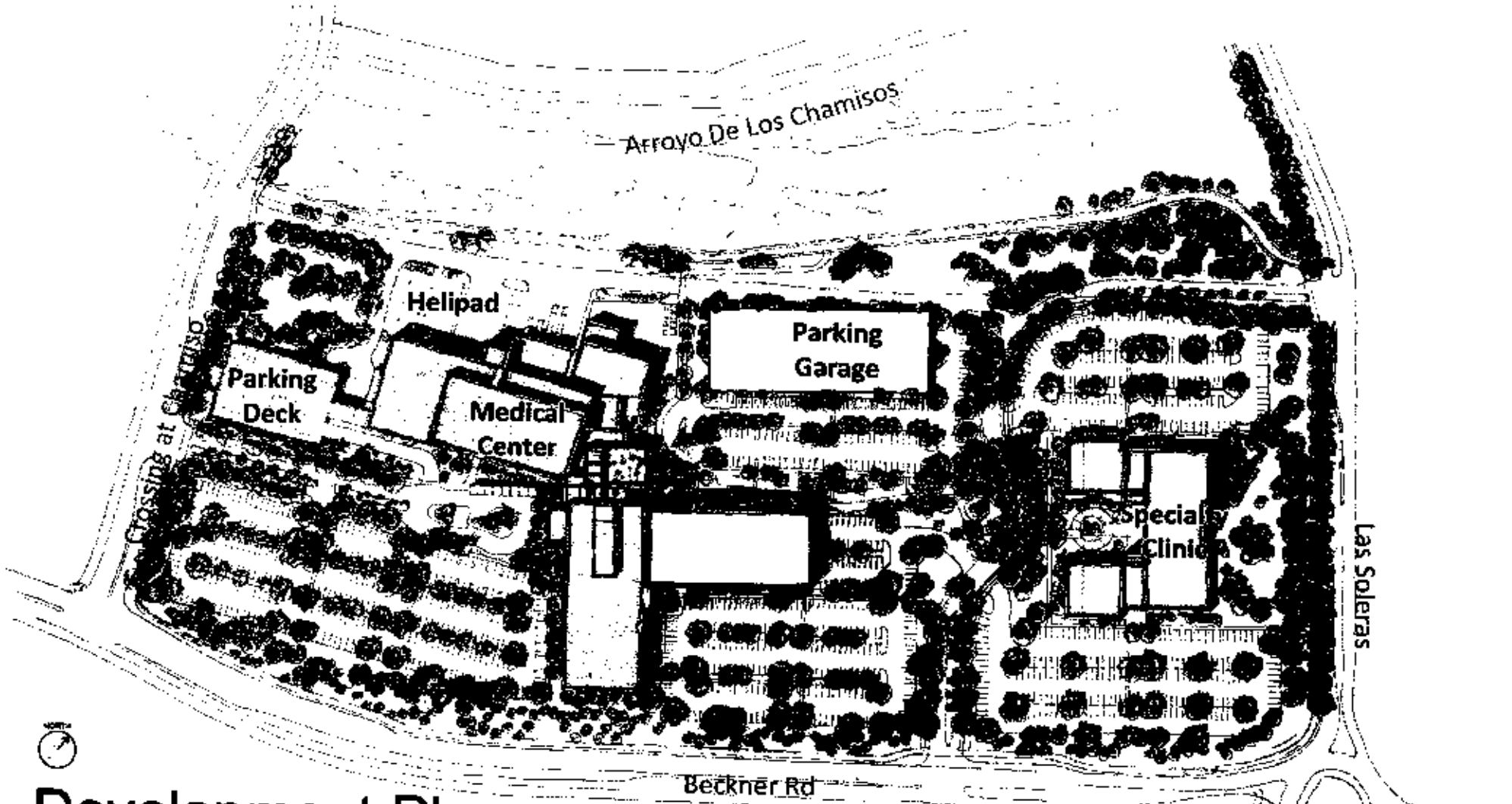
SANTA FE MEDICAL CENTER

- Preliminary & Final Development Plan
- Variance from Slopes Greater than 30%
- Minor Amendment to Las Soleras Master Plan for Signs on Tract 8
- Minor Amendment to Las Soleras Master Plan for Road Phasing Plan

Development Request



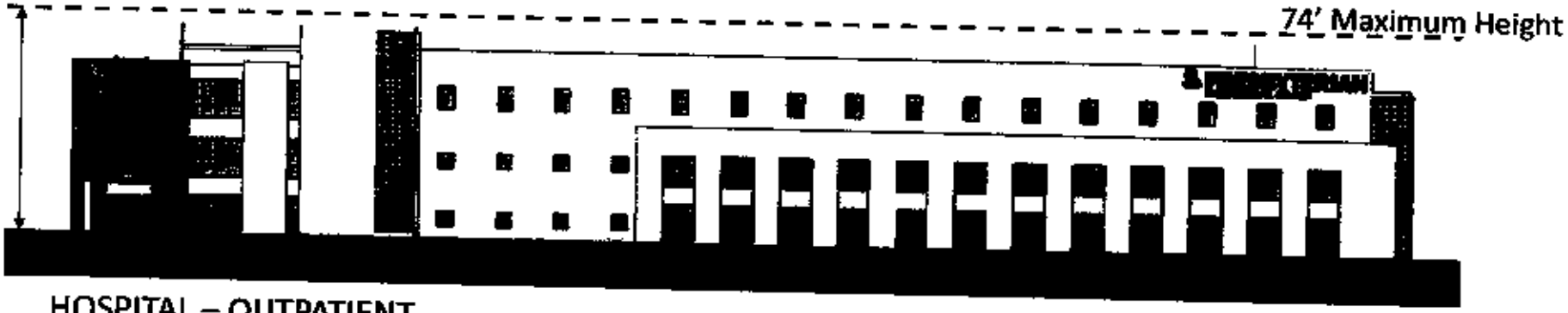
Las Soleras Master Plan



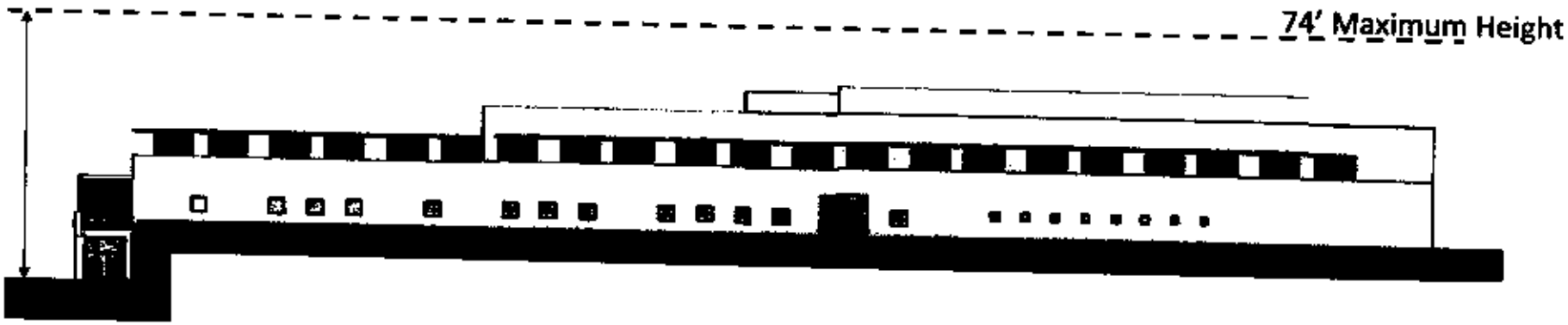
Development Plan

Project Development Data

Site:	
• Site Area:	39.0177 Acres
• Site Area not in Floodplain:	33.9277 Acres
Building:	
• Total Proposed Gross Building Area:	473,000 sf
• Phase One Gross Building Area:	285,000 sf
• Floor Area Ratio Allowed:	1.8:1 or 3,059,300 sf
• Floor Area Ratio Proposed:	0.3:1 or 473,800 sf
• Maximum Building Height Allowed:	Zoning @ 70'+4'=74'
• Maximum Building Height Proposed:	At/Under Required
Parking:	
• Total Parking Required:	1,515 Spaces
• Total Parking Provided:	1,569 Spaces
• Phase One Parking Required:	741 Spaces
• Phase One Parking Provided:	1,023 Space
Landscape:	
• Required Open Space:	25.0%
• Provided Open Space:	31.8%

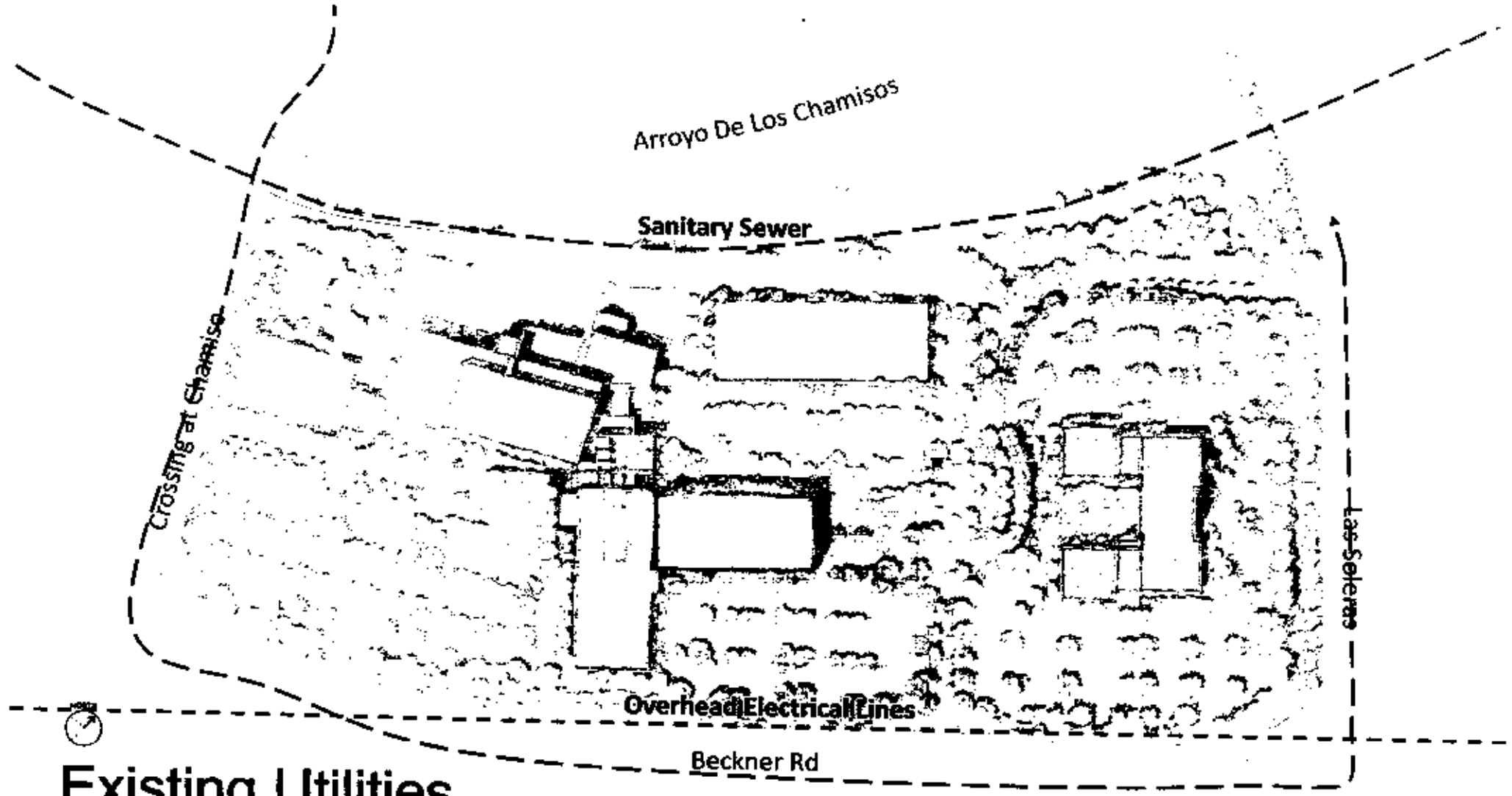


HOSPITAL – OUTPATIENT

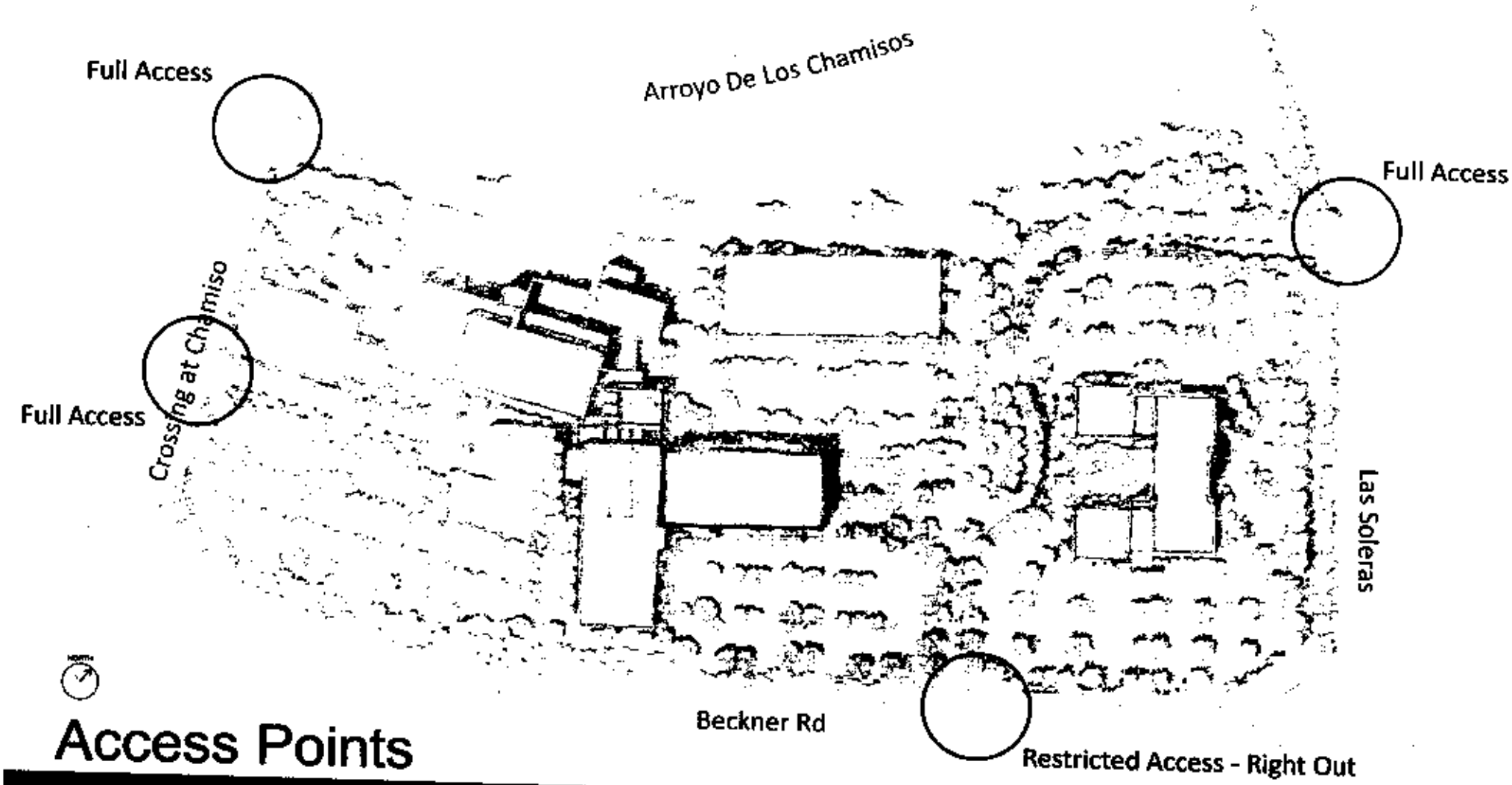


HOSPITAL - INPATIENT

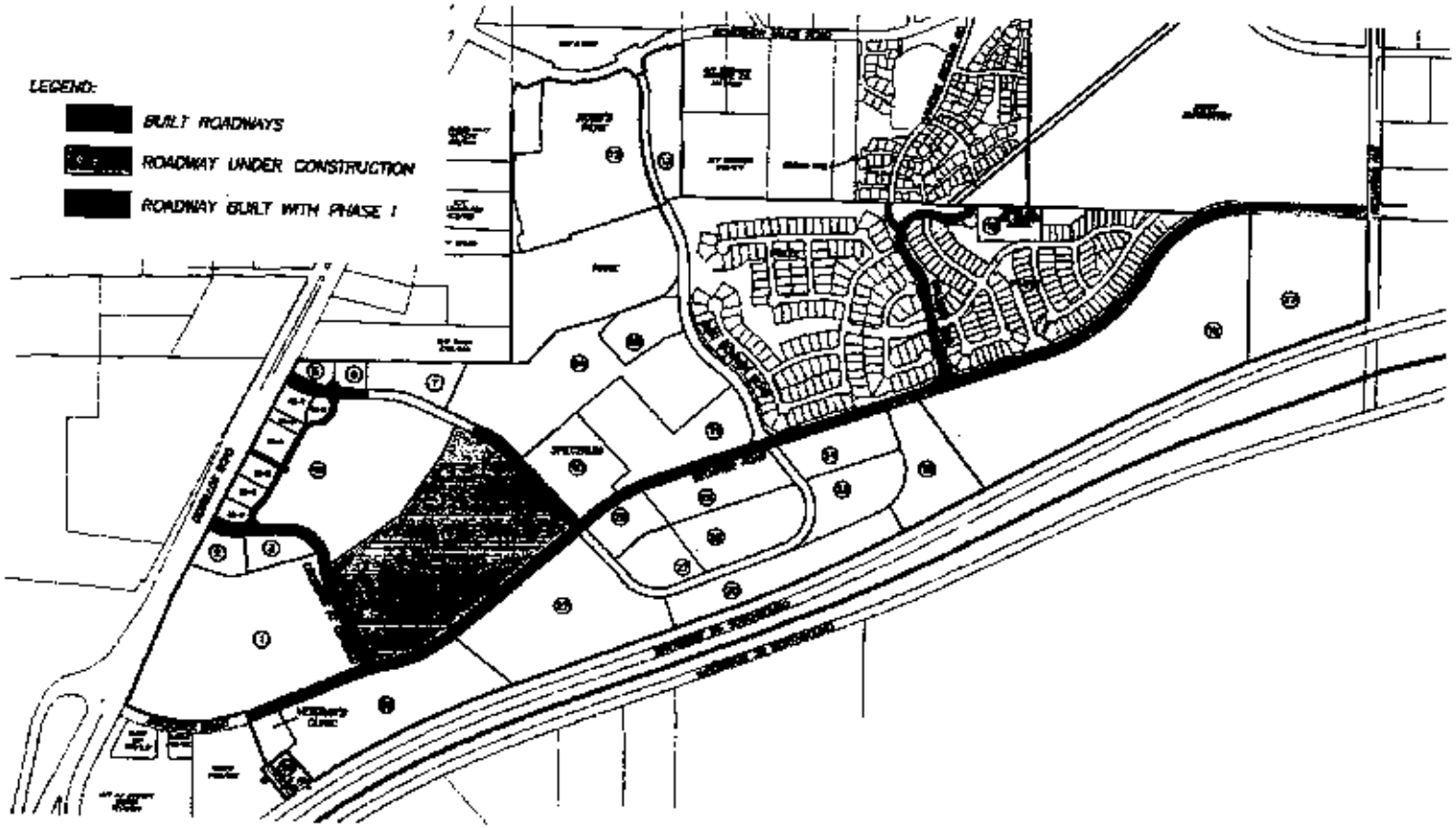
Exterior Elevations



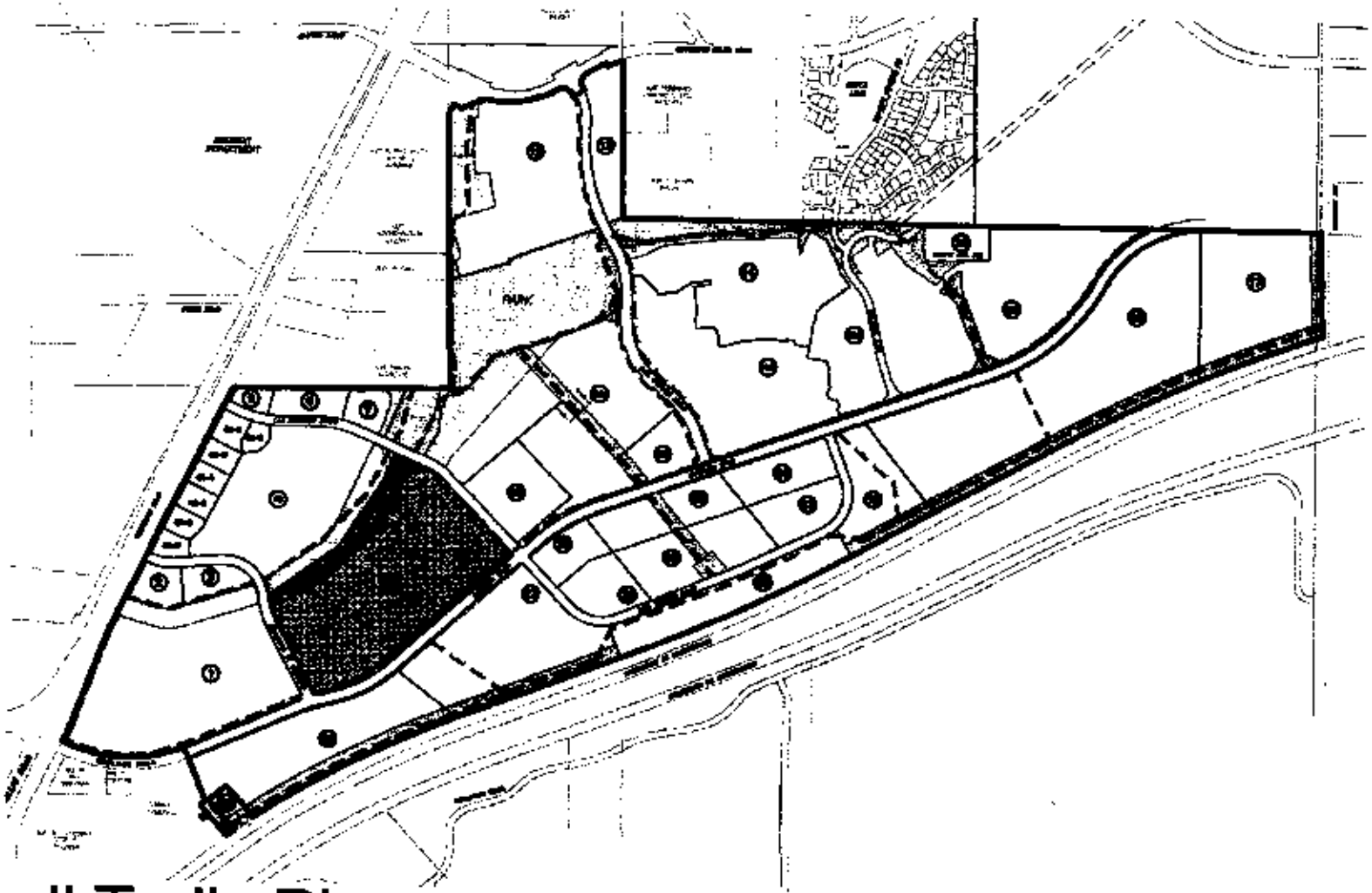
Existing Utilities



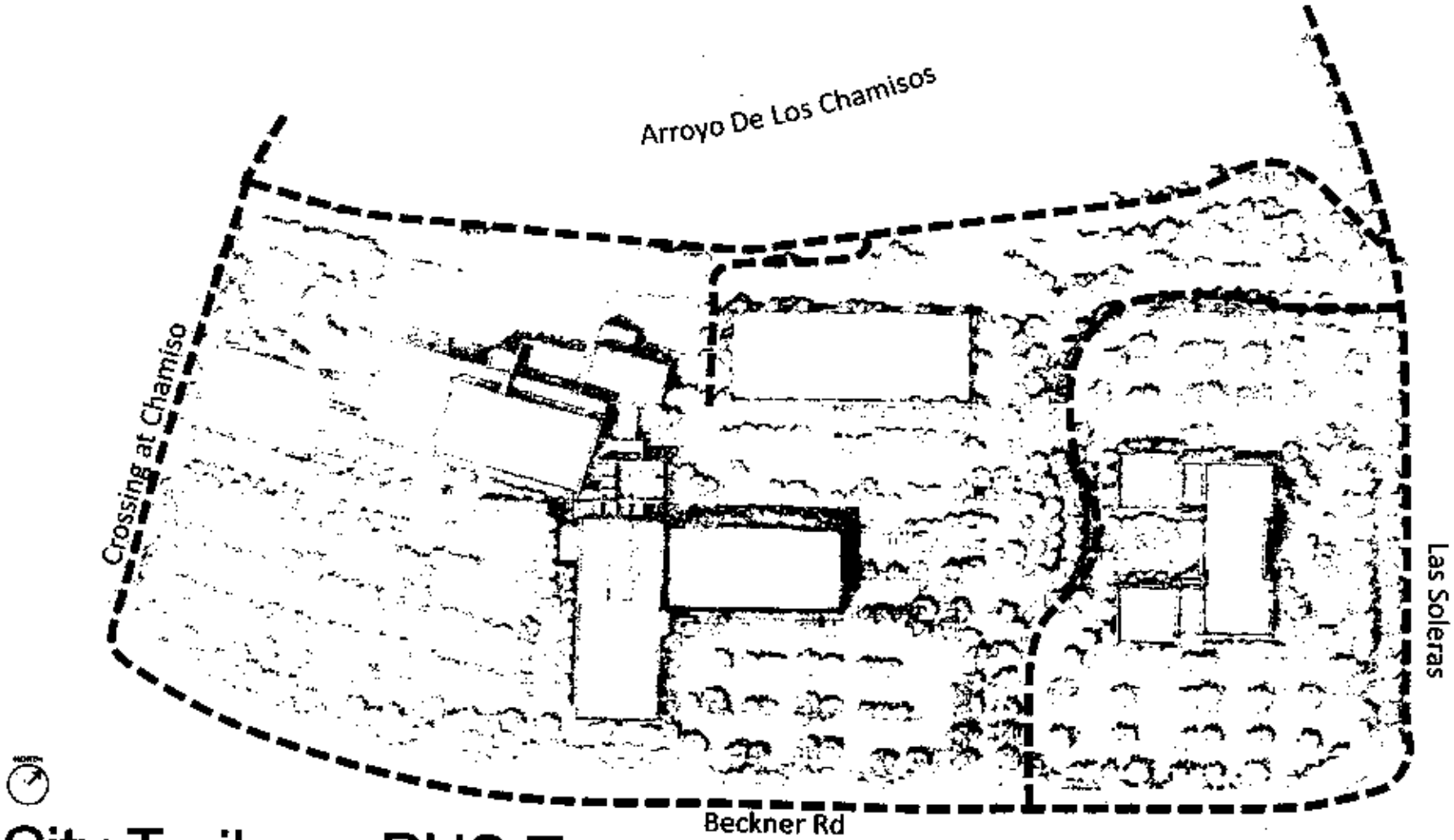
Access Points



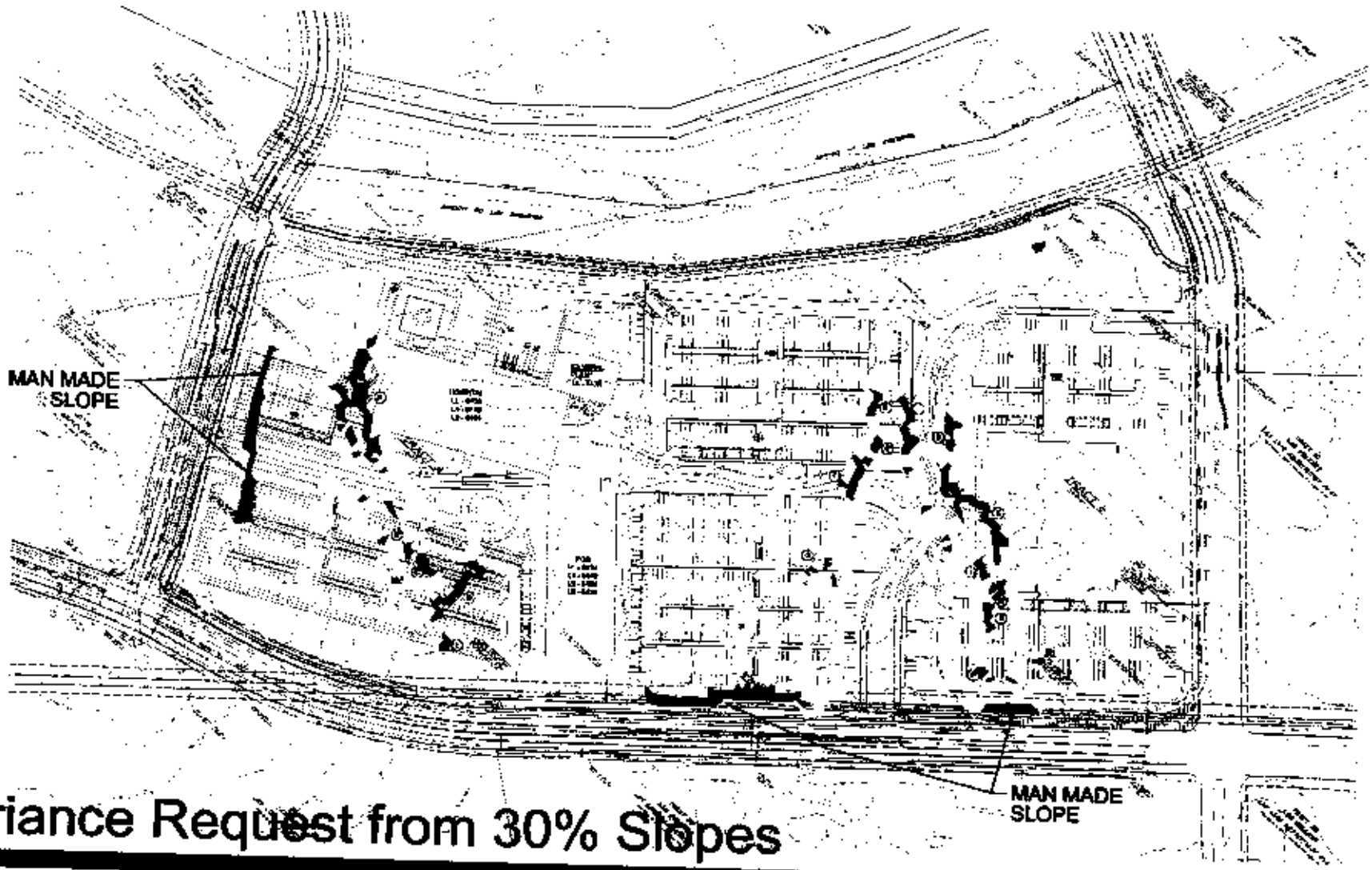
Off-Site Road Infrastructure Improvements



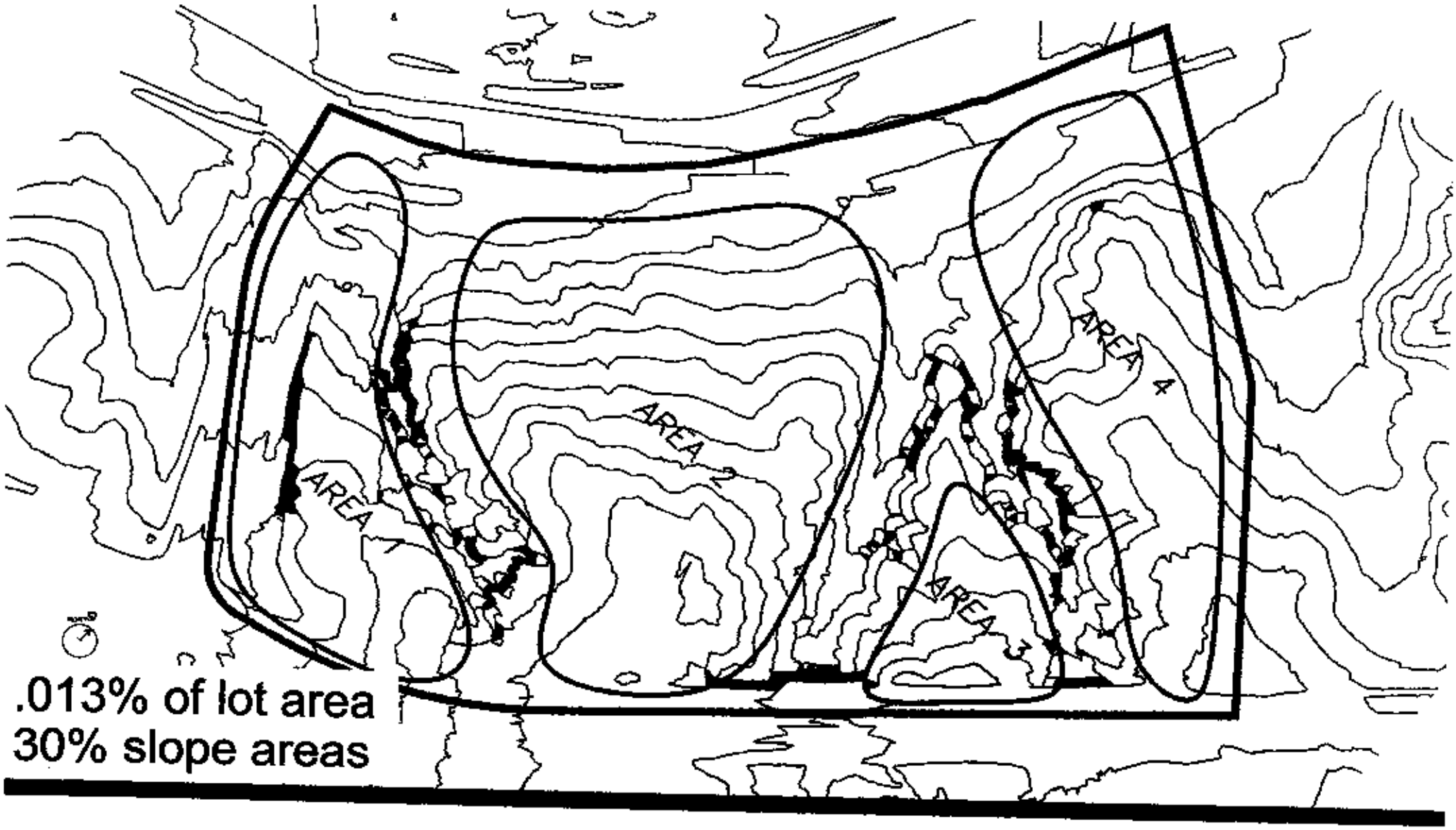
Overall Trails Plan



City Trails on PHS Tract



Variance Request from 30% Slopes


AREA 1
AREA 2
AREA 3
AREA 4
.013% of lot area
30% slope areas

Minor Las Soleras Master Plan Amendment for Signs on Tract 8

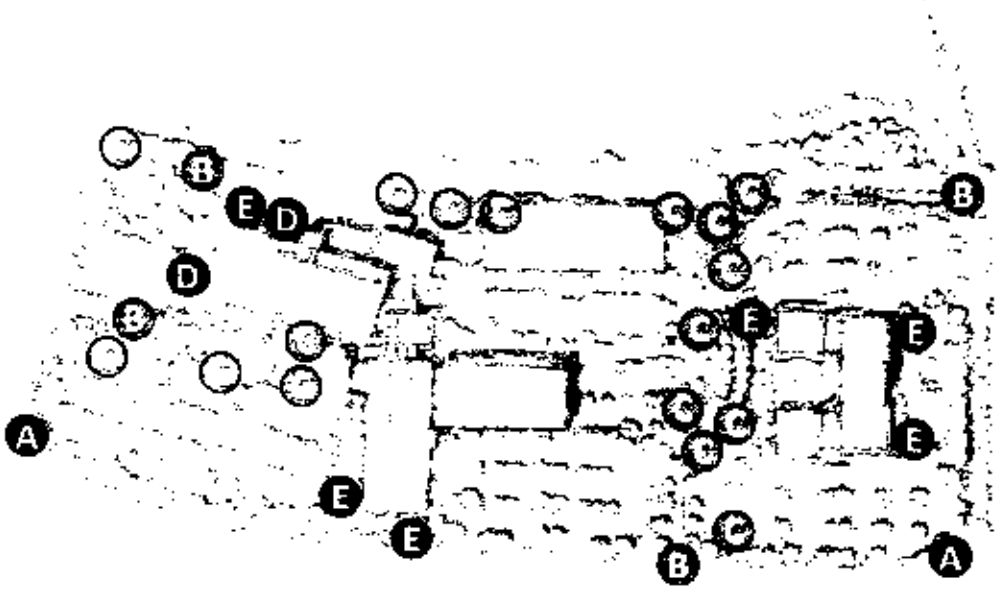
Purpose of Sign Regulations

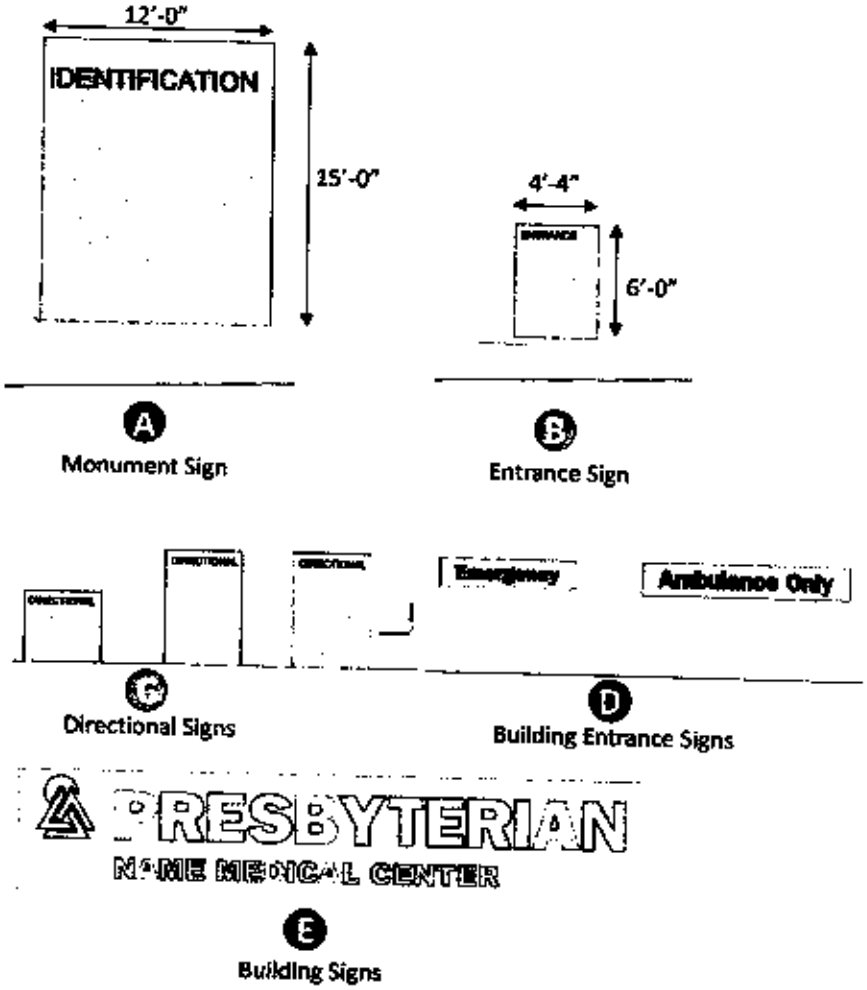
- Aesthetics
- Integrate signs with architecture
- Provide for direction

Hospital Zone (HZ) Sign Regulations

- Total building mounted sign area: 32 square feet combined for no more than two signs
- Maximum height on sign above adjoining grade: 15 feet
- Number of free-standing identification signs: 2
  - Permitted sign size: 16 square feet each
- Directional signs
  - Maximum number: 1
  - Maximum area: 4 square feet

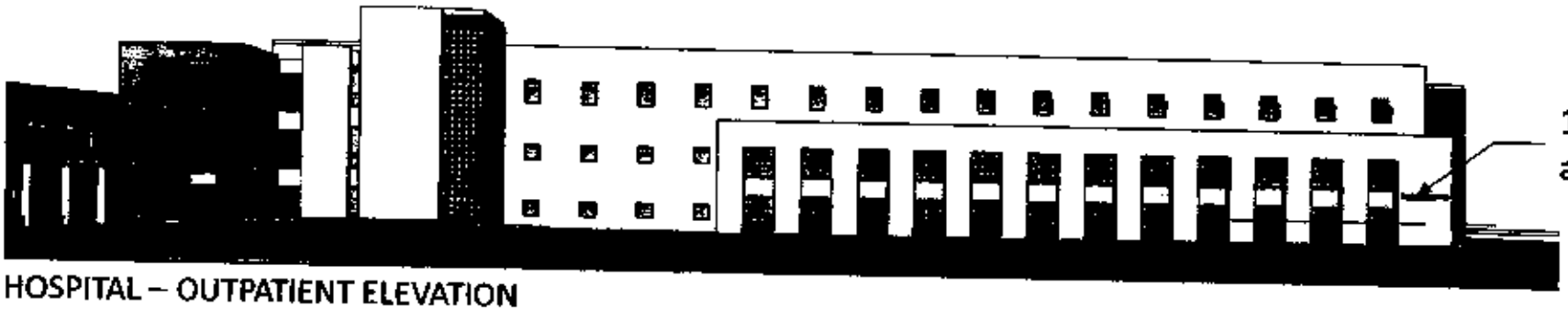
(Mirrors C-1 office district)



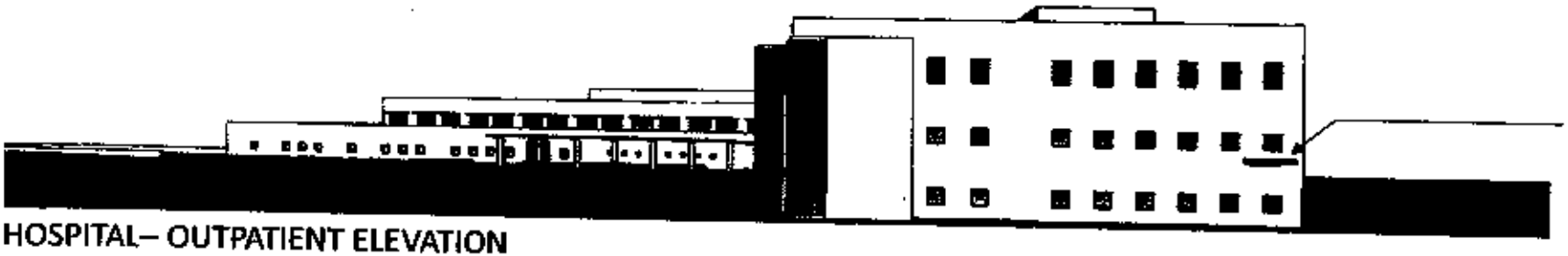


Minor Las Soleras Master Plan Amendment for Signs on Tract 8

Exterior Views – Current Ordinance



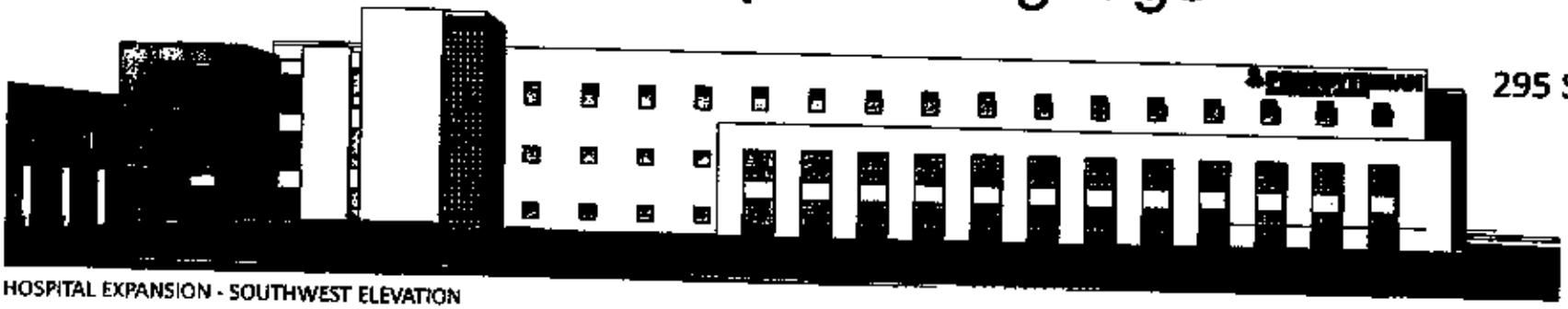
HOSPITAL – OUTPATIENT ELEVATION



HOSPITAL– OUTPATIENT ELEVATION

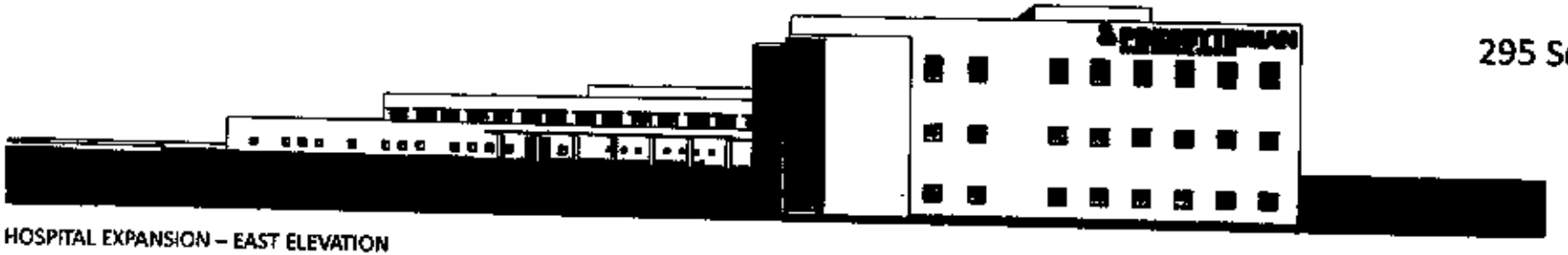
HOSPITAL EXPANSION - WEST ELEVATION

Exterior Views - Proposed Signage



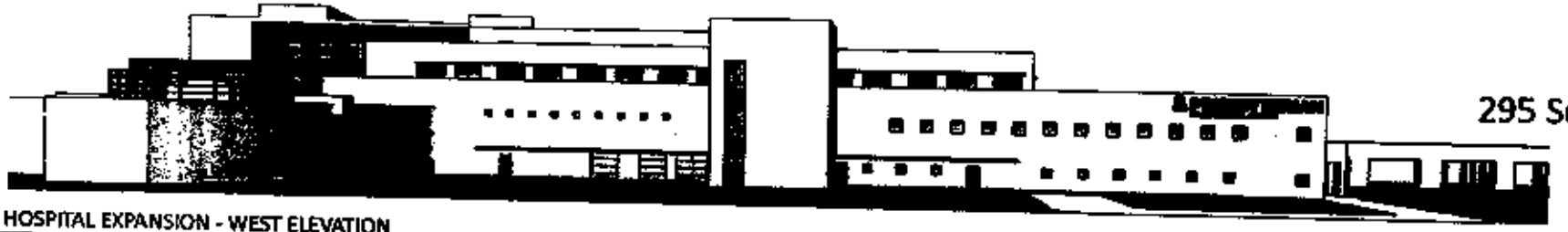
295 Square Feet

HOSPITAL EXPANSION - SOUTHWEST ELEVATION



295 Square Feet

HOSPITAL EXPANSION – EAST ELEVATION



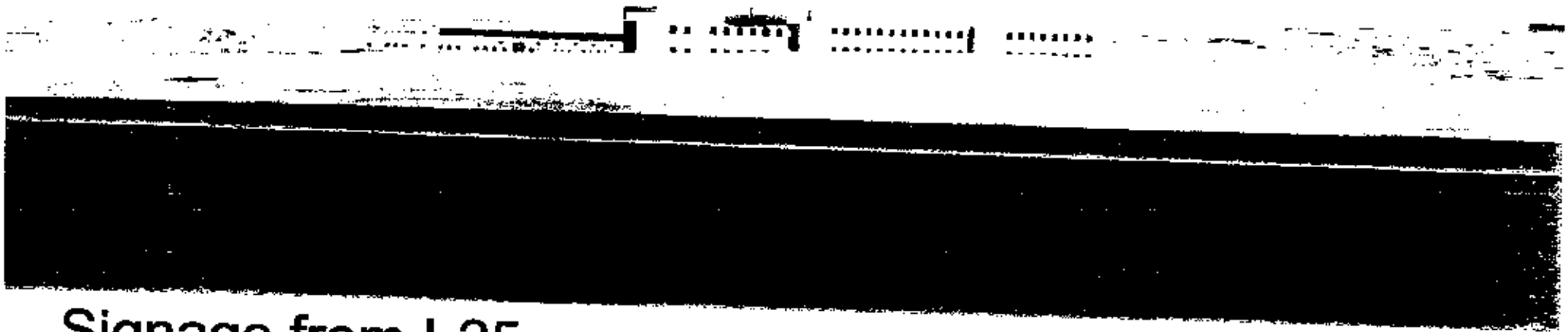
295 Square Feet

HOSPITAL EXPANSION - WEST ELEVATION

- Southbound I-25 with 16 SF sign
- 1' tall channel letters

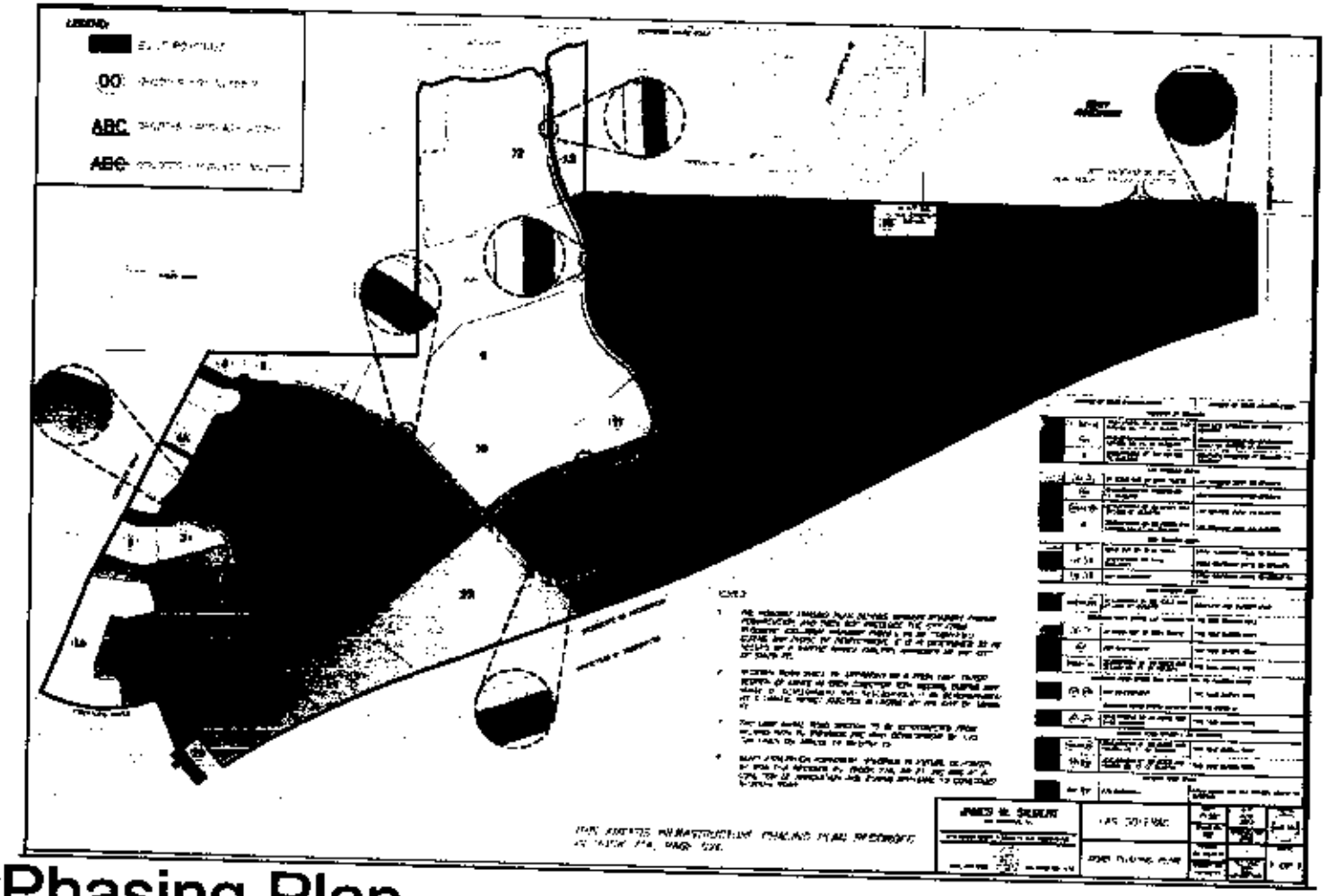
Signage from I-25

- Southbound I-25 with 295 SF sign
- 4' tall channel letters

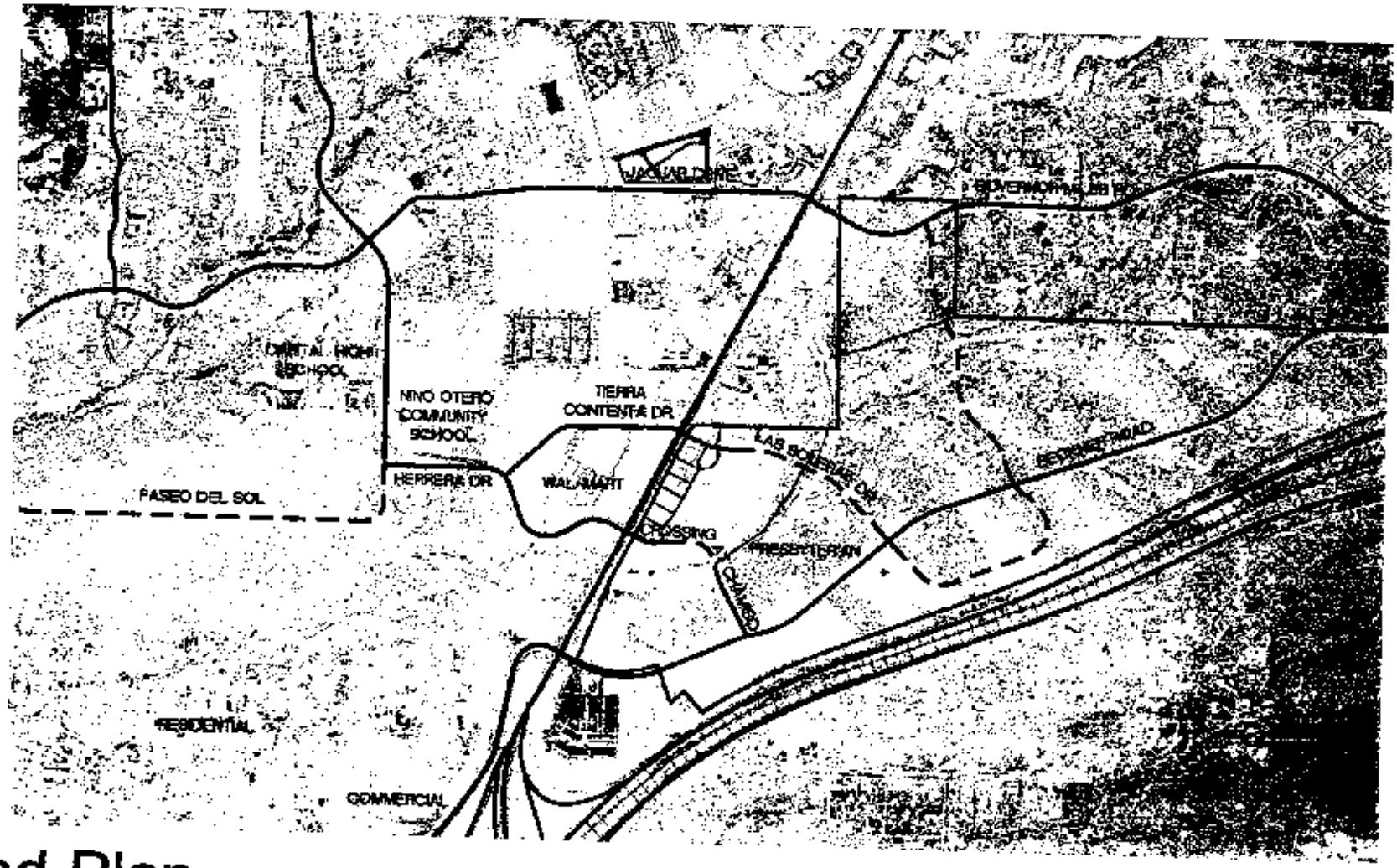


Signage from I-25

Las Soleras Master Plan
Amendment for Road Phasing



Road Phasing Plan


NINO OTERO
COMMUNITY
SCHOOL
TIERRA
CONTENTA DR
HERRERA DR
WALMART
PASEO DEL SOL
CROSSING
PRESBYTERIAN
CHURCH
RESIDENTIAL
COMMERCIAL

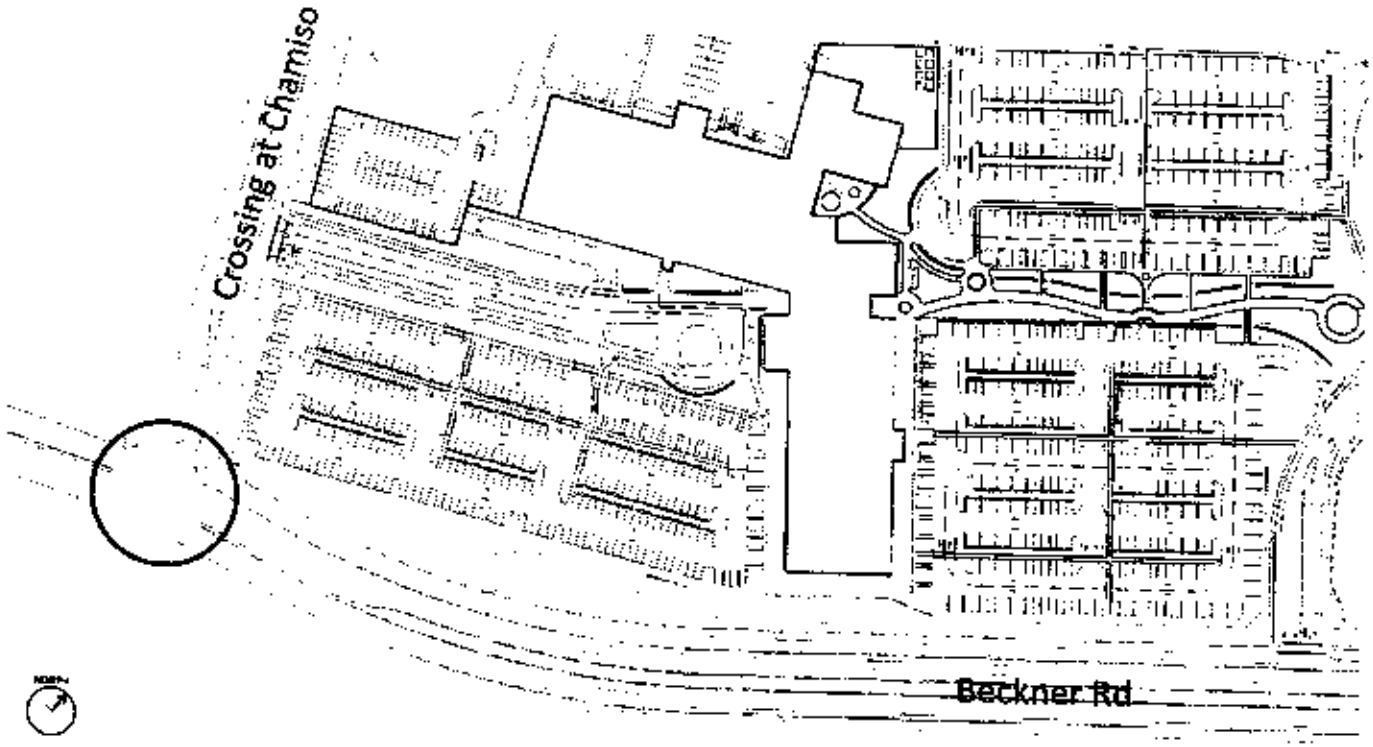
Road Plan

1,927 AM & PM
peak hour vehicles

Herrera Drive

1,196 AM & PM
peak hour vehicles

Tierra Contenta Drive



Consideration of Signalized Intersection at Beckner Road & Crossing at Chamiso

EXHIBIT B
Conditions of Approval
Presbyterian Health Services Final Development Plan and Terrain Management Variance
Case #2016-50

Project Conditions

	Condition	Department/ Team	Staff Responsible
1.	The Arroyo Chamiso Trial 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 opumum 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
Presbyterian Health Services Final Development Plan and Terrain Management Variance
Case #2016-50

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.	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
11.	Details for landscaping at all signs must be submitted at time of construction permit.	Landscaping	Somie Ahmed
12.	Identify the sewer and effluent easements in the landscape sheets. There appears to be trees located within the effluent water line easement which is not allowed. Verify that there are no trees within this 30 foot wide combined sewer and effluent easement.	Wastewater	Stan Holland
13.	On sheet C-304, add the sewer note 2 regarding core drilling.	Wastewater	Stan Holland
14.	Modify the sewer note 2 regarding core drilling to include that "a bituminous or approved equal sealant will be required around the new pipe penetration in the manhole	Wastewater	Stan Holland
15.	An agreement to construct and dedicate will be required to build the proposed mains for the development. A water plan must be submitted directly to the Water Division and an approved water plan will be required for the agreement to construct and dedicate to build new mains.	Water Engineering	Dee Beingessner
16.	Fire service requirements will have to be determined by the Fire Department prior to development	Water Engineering	Dee Beingessner
17.	All Fire Department access shall be no greater that a 10% grade throughout.	Fire	Rey Gonzales
18.	Fire Department Access shall not be less than 20 feet width.	Fire	Rey Gonzales
19.	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.	Fire	Rey Gonzales

20.	Fire Department shall have 150 feet distance to any portion of the building on any new construction.	Fire	Rey Gonzales
21.	Shall have water supply that meets fire flow requirements as per IFC.	Fire	Rey Gonzales
22.	Fire Hydrants shall be located to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.	Fire	Rey Gonzales
23.	Compactor shall be a minimum 30 yard self-contained.	Solid Waste	Eric Lucero
24.	Work with Solid Waste to identify provisions for recycling.	Solid Waste	Eric Lucero
25.	Dedication plat of ROW shall be recorded concurrent or prior to filing of development plan.	Current Planning	Noah Berke
26.	Dedication plat shall be recorded prior to or concurrently with final development plan, including signatures from affected utilities.	Current Planning	Noah Berke
27.	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
28.	Provide a standard city trail signage plan to the approval of the Public Works Department.	Current Planning	Noah Berke
29.	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
30.	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
31.	Water rights shall be transferred to the City no later than 60 days after the approval of the final subdivision plat for each phase or subphase of development. Building permits shall not be issued until adequate water rights are transferred to the City.	Water Budget Office	Noah Berke

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

Project Conditions

	Condition	Department/ Team	Staff Responsible
1.	The Arroyo Chamiso Trial 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

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

PRESBYTERIAN

HEALTHCARE SERVICES

DEVELOPMENT PLAN REPORT

PREPARED FOR

PRESBYTERIAN HEALTHCARE SERVICES

PREPARED BY

JAMES W. SIEBERT & ASSOC., INC

APRIL, 2016

Revised May 2016

Table of Contents

Introduction	4
Project location	4
Property Description and Legal Lot of Record	4
Open Space Summary Description	6
Santa Fe Medical Center Building Areas	7
Evaluation of Parking Standards	8-9
Description of Medical Services to be provided	10
Adjoining Land Uses and Compatibility	10
Visual distance from Nava Ade and I-25 southbound	12
Summary for Master Sign Plan as set forth in Las Soleras	12-14
Minor Master Plan Amendment for Tract 8	
Response to Variance Criteria for Disturbance of Slopes Exceeding 30%	14-18
Summary of Minor Amendment to Road Phasing Plan	19
Existing Infrastructure	20-21
Roads	
Water	
Sewer	
Electric	
Telephone	
Cable	
Natural Gas	
Storm Drain24	
Planned Infrastructure	23-24
Roads	
Water	
Sewer	
Electric	
Telephone & Cable	
Natural Gas	

Environmental Review 24-25

Archaeology
Drainage and Flood Plain
Existing Vegetation
Significant Trees

Traffic Circulation, Trails and Public Transportation 27-29

Requirement for Off-Setting water Rights 29

Response to Conditions of the Las Soleras Master Approval 29-31

Meetings 32

Fiscal Impact of PHS 33-34

APPENDICES

Appendix A	Legal lot of Record Plat
Appendix B	Warranty deed
Appendix C	Archaeological Clearance
Appendix D	Santa Fe Medical Center Flight Plan
Appendix E	ENN Meeting Minutes
Appendix F	Public Health Provider Meeting Notice, Minutes & Sign-in sheet

FIGURES

Figure 1	Vicinity Map
Figure 2	Description of zoning district
Figure 3	Status of Roadway Construction
Figure 4	Significant Tree Location

INTRODUCTION

On February 11, 2009 the City Council approved a master plan for Las Soleras. The master plan comprised 550 acres of land within the southern urban area establishing a mix of residential, commercial and institutional uses. Included in the approved master plan is an approximate 39 acre site for a hospital. This tract of land, shown as Tract 8, on the Las Soleras recorded plat was subsequently zoned HZ, Las Soleras Hospital Zone District. Presbyterian Healthcare Services purchased Tract 8 and is the current owner of the property.

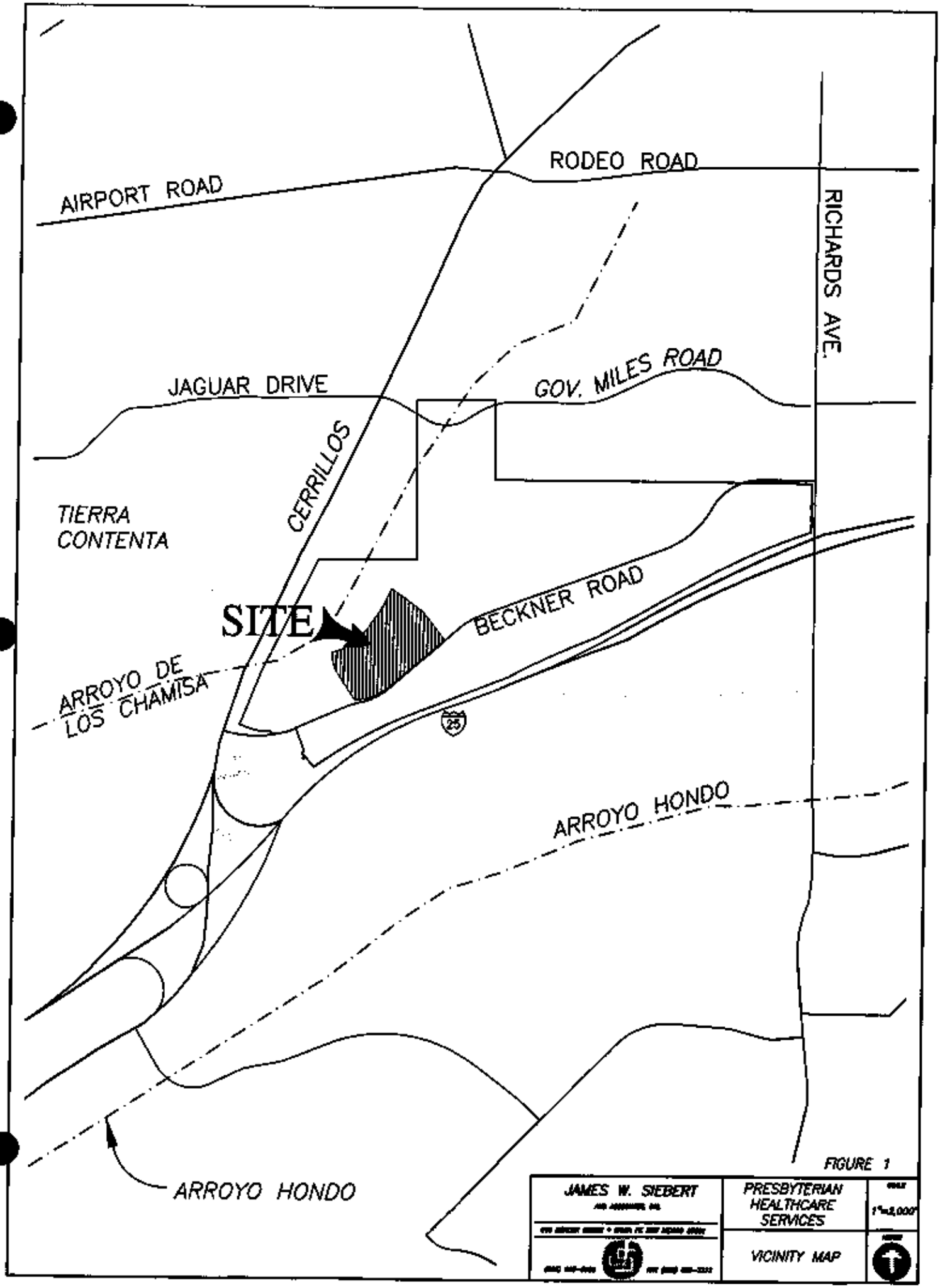
It has been 7 years since the zoning for the property was approved and Presbyterian Healthcare Services is now prepared to commence construction of a health services campus on Tract 8. Since the property was zoned, improvements have been made to the land including the four lane extension of Beckner Road to the eastern property line of Tract 8, and extension of water, sewer and dry utilities within or adjacent to the Beckner Road right-of-way and construction of a storm drain system. The Crossing at Los Chamisos roadway has also been completed for a section of the western boundary of the property.

PROJECT LOCATION

The subject property, which is 39.03 acres in size, is located within the Las Soleras development, north of Beckner Road, south of the Arroyo de los Chamiso, east of the Crossing a Chamisos and west of the future Las Soleras Drive. Figure 1 is a description of the location relative to Cerrillos Road and improved and unimproved roads within Las Soleras.

PROPERTY DESCRIPTION, LEGAL LOT OF RECORD AND OWNERSHIP

The property is legally defined as Tract 8 as shown on the plat of record described as Lot Line Adjustment Plat, Prepared For Beckner Road Equities, Inc. This plat is recorded in the office of the Santa Fe County Clerk, dated March 4, 2010, Book 714, Pages 014-026. A reduction of the plat is provided as Appendix A. Appendix B is the warranty deed for the property.


RODEO ROAD
AIRPORT ROAD
RICHARDS AVE.
JAGUAR DRIVE
GOV. MILES ROAD
CERRILLOS
TIERRA
CONTENTA
SITE
BECKNER ROAD
ARROYO DE
LOS CHAMISA
25
ARROYO HONDO
ARROYO HONDO
FIGURE 1
JAMES W. SIEBERT
PRESBYTERIAN
HEALTHCARE
SERVICES
VICINITY MAP

Open Space Standards

Open Space Requirement:	25% of Lot Area
Lot Area:	1,699,611 sq.ft. (39.017 acres)
Open Space within Flood Plain:	172,774 sq. ft.
Total Open Space Provided:	713,522 sq. ft.
Total Open Space Required:	424,903 sq. ft.

SANTA FE MEDICAL CENTER BUILDING AREAS

Phase 1

Inpatient (and non-medical spaces)	150,700
Inpatient (30 Beds)	12,500
Outpatient (Medical Offices)	111,400
Central Plant	10,400
Total	285,000

Phases I & II

Inpatient (and non-medical spaces)	154,500
Inpatient (12 Beds)	17,500
Outpatient (Medical Offices)	231,400
Central Plant	10,400
Specialty Clinics	60,000
Total	473,800

Note: Does not include parking garage of 135,000 sq.ft.

PARKING CALCULATIONS

TOTAL PARKING COUNTS BY PHASE 1:

Lot A – Upper Deck	55	Lot D – Dock Area	14
Lot B – Lower Deck	58	Lot E – POB Lot	333
Lot C – SW Lot	307	Lot F – Rear Drop off Lot	258

Minimum Automobile Parking Required by City (14-8.6-1 Parking and Loading Requirements)
Refer to "SQUARE FOOTAGE BREAKDOWN"

Minimum Required	741
Total Provided	1,023

Minimum Accessible Parking Required by Building Code (Hospital/Medical Center)
(Table 1106.1 Accessible Parking Spaces)

ADA Accessible Parking Spaces	45
Van Accessible Parking Spaces	10
Minimum Required	55

Minimum Bicycle Parking Parking Require by City (14-8.6 E Off-Street Bicycle Parking)

(Hospital) 100 or more per table	13
Minimum Required	13

Provided Parking (Hospital/Medical Center)

Standard	923
ADA Accessible Parking Spaces	84
Van Accessible Parking Spaces	16
Total Provided	1023

Provided Bicycle Parking

Hospital/Medical Center	25
Total Provided	25

PARKING CALCULATIONS

TOTAL PARKING COUNTS BY LOT FULL BUILDOUT:

Lot A – Upper Deck	56	Lot F – Rear Drop off Lot	117
Lot B – Lower Deck	56	Lot G – Structure	400
Lot C – SW Lot	307	Lot H – SE Corner Lot	191
Lot D – Dock Area	14	Lot J – NE Corner Lot	166
Lot E – POB Lot	258		

Minimum Automobile Parking Required by City (14-8.6-1 Parking and Loading Requirements)
Refer to "SQUARE FOOTAGE BREAKDOWN"

Minimum Required	1,515
Total Provided	1,569

Minimum Accessible Parking Required by Building Code (Hospital/Medical Center)
(Table 1106.1 Accessible Parking Spaces)

ADA Accessible Parking Spaces	88
Van Accessible Parking Spaces	18
Minimum Required	106

Minimum Accessible Parking Required by Building Code (Clinic)
(Table 1106.1 Accessible Parking Spaces)

ADA Accessible Parking Spaces	6
Van Accessible Parking Spaces	2
Minimum Required	8

Minimum Bicycle Parking Parking Require by City (14-8.6 E Off-Street Bicycle Parking)

(Hospital) 100 or more per table	13
(Clinic) 100 or more per table	12
Minimum Required	25

Provided Parking (Hospital/Medical Center)

Standard	1096
ADA Accessible Parking Spaces	92
Van Accessible Parking Spaces	19
Total Provided	1207

Provided Parking (Clinic)

Standard	332
ADA Accessible Parking Spaces	22
Van Accessible Parking Spaces	8
Total Provided	362

Provided Bicycle Parking

Hospital/Medical Center	13
Clinic	12
Total Provided	25

Parking calculations for net leasable based on 85% of the gross floor area.

DESCRIPTION OF MEDICAL SERVICES TO BE PROVIDED

The number of inpatient beds is limited to 30 in phase 1 and 12 in phase 2 for a total of 42 beds. The emphasis is on outpatient health services versus permanent longer term care. Patients needing longer term care have the option of being transferred to other PHS hospitals or other hospitals in the area. Urgent and emergency care will be provided at the hospital. One wing of the hospital is generally dedicated to clinical medical services. The emphasis will be on expedient, diligent care of patients through modern design and technology.

ADJOINING LAND USES AND COMPATIBILITY

The tracts of land adjacent to and in close proximity to the HZ District are zoned for commercial uses. There is a parcel of land to the east of the site, east of Las Soleras Drive, where an assisted living complex is proposed. The project is developing on land zoned C-1, professional office. This project is currently under regulatory review by the City. The developer of the assisted living project has selected this site in anticipation of the hospital being a future eventuality. Figure 2 is a description of the zoning districts in the vicinity of the subject property. C-2, General Commercial zoning districts, which is the predominate zoning category adjacent to the medical center, are generally considered more intensive from a development standpoint than C-1, Professional Office zoning districts. The height limit in the C-2 districts is 45 feet and the lot coverage is 60 percent.

The closest neighborhood with a recognized neighborhood organization is Nava Ade. The distance from the northeast corner of the PHS property to the closest point in the Nava Ade subdivision is 3,137 feet.

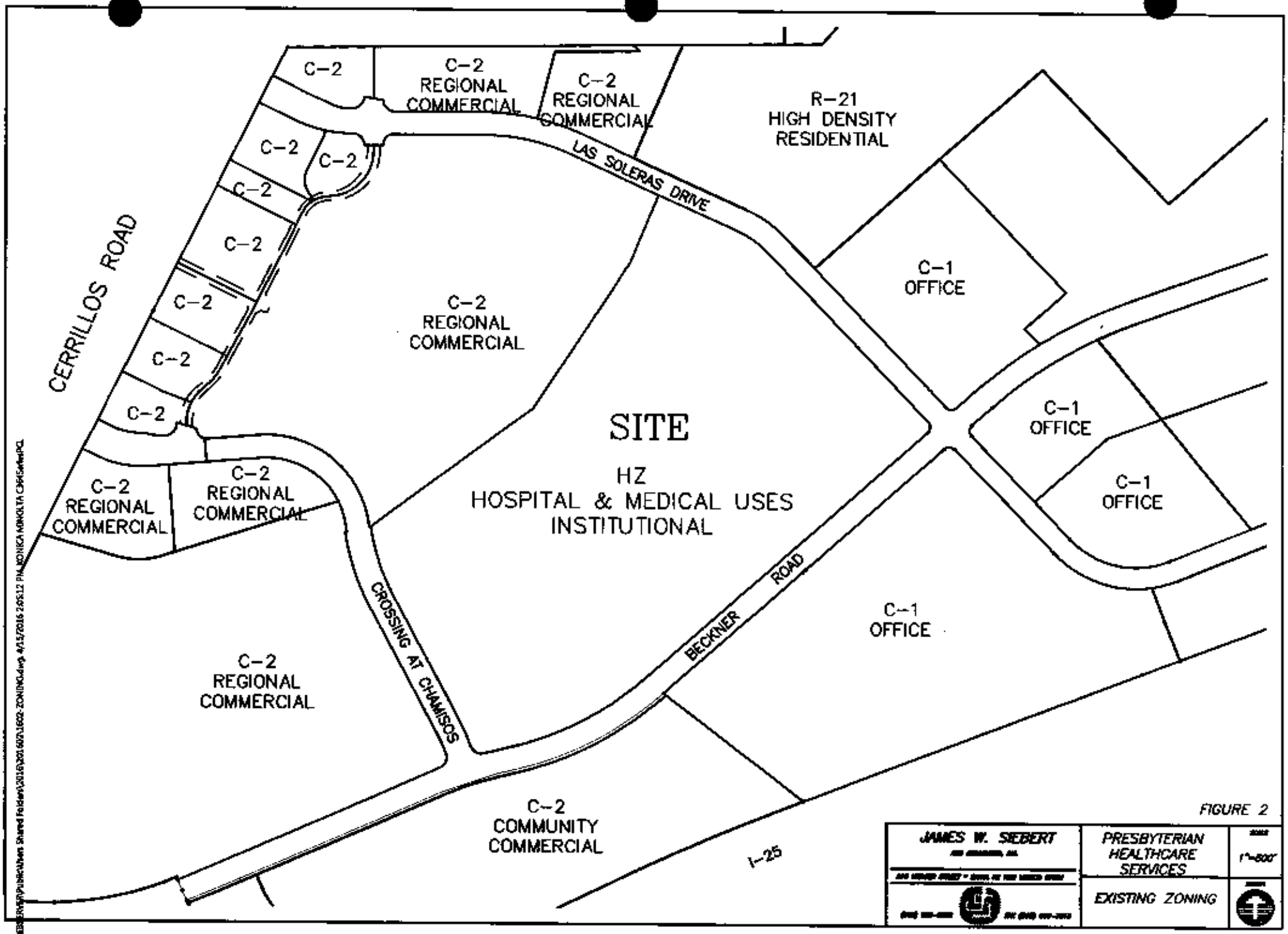

C-2
C-2
REGIONAL
COMMERCIAL
C-2
REGIONAL
COMMERCIAL
R-21
HIGH DENSITY
RESIDENTIAL
LAS SOLERAS DRIVE
CERRILLOS ROAD
C-2
C-2
C-2
C-2
C-2
C-2
C-2
C-2
REGIONAL
COMMERCIAL
C-1
OFFICE
C-1
OFFICE
C-1
OFFICE
SITE
HZ
HOSPITAL & MEDICAL USES
INSTITUTIONAL
C-2
REGIONAL
COMMERCIAL
C-2
REGIONAL
COMMERCIAL
CROSSING AT CHAMISOS
BECKNER ROAD
C-1
OFFICE
C-2
REGIONAL
COMMERCIAL
C-2
COMMUNITY
COMMERCIAL
I-25
JAMES W. SIEBERT
PRESBYTERIAN
HEALTHCARE
SERVICES
1"=600'
EXISTING ZONING

FIGURE 2

VISUAL DISTANCE FROM NAVA ADE, I-25 SOUTHBOUND AND CERRILLOS ROAD

The hospital building is set back a considerable distance from I-25 and Cerrillos Roads. On the northbound lane of I-25 the hospital is not visible since the Rail Runner elevated rail bed obscures the vision of the hospital from the northbound lane. The distance from I-25 southbound lane to the closet point of the hospital is 786 feet. The distance from the northbound lane on Cerrillos Road is 1,318 feet from the southwest corner of the Nava Ade subdivision, to the 3 story parking lot in phase 2, which is the closet visible structure is 3,922 feet

SUMMARY FOR MASTER SIGN PLAN AS SET FORTH IN LAS SOLERAS MINOR MASTER PLAN AMENDMENT FOR TRACT 8

[1]Phase 1

Wall mounted signs (F.48)

Proposed number of wall mounted signs: 5

Proposed sign area: 3 @ 295sq.ft. Total = 885 sq.ft.

Emergency & Ambulance signs: 2 (G.2 & G3)

Proposed sign area: 33 sq.ft. for 2 signs

Maximum Sign Height from Adjoining Roadway

Proposed height: 3 main signs 65ft.

Proposed Height: 2 emergency & ambulance signs: 28 ft

Size of Letters (F.48)

Proposed main wall mounted: 60"

Depth of letters from wall

Proposed depth: 16"

[1] See sheetAS-103 and AS-503

Phase 1

Freestanding Identification Signs (A.1)

Proposed number of freestanding identification signs: 2

Proposed sign area @: 180 sq.ft. x 2 = 360 sq. ft.

Proposed sign height: 15 ft

Secondary Identification Signs (B1)

Number of signs: 3

Sign area @ 3 signs: 26 sq. ft.=78 sq. ft.

Directional signs (B.3, B.4, C.1, E.1, E.2, H.1)

(B.3) Proposed number of signs: 1

Proposed sign area: 24 sq.ft.

(B.4) Proposed number of signs: 1

Proposed sign area: 24 sq.ft.

(C.1) Proposed number of signs: 1

Proposed sign area: 15 sq.ft.

(E.1) Proposed number of signs: 15

Proposed sign area: 24 sq. ft. x 14 = 360 sq.ft.

(E.2) Proposed number of signs: 2

Proposed sign area: 24 sq.ft. x 2 = 48 sq.ft.

(H.1) Proposed number of signs: 11

Proposed sign area: 6 sq.ft. x 11 = 66 sq.ft.

Phase 2

Wall mounted signs

(T.1) Proposed number of signs:	4
Proposed sign area:	36 sq.ft. x 4 = 144 sq.ft.
Proposed sign height:	26ft

Directional signs

(E.1) Number of signs:	3
Proposed sign area:	24 sq.ft. x 3 = 72 sq.ft.
(E.2) Number of signs:	2
Proposed sign area:	24 sq.ft x 2 = 48 sq.ft.
(H.1) Number of signs:	4
Proposed sign area:	6 sq.ft. x 4 = 24 sq.ft.

RESPONSE TO VARIANCE CRITERIA FOR DISTURBANCE OF SLOPES EXCEEDING 30 PERCENT

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), are required to grant a variance.

(1) One or more of the following special circumstances applies:

(a) unusual physical characteristics exist that distinguish the land or *structure* from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;

There are two drainages within Tract 8 that traverse the property in a north-south direction with steep banks on either side of the drainage. The natural slopes that exceed 30 percent are located along these drainages. The erosion and resulting steep slopes was a feature of the land form at the time the ordinance was adopted prohibiting disturbance of 30 percent slopes, with certain

allowances. The City imposed requirements on steeper slopes were more directly applicable to significant areas of steeper slopes on the foothills in the northern and eastern areas of Santa Fe. No compensation was provided to land owners who were subject to the limitation on building on 30 percent and greater slopes.

(b) the *parcel* is a *legal nonconforming lot* created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;

(c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or

(d) the land or *structure* is *nonconforming* and has been designated as a *landmark, contributing* or *significant property* pursuant to Section 14-5.2 (Historic Districts).

(2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the *property* in compliance with the standards of Chapter 14.

The retention of the 30 percent slopes would prevent construction of the hospital, future medical office buildings, ground level parking and a future parking garage. The buildable areas on Tract 8 caused by the retention of 30 percent slopes would be reduced by approximately 10 acres as shown on Exhibit A breaking the tract into three smaller areas of development. The ability to achieve a comprehensive and integrated plan for the property needed for a hospital and medical facilities would be impossible with the retainage of the 30 percent slope areas.

(3) The *intensity* of *development* shall not exceed that which is allowed on other *properties* in the vicinity that are subject to the same relevant provisions of Chapter 14.

A Floor Area Ratio of 8:1 is allowed under the HZ Presbyterian Hospital District. This ratio means that the entire building area of Lot 8 could be covered with an 8 story building. The actual Floor Area Ratio for the site is .37:1. which is substantially less than permitted by the underlying zoning. The proposed building area for all phases of Tract 8 is 603,900 square feet or a Floor Area Ratio of .37:1. This zoning district is unique to Santa Fe and the comparison to other properties subject to the same relevant provisions is not applicable.

(4) The variance is the minimum variance that will make possible the reasonable use of the land or *structure*. The following factors shall be considered:

With regard to a minimum variance the total land area with slopes of 30 percent and greater slopes is 23,037 square feet. The total area of the Tract is 1,700,146 square feet. The 30 percent slopes represent .013 of the total lot area. This would be considered a minimum easing of the slope criteria.

(a) whether the *property* has been or could be used without variances for a different category or lesser *intensity* of use;

A variety of uses are permitted within an HZ district, including single family dwellings. A low density single family housing project could most likely be planned for the property without the need for variances. Any lesser intensity use than uses allowed for medical related purposes would be contrary to the intent of the district which is the provision of a range of medical services needed to serve the community. The development plan as proposed is limited to medical and health related services. The Santa Fe zoning code is structured in a Euclidian format with all the lesser intensive uses permitted in the subject zoning district. While lesser intensive uses are permitted in this HZ, Hospital Zone district it was the intent of the ordinance to create a zoning district that allowed for intensive medical uses, including a hospital building with a 70 foot height limit and a floor area ratio of 8:1.

(b) Consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan

City Code
Section 14-1.3 General Purposes SFCC

(A) Implement the purposes of the general plan, including guiding and accomplishing a coordinated, adjusted and harmonious development of Santa Fe that will best promote health, safety, order, convenience, prosperity and the general welfare as well as efficiency and economy in the process of development, and to ensure that the regulations adopted pursuant to this chapter are in accordance with the general plan

There is no better land use for promoting health, safety, and general welfare for the region than a hospital and medical facilities. At full build out Presbyterian Healthcare Services in Santa Fe will employ approximately 1200-1400 people. Some of the doctors, nurses and healthcare workers that are commuting to healthcare facilities outside of Santa Fe will have the option of working closer to their place of residence providing a convenience that does not currently exist.

(B) Create conditions favorable to the health, safety, convenience, prosperity and general welfare of the residents of Santa Fe by coordination streets within proposed subdivisions with existing or planned streets or other features of the general plan; providing parks and trails; providing sewer, water and other infrastructure; providing adequate open space for traffic, recreation, drainage, light and air; and providing for the appropriate distribution of population and traffic.

Presbyterian Healthcare Services is located within the Las Soleras master plan development. Multiple points of access are included in the master plan allowing for a distribution of traffic. A road connection to the Nava Ade subdivision and Monte del Sol School has been approved by the City and is currently under construction. Crossing at Chamiso will be competed from its terminus east of Cerrillos Road to Beckner Road in the first phase of the PHS development. Las Soleras Drive is a planned roadway from the terminus of this road east of Cerrillos Road to Beckner Road. There will be a City trail on three sides of the PHS tract. The Arroyo de los

Chamiso Open space is located on this tract and north of the property. The trail on the north side of the PHS tract will eventually connect to a 28 acre regional park.

City Code
Section 14-8.1 General Provisions (A) Purpose SFCC

(1) Provide proper standards that ensure a high quality appearance of Santa Fe area and promote good design while also allowing individuality, creativity and artistic expression;

The building design is consistent with the requirements of the City Architectural Guidelines which encourages a wall dominated structure with multiple masses. The hospital has several distinct building masses with variations in height a building setbacks. Window placement and color is used to break up the expanse of wall surface that is associated with such a large structure as a hospital.

(2) Encourage the proper use of land by promoting an appropriate balance between the built environment and the preservation of open space and natural environmental resources;

Tract 8 is surrounded by landscaped areas which serve as a buffer from Beckner Road, Crossing at Chamiso and Las Soleras Drive. Landscape within the project satisfies the City landscape requirements. A pedestrian corridor has been included in the design extending east-west through the tract from Crossing at Chamiso to future medical offices in phase 2. This pedestrian corridor is provided to encourage walkability on the site.

(3) Protect private and public investment through preservation of open space, protection of natural resources, including the existing tree canopy; providing buffers between incompatible uses and along roadways; and encouraging the planting of appropriate vegetation;

The existing tree canopy consists of Juniper trees that will be removed from the site. These trees that create allergy and health problems for individuals with allergy sensitivity will be removed from the site. There are only two pinon trees taller that six feet that are alive within the tract. The Juniper trees will be replaced with deciduous trees that provide a useable canopy to shade walkers and parking lots. Twenty-five percent of the trees will be evergreen in conformance with the City code requirements. The preservation of open space has best been accomplished by the 100 foot open space corridor along I-25, which is an element of the Las Soleras master plan. The combination of Street trees on Beckner Road and landscape within the 50 foot PNM easement adjacent to Beckner Road provides a buffer from Beckner Road.

(4) Preserve and protect the identity and character of Santa Fe, and enhance the business economy; and

The building style is consistent with the design requirements of the City Code which emphasizes a wall dominated structure versus a roof dominated structure. The estimated cost for the development of the first phase of this project is 135 million dollars. PHS will not only provide construction jobs but employ several hundred workers.

(5) Promote water conservation and efficiency through preserving natural areas, encourage good soil management and encourage the use of native or drought tolerant plant materials.

The hospital and medical facilities will incorporate the latest technologies to conserve water use. The construction of the Rust Medical Center in Rio Rancho has provided a learning curve to determine those water conserving fixtures that are most effective. The lessons learned from the Rust Medical Center will be incorporated into the hospital and ancillary structures. The plant material that has been selected is designed to achieve maximum natural cooling while reducing water requirements.

(6) Ensure compliance with the City's obligations to the U.S. Environmental Protection Agency (EPA) as a National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Phase II permittee.

The project will comply with all of the above referenced federal regulations.

General Plan
2.3 Enhance the quality of life in the community and ensure provision of community services for residents.

PHS will not only provide a range of health services at the hospital but the PHS program includes various outreach health services that take place outside the hospital and medical center. The hospital and medical clinics include the latest technology and design to enhance the medical experience offered in Santa Fe and the region.

(5) The variance is not contrary to the public interest.

The principal drainage where the 30 percent slopes are located on Tract 8 no longer carries storm water from I-25 to the Arroyo de los Chamisos. As part of the Beckner Road construction storm water has been captured south of the Beckner Road and directed into a storm drain pipe in the Beckner Road right-of-way which carries storm water in a pipe to the Crossing at Chamisos which discharges into the Arroyo de los Chamisos. The two drainages crossing the PHS tract no longer carry up stream water south of Beckner Road.

The modification to the existing drainage way on the PHS site no longer has an effect on the volume or intensity of storm water flow through the property since the drainage has been re-routed by means of storm drain pipes.

SUMMARY OF MINOR AMENDMENT TO ROAD PHASING PLAN

A request to modify the road phasing plan adopted by the City Council on September 9, 2015 is requested as part on the application for the final development plan. The current road phasing plan recommends the completion of Las Soleras Drive from Cerrillos Road to Beckner Road with the development of the hospital on Tract 8. An amendment to the road phasing plan is requested moving the priority for crossing of the Arroyo de los Chamisos from Las Soleras Drive to the Crossing at Chamiso in conjunction with first phase of Presbyterian Healthcare Services medical center. The reason for this minor amendment is:

- Crossing at Chamiso extends west of Cerrillos Road (changing name to Herrera Drive) to the Nina Ortero Community School, Capital High School and connecting into Paseo del Sol in Tierra Contenta.

- Cerrillos Road/Herrera Drive intersection serves as the principal access to Walmart.

- Herrera Drive is designed and was constructed to carry significantly more traffic volumes than Tierra Contenta Drive. Tierra Contenta Drive is the western extension of Las Soleras Drive west of Cerrillos Road.

- Herrera Drive serves as the only direct connection to Tierra Contenta.

- The turning movements (exclusive of the northbound and southbound thru traffic on Cerrillos Road) in 2015 at the Cerrillos Road and Crossing at Chamiso/Herrera Drive is 1927 vehicles for the AM and PM peak hours versus the Cerrillos Road and Las Soleras Drive/Tierra Contenta Drive intersection which has 1196 vehicles in the AM and PM peak hours. This shows the current predominance of the Cerrillos Road and Chamiso/Herrera Drive intersection.

In summary Herrera Drive carries the traffic from two major public schools, connects to Paseo del Sol, serves as the only direct access to Cerrillos Road, and is designed with eastbound lanes consisting of two left turn lanes, two thru lanes and one right turn lane. This compares to Tierra Contenta Drive that has one left turn lane, one thru lane and one right turn lane.

EXISTING INFRASTRUCTURE

Roads

Beckner Road has been extended to the east end of the property as a four lane facility with a divided median. Beckner Road is currently the developed access to the site with a signalized intersection at Beckner Road and Cerrillos Road. Crossing at Chamisos has been constructed from Beckner Road north to a point short of the Arroyo de los Chamisos. This roadway has been designed as a two lane road with a divided median.

Water

A 12 inch water line has been constructed in Beckner Road. This water line extends from a water line on Cerrillos Road. A 12 inch water line has also been installed in the Crossing at Chamisos, extending under Arroyo de los Chamisos and connecting to the 12 inch water line in the improved section of Crossing at Chamisos on the north side of the Arroyo de los Chamisos on Lot 4 of the Las Soleras development. A pressure reducing valve between zone 7 and zone 8 was initially contemplated in the vicinity of Lot 8. The City Water Division has eliminated the pressure reducing valve in favor of isolating the two systems from one another eliminating the need for a pressure reducing valve between the two zones.

Sewer

There is a 10 inch sewer line in Becker Road beginning at the intersection with Crossing at Chamisos and extending the length of Beckner along Lot 8 to the Las Soleras Drive and Beckner Road intersection. A 10 inch sewer line has been constructed in Crossing at Chamisos from Becker to the connection to the 36 inch sewer main on the south side of the Arroyo de los Chamisos. The City 36 inch sewer line is located on the northern boundary of the property.

Electric

Primary underground cable has been extended to the Veterans' Clinic on the south side of Beckner Road. There is a switch gear on Beckner Road at the Veterans' Clinic that serves the Clinic. Conduit has been installed on the south side of Beckner Road to extend primary cable up to Las Soleras Drive. There is no buried electric in the improved section of Crossing at Chamisos nor is there conduit.

Telephone

Telephone has been extended to the Veterans' Clinic and there is conduit on the south side of Beckner to permitting the extension of telephone to the east. There is neither telephone nor conduit in place for the Crossing at Chamisos.

Cable

Cable has been extended to the Veterans' Clinic and there is conduit on the south side of Beckner Road allowing telephone to be extended to the east. There is no telephone or conduit available in the Crossing at Chamisos.

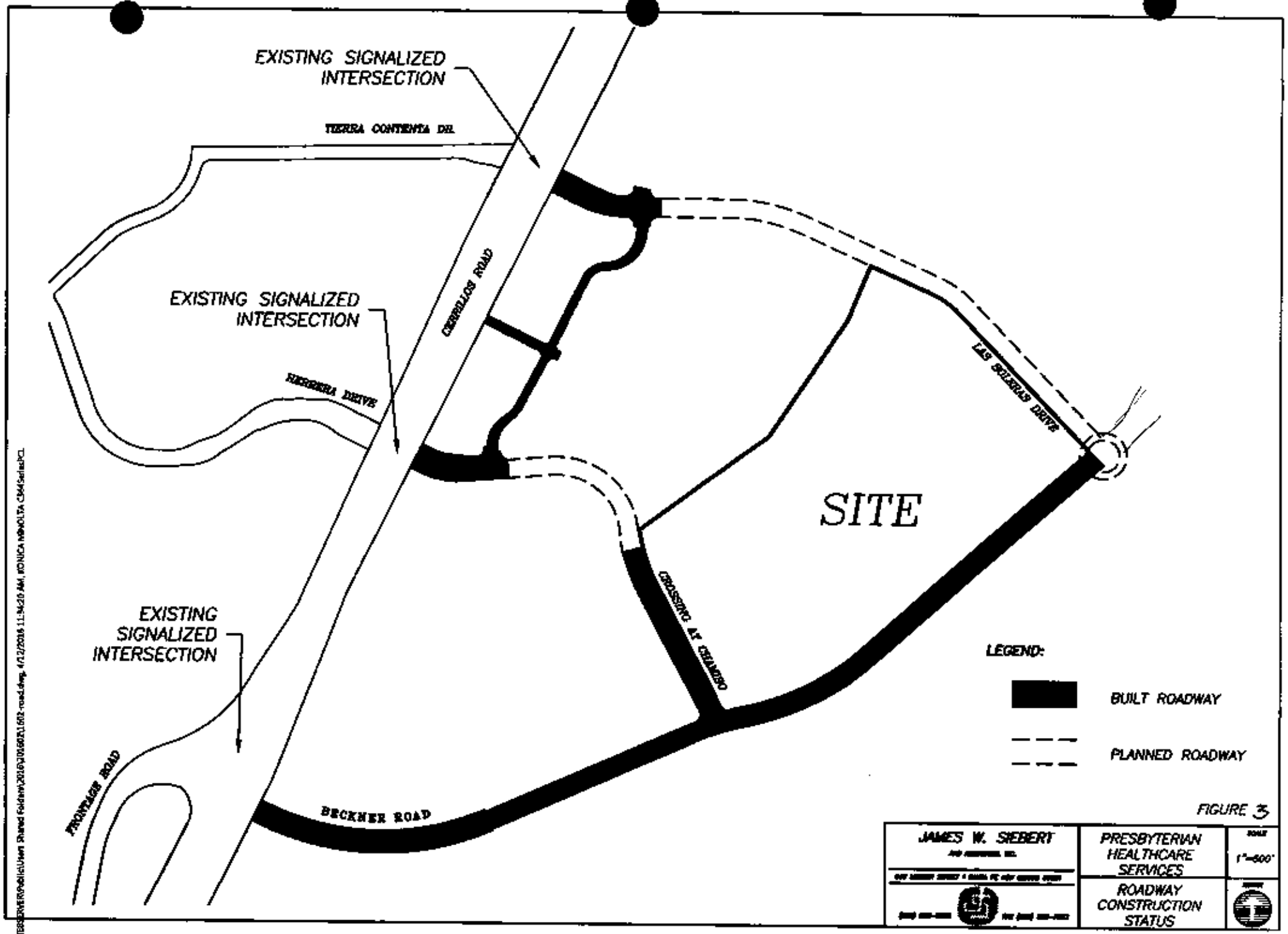
Natural Gas

A four inch gas line has been constructed on the south side of Beckner Road up to the Las Soleras Drive intersection.

Storm Drain

There is a storm drain in Beckner Road located in the median of the roadway. This storm drain intercepts storm water from the south of Beckner and directs it to the Arroyo de los Chamisos via the Crossing at Chamisos. Two detention ponds have been created on the south side of Beckner, capturing storm water from upstream flows that would otherwise flow through Tract 8. Stand pipes have been constructed in these two ponds which collect storm water and deliver it to the storm drain in Beckner Road.

The infrastructure described above is graphically described on the Existing Conditions Plan included in the plan set for the project. Figure 3 describes the existing and planned roadway improvements for the vicinity of the medical center.


EXISTING SIGNALIZED INTERSECTION
TIERRA CONTENTA DR.
EXISTING SIGNALIZED INTERSECTION
CERRILLOS ROAD
TIERRERA DRIVE
LAS SOLERAS DRIVE
SITE
CROSSING AT CHAMISO
EXISTING SIGNALIZED INTERSECTION
FRONTAGE ROAD
BECKNER ROAD
LEGEND:
BUILT ROADWAY
PLANNED ROADWAY
FIGURE 3
JAMES W. SIEBERT
PRESBYTERIAN HEALTHCARE SERVICES
1"=600'
ROADWAY CONSTRUCTION STATUS

Roads

Beckner Road will be constructed from Las Soleras Drive to Richards Ave. This roadway will be constructed as a four lane facility to the Walking Rain intersection and reduced to two lanes up to Richards Ave until such time as the traffic volumes warrant the widening of the road. Walking Rain will be constructed from Beckner Road to the private road located on the Monte del Sol Charter School site. The City has received engineering design for Beckner Road and Walking Rain and a financial guarantee is in place to construct both roadways.

The Crossing at Chamiso will be extended across the Arroyo de los Chamisos and connect to the improved section of the roadway on the east side of Cerrillos. Rail Runner Road will be constructed from Beckner Road to Governor Miles Road. Las Soleras Drive will be constructed from Beckner Road to the improved section of the roadway east of Cerrillos Road. The Crossing at Chamiso will be a required improvement in conjunction with the construction of the PHS medical center.

Water

A 12 inch water line will be constructed on Las Soleras Drive to a point short of the Arroyo de los Chamisos. A 10 inch water line will connect the existing 12 inch water line on the Crossing at Chamiso to the future water line in Las Soleras Drive. This connection creates the loop water line serving the medical center.

Sewer

The existing 36 inch sewer City sewer line on the south side of the Arroyo de los Chamisos will serve as the source of public sewer service to the medical center. Private sewer lines will connect from the medical center to the 36 inch main trunk line via off-set manholes adjacent to the 36 inch sewer line.

Electric

PNM will not prepare engineering drawings until plans are approved by the Planning Commission and final engineering drawings are approved by the City. PNM has verified that electric service in the immediate area is sufficient to accommodate the long range demands of the medical center.

Telephone and Cable

Engineering design for telephone and cable does not begin until PNM has completed their engineering design. The type and location of service lines is not known at this time.

Natural Gas

It is assumed that 4 inch lines will be necessary to serve the medical center. The location of the service lines will be determined in conjunction with the engineering design for the other dry utilities.

ENVIRONMENTAL REVIEW

Archaeology

The City Archaeological Committee has granted clearance for archaeology for all of the property within the Las Soleras master plan. The clearance from the Archaeological Committee is provided in Appendix C.

Drainage and Flood Plain

The north end of the property is located within a Federal Emergency Management Agency (FEMA) designated flood plain. Some channelization of the Arroyo de los Chamisos has taken place and a Conditional Letter of Map Revision (CLOMR) has been submitted to FEMA. A Letter of Map Revision (LOMR) has been submitted to FEMA verifying that grades and erosion protection have been completed according to the plans submitted for the CLOMR. FEMA has not issued the certification for the approval of the LOMR. The flood plain limits shown on the LOMR have not modified the south side of the Arroyo de los Chamisos to any substantive degree.

There are three natural drainages that traverse the Tract from south to north. The western most drainage is limited to the area between Beckner Road and the Arroyo de los Chamisos, The drainage located in the center of the property prior to construction of Beckner Road historically had the most extensive drainage basin, including draining a portion of the I-25 right-of-way. The construction of Beckner Road modified the drainages crossing Tract 8. A ponding area has been created on the south side of Beckner Road at two locations. A stand pipe in the two ponds carries storm water into a storm drain in Beckner Road. This storm drain extends along the Crossing at Chamiso and discharges into the Arroyo de los Chamisos.

A drainage report has been prepared by Bohannan Huston. This report is submitted under a separate cover.

Existing Vegetation

Trees and Shrubs

Common Name	Genus and Species
Pinon Pine	Pinus edulis
One-see Juniper	Juniperus monosperma
Skunkbush	Rhus trilobata
Snakeweed	Tuierezia microcephala
Mountain Mahogany	Cereacorpus montanus
Cholla cactus	Ountia spp.
Chamisa	Chrysothamnus nauseaosus
Apache Plume	Fallugia paradoxa
Bigleaf Sage	Artemisia Tridentata
Fourwing saltbush	Atriplex canescens

Flowers and Grasses

Blue grama	Boutciova hirsute
Sand dropseed	Sporobolus contractus
Little bluestem	Andopogan Scoporius
Indian rice grass	Oryzopsis hymenoides
Alkali sacaton	Sporabolis airoides
Indian Paintbrush	Castilleja integra
Golden weed aster	Chyrsopsis villosa
White Evening Primrose	Oenothera caespitosa

Significant Trees

A significant tree is a deciduous tree six (6) inches in caliper or greater or an evergreen tree eight (8) feet or greater in height. A field inspection of the site indicates that two pinon trees would qualify as significant trees on the site. The location of the two trees is shown on the aerial photo as described on Figure 4.

BECKNER ROAD
JAMES W. SIEBERT
PRESBYTERIAN HEALTHCARE SERVICES
SIGNIFICANT TREE MAP
1"=80'

FIGURE 4

Planned and Funded Roadways

Beckner Road

Beckner Road has been constructed as a 4 lane roadway with a divided median up to Las Soleras Drive. Beckner Road will be constructed as a 2 lane facility with median from Las Soleras Drive to Walking Rain and reduced to a two lane facility connecting with Richards Avenue until traffic volumes warrant the widening of the roadway. The connection to Richards Avenue should be completed by 2017.

Crossing at Chamiso

Crossing at Chamiso is existing from Beckner Road north to a point south of the Arroyo de los Chamisos. This roadway is designed as two travel lanes with a divided median allowing for protected left turn movements. The principal access to the medical center for the first phase of the project will occur from the Crossing at Chamiso. There will also be a service road that connects from the Crossing at Chamiso to Las Soleras Drive that serves as access to the emergency clinic and solid waste collection and for fire protection purposes. Ambulances will use the service off of the Crossing at Chamiso as the primary access to the hospital. Crossing at Chamiso will be completed from Cerrillos Road to Beckner Road in the first phase of the development of the medical center. The intersection can operate for a period of time as a stop controlled intersection with the stop condition limited to the Crossing at Chamiso.

Las Soleras Drive

Spectrum Inc has submitted a development request to construct an assisted living complex on the east side of Las Soleras Drive. A portion of Las Soleras Drive will be constructed to serve the Spectrum development. The roadway will be constructed up to the entry to the driveway to the assisted living complex. PHS will extend Las Soleras Drive to the medical center service road. The roadway is designed as a two lane facility with a divided median. The roundabout at Las Soleras Drive and Beckner Road is being built as part of the Beckner Road improvements.

Public Transportation

Bus Route 26 terminates at the Fashion Outlet Stores on Beckner Road. There is a 6 foot sidewalk on the south side of Beckner Road from the Outlet Stores to the Crossing at Chamisos that provides for pedestrian access to the medical center from the bus stop. The distance from the bus stop at the Outlet Stores to the Hospital would be approximately 0.40 miles.

Upon completion of Beckner Road to Richards Avenue the City will have to determine if a bus stop at PHS is warranted and at on what date the bus route would begin.

Trails and Bike Lanes

A 10 foot asphalt trail has been constructed on the north side of Beckner Road the full length of the Tract 8 frontage. A 10 foot asphalt trail has also been constructed on the east side of the Crossing at Chamiso for the length of the currently constructed roadway. A five foot bike lane is planned for the Crossing at Chamiso and Las Soleras Drive. Five foot bike lanes have been constructed on Beckner Road on both sides of the road and with the completion of Beckner Road to its full road section the bike lanes will extend to Richards Ave.

A new asphalt trail will be constructed south of the Arroyo de los Chamisos from Crossing at Chamiso to Las Soleras Drive. This trail location will generally coincide with the location of the existing 36 inch City sewer line, serving a dual function providing access to the existing manholes for serving by the City maintenance crews. This trail will be 12 feet in width and designed to carry the load of the trucks needed to maintain the sewer line.

Summary of Traffic Study

A Traffic Impact Assessment has been prepared by Terry Brown, PE for Tract 8 to compare the traffic generation from previous studies prepared in 2010 to the actual traffic that will be generated by the PHS medical center. Some of the improvements recommended in the 2010 traffic study, such as traffic signals and lane construction at Cerrillos Road and Crossing at Chamiso and Las Soleras Drive intersections have been completed.

Implementation Year Recommendations

The opening of the proposed Presbyterian Hospital will generate a modest volume of new traffic on the adjacent transportation system for the Implementation Year of 2018 and thus, will have a modest impact at the intersections and roadways analyzed in this study.

Recommendations for mitigation measures to the Las Soleras road network associated with the Presbyterian Hospital development include:

1. Beckner Rd. / Crossing at Chamiso – initially a standard at-grade unsignalized tee intersection. Traffic Division is specifying a roundabout with a single lane roundabout as traffic volumes dictate, convertible to a double lane roundabout in the future. Presbyterian Healthcare Services will ask the Planning Commission to consider a signalized intersection.

2. Beckner Rd. / Las Soleras – initially a single lane circulating roundabout. Horizon year (2028) analysis shows a need for dual southbound left turn lanes, with the roundabout serving as a dual lane for about three quarters of the inscribed circle. Ultimately, it will be a dual lane circulating roundabout beyond the year 2028.

3. Beckner Rd. / Richards Ave. – will be initially constructed as a stop condition on Beckner. At the opening of the hospital a single lane roundabout will be required.

4. Access:
   a. The two driveways on Crossing at Chamiso and the one driveway on Las Soleras will be full access unsignalized intersections with two exiting lanes and one entering lane. The City may restrict the left turns out of these driveways in the future or require them to be converted to roundabouts.
   b. The proposed driveway on Beckner Rd. will be restricted to a right-in, right-out, left-in ONLY unsignailized driveway with one entering lane and one exiting lane.

REQUIREMENT FOR OFF-SETTING WATER RIGHTS

Phase 1

285,000 sq.ft x.72= 20.52 acre feet of water are required for phase 1

Phase 2

188,000 sq.ft x.72 = 13.59 acre feet of water are required for Phase 2

Total requirement for off-setting water rights: **34.11 acre feet**

PHS has purchased 36 acres feet of water rights which the City of Santa Fe has approved. A request for confirmation of available water rights has been submitted to the City but has not been received as of the report revision date.

RESPONSE TO CONDITIONS OF THE LAS SOLERAS MASTER PLAN APPROVAL

Conditions of Las Soleras Master Plan Approval Relative to Development of Tract 8.

Condition #2

Solid Waste Division "Use 30 yard self-contained compactors or create a specific solid waste plan"

Response: A proposal will be submitted to the Solid Waste Division for the size and type of self-contained compactor to be used as part of the building permit plan set.

Condition #6

Fire Department "Fire Department access shall be maintained throughout all development construction phases."

Response: The applicant will make provisions during the construction process to comply with this condition.

Condition #10

City Roads and Trail "Primary and secondary trail sections shall comply with AASHTO design standards"

Response: City trails staff have added compliance with MUTCD and ADA guidelines. Applicant has designed trail to comply with AASHTO regulations and guidelines.

Condition # 11

City Engineering "All development must comply with the Terrain/Stormwater Management and Flood Regulations requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code"

Response: Engineering plans conform to the standards set forth for the two referenced articles.

Condition #14

Wastewater "Final sewer design approval of all development plans in "Las Soleras" shall require Wastewater Division approval."

Response: The location of private sewer service lines are shown the utility plans and their connection to the 36 inch sewer main south of the Arroyo de los Chamisos are included in the plan set for the application for final development plan.

Condition # 22

Current Planning "It appears that a portion of the 1% chance event flood plain of the Arroyo de los Chamisos is not dedicated as Open Space or otherwise restricted from development."

Response: A Letter of Map Revision (LOMR) has been submitted to FEMA for the Arroyo de los Chamisos 100 year flood plain. Any action to dedicate land as open space will have to await the approval of the LOMR by FEMA. The City may also want to delay the dedication until such time as it can be accomplished in a more comprehensive manner with open space dedication from other land owners within Las Soleras.

Condition #27, no star

Current Planning "Design of the bridges of Crossing at Chamisos and Las Soleras Drive across the Arroyo de los Chamisos to accommodate the trails underneath."

Response: The primary trail is located on the north side of the Arroyo de los Chamisos and the pedestrian underpasses do not apply to PHS. The design for the Crossing at Chamiso will have

to take into account the underpass on the north side of the Arroyo de los Chamisos. The design of Las Soleras Drive will have to take into account the pedestrian underpass on the south side of the Arroyo. The trail connection at Las Soleras Drive is a temporary solution until such time as Las Soleras Drive is constructed, which may be several years.

Condition # 28

Current Planning "In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of the development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-13- Traffic Circulation Plan.

Response: Plans have been sent to the Santa Fe Trails for their review. Thomas Martinez with Santa Fe Trails and staff will comment on a bus route to the hospital at a future date.

Condition # 46. C

Public Works "As development occurs, the developer shall provide fair share contributions for all needed improvements identified in the approved Traffic Impact Analysis or subsequent revisions or addendums of the TIA as approved by the City of Santa Fe Public Works Department, on Cerrillos Road, Governor Miles Road, and Richards Ave. Fair share contributions relating to intersection improvements shall be based on percent of side street traffic during the horizon year."

Response: The traffic impact analysis has been prepared by Terry Brown. After review and comment from the City Traffic Division to verify base traffic information a fair share contribution will be prepared.

Condition # 46.D

Public Works "Access spacing along Beckner Road shall follow the New Mexico Department of Transportation (NMDOT) State Access Management Manual (SMAMM) requirements for an Urban Minor Arterial unless otherwise approved by the City of Santa Fe Public Works Department.

Response: The design of the site has taken into consideration the access spacing requirements for Beckner Road, Crossing at Los Chamisos and Las Soleras Dr.

Condition # 47

Current Planning "Prior to the approval of the development plan for a hospital on Tract 8, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas."

Response: A description of the flight approach and exit from the site is included Appendix D

MEETINGS

The following meetings were held prior to the submittal for the final development plan review:

March 16, 2016

Meeting with the Board of Directors of the Nava Ade Homeowners Association.

Preliminary site plan was presented along with the location of Tract 8 relative to the Nava Ade Subdivision.

March 28, 2016

Early Neighborhood Notification Meeting

The minutes for the meeting are found in Appendix E

April 1, 2016

Meeting with the Health Policy and Planning Commission. PHS presented the types of medical services that would be provided at this meeting. The description of the site plan for the hospital and the types of health serves to be provided was presented as an informational item on the agenda.

April 14, 2016

Public Health Provider Meeting

The meeting was held at the Santa Fe Community College and noticed in the Santa Fe New Mexican, Rio Grande Sun and Los Alamos Monitor newspapers (see notice attached as Appendix F). Approximately 30 people attended the meeting.

EXECUTIVE SUMMARY

This report summarizes the findings of a fiscal impact analysis for the proposed Presbyterian Santa Fe Medical Center to be constructed on thirty-nine (39) acres of the 550-acre master-planned community of Las Soleras. The fiscal impact provides estimates for the expected costs and revenues over the first ten years of the project. The analysis involves a study of the fiscal implications of development to be used to determine the adequacy and financial provision for public facilities and services including but not limited to public works and operational costs for additional public works, schools, law enforcement and fire and emergency response service. The study includes indirect and induced economic impacts as part of the report.

The health complex is slated to be completed in two phases. This fiscal impact report covers a 10-year impact window and as such addresses the impacts for Phase 1 of the project only. The schedule for construction of Phase 2 has not been finalized as of this writing.

For the purposes of this study, all impacts and projections are presented in constant 2016 dollars.

MAJOR FINDINGS

Construction Impacts

- Presbyterian Healthcare Services is estimating a total construction/development cost of $135 million, including contingencies and estimated project escalation during the two-year construction time-frame for Phase 1.
- Hard construction costs are estimated to be $85,605,000, with an average cost of $448 a square foot for Phase 1.
- Total construction/development costs including indirect/induced impact, result in a total construction expenditures impact from construction of $216,954,568. Impacts that will accrue in the city of Santa Fe based on estimated expenditures in the city of Santa Fe is $75,765,755.
- Construction wages are estimated to be $34,241,981, yielding an additional impact from indirect/induced impacts of $10,272,594 and a Total Wages Impact from Construction of $44,514,576. Accounting for wage leakage outside of the City of Santa Fe, it is estimated that $15,580,101 will be generated in wages in the City of Santa Fe.
- Construction jobs created for Phase 1 are estimated to be 214.0; an additional 85.6 indirect/induced jobs are projected to be created. Total Jobs Created as a result of Phase 1 construction is estimated at 299.6. Accounting for job leakage outside of the City of Santa Fe, resulting in 104.9 FTE jobs in the city of Santa Fe as a result of project construction.
- Gross Receipts Tax (GRT) in the City of Santa Fe was determined to be $468,479 to Santa Fe County and $1,034,914 to the City of Santa Fe.

Impact/Permit Fees

- Based on the total calculated square footage of 285,000 for Presbyterian Santa Fe Medical Center, per the Land Development Code, the total impact fees assessed on the project will be $461,985
- The Total Permit Fees Generated from the project are estimated to be just over $2 million.

Operational Impacts

- When Phase 1 of the medical center opens in 2018, operational expenditures are expected to be $61.7 million including induced/indirect impacts. By 2021, that will level off and grow to $98 million. Expenditures in the City of Santa Fe are expected to be $15.4 million in 2018 and will grow to $24.4 million by 2021.
- Presbyterian Healthcare Services estimates their annual operational payroll to be $14.5 million growing to $24.1 million by 2021. Due to staff living outside the area, it is estimated that wages in the City of Santa Fe will be $5.8 million in 2018 growing to $9.6 million by 2021.
- There will be an estimated non-provide staff of 275 at the facility at stability, and an estimated 20.1 provider staff.
- The Presbyterian Santa Fe Medical Center will initially staff approximately 178 full-time equivalent employees and will create 71 additional indirect/induced FTEs in the community, for total job creation in the community of 249 FTEs in 2018.
- Medical center staff is expected to increase 66.3% over a three-year period until it stabilizes in 2021, at which point there will be a total of 295.1 FTEs on staff. Furthermore, there will be an induced/indirect job impact of 118.0 FTE for a total impact of 413.1 FTEs in 2021, at which point job creation will stabilize and remain steady thereafter.
- In the city of Santa Fe, conservatively, 99 jobs will be generated in 2018 (accounting for staff that will likely live outside the city. This will grow to 165 Santa Fe jobs by 2021.
- Revenues are estimated to be $26,600,000.

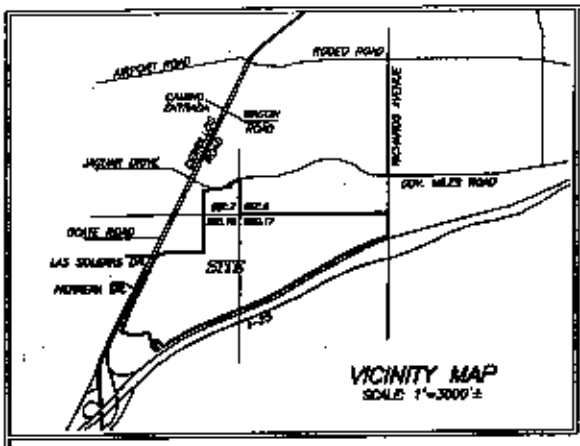
Property Taxes

- Property taxes paid on the land are estimated to be $18,580 annually beginning in 2018, with $796 going to the State of New Mexico, $8,056 going to the County of Santa Fe, and $9,728 going to the City of Santa Fe.

The total property tax impact over the 10-year period from 2018 to 2028 is estimated to be $204,385, with $8,758 going to the State, $88,614 going to the County, and $107,013 going to the City.

APPENDIX A

LEGAL LOT OF RECORD PLAT



BOARD OF COUNTY COMMISSIONERS

10-9-09
DATE

MICHAEL ANAYA, CHAIRMAN

10-9-09
DATE

ATTEST COUNTY CLERK

REVIEWED BY CITY OF SANTA FE:

02-10-10
DATE

CITY PLANNER

02/22/10
DATE

CITY ENGINEER

CITY OF SANTA FE
SEAL

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-22-10
DATE

AS ORDINANCE # 2009-8

2-22-10
DATE

MAYOR, DAVID COSS

2-24-10
DATE

ATTEST: CITY CLERK

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 AS CASE # SD-2008-15
DATE

M-2008-27
M-2008-28
ZA-2008-11

2-4-10
DATE

CHAIR

2/4/10
DATE

SECRETARY

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2008. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NM 7014

GARY E. DAWSON
NEW MEXICO
7014
PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 9 day of November, 2009 A.D. at 2:32 o'clock P.M., and was duly recorded in book 633, page(s) 034-036 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

SANTA FE COUNTY
SEAL

...NER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE ...DICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING ...EASEMENTS, AND PEDESTRIAN, NON-MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS ...2' 43, PLAT BOOK 638 PAGE 3, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES ..., AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE ...WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH ...AID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. ...OF SANTA FE, N.M.

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS ... DAY OF September, 2009.

OFFICIAL SEAL
Trisha A. Lopez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4/10/2013

4/10/2013
NOTARY PUBLIC MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK THIS 29 DAY OF September, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11th DAY OF November, 2009.

OFFICIAL SEAL
Linda L. VanDuiken
Notary Public
State of New Mexico
My Commission Expires 4/18/2011

Linda L. VanDuiken 4/18/2011
NOTARY PUBLIC MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.

OFFICIAL SEAL
Trisha A. Lopez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4/10/2013

4/10/2013
NOTARY PUBLIC MY COMMISSION EXPIRES

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 6348 DATE: 8/26/09

CASE #SD 2008-15

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.92'
L2	S26°20'32"W	83.44'
L3	N26°39'64"E	84.53'
L4	S83°20'09"E	94.09'
L5	N88°01'32"E	204.09'
L6	N02°05'28"W	6.00'
L7	S30°36'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°59'59"W	25.00'
L10	N59°08'44"E	42.87'
L11	S22°58'32"E	25.00'
L12	S88°58'28"W	256.82'
L13	N59°08'36"E	138.46'
L14	S41°17'27"E	312.78'
L15	N46°41'53"E	170.09'
L16	N41°10'20"W	292.29'
L17	N54°35'36"E	74.39'
L18	S41°27'03"E	208.60'
L19	N48°21'32"E	49.88'
L20	S41°47'15"E	23.05'
L21	S48°21'32"W	50.00'
L22	S41°19'38"E	67.55'
L23	S48°37'00"W	49.88'
L24	S22°13'53"E	6.85'
L25	S22°13'53"E	38.01'
L26	S23°06'49"E	35.00'
L27	S23°06'49"E	10.18'
L28	N08°41'48"W	22.74'
L29	N70°30'29"E	5.02'
L30	N65°27'10"W	45.62'
L31	N85°30'44"E	64.00'
L32	N80°30'44"E	306.81'
L33	N77°24'44"E	47.45'
L34	N77°24'44"E	584.25'
L35	S28°32'50"W	76.00'
L36	N87°28'11"W	105.10'
L37	N85°42'17"W	321.97'
L38	N70°30'29"E	6.02'
L39	N88°41'48"W	15.81'
L40	N65°27'10"W	45.62'
L41	S87°28'11"E	105.10'
L42	S85°42'17"E	187.57'
L43	S85°42'17"E	200.13'
L44	N78°34'22"E	62.59'
L45	S06°41'46"E	6.71'
L46	S89°31'17"W	122.33'
L47	N86°45'21"E	346.00'
L48	S43°25'33"E	27.56'
L49	S84°39'31"W	317.59'
L50	N45°25'13"W	141.83'
L51	S85°42'17"E	404.22'
L52	N85°32'49"E	171.92'
L53	S48°27'26"W	90.07'
L54	S41°39'38"W	97.51'
L55	N30°03'01"E	23.07'
L56	N33°46'14"W	78.88'
L57	N59°03'01"E	18.57'
L58	N37°57'46"E	136.70'
L59	N33°45'15"W	78.88'
L60	S59°42'01"E	66.00'
L61	S07°17'44"W	148.49'
L62	N30°02'47"E	62.85'
L63	S30°02'47"W	63.85'
L64	N45°22'18"E	118.58'
L65	N25°33'46"E	78.00'
L66	S46°27'26"W	89.83'
L67	N78°34'22"E	62.59'
L68	S47°25'33"E	71.03'
L69	S20°00'00"E	144.03'

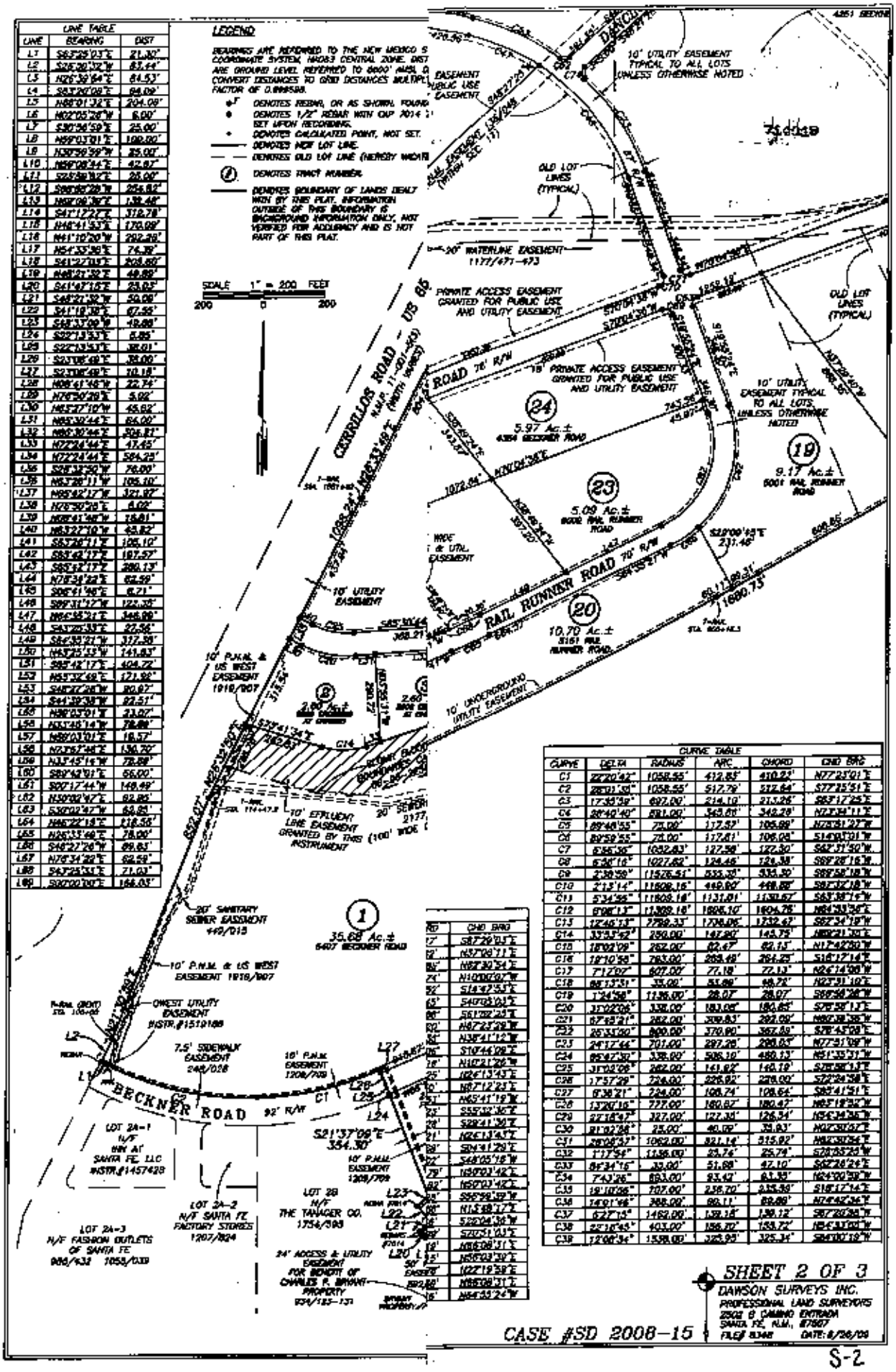
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO S COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DIST ARE GROUND LEVEL REFERRED TO 6600' AMSL. D CONVERT DISTANCES TO GRID DISTANCES MULTIPL FACTOR OF 0.999598.

- DENOTES REBAR, OR AS SHOWN, FOUND
- DENOTES 1/2" REBAR WITH CAP 7014 SET UPON RECORDING.
- DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- DENOTES OLD LOT LINE (HEREBY VACATE
- DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET

200 0 200



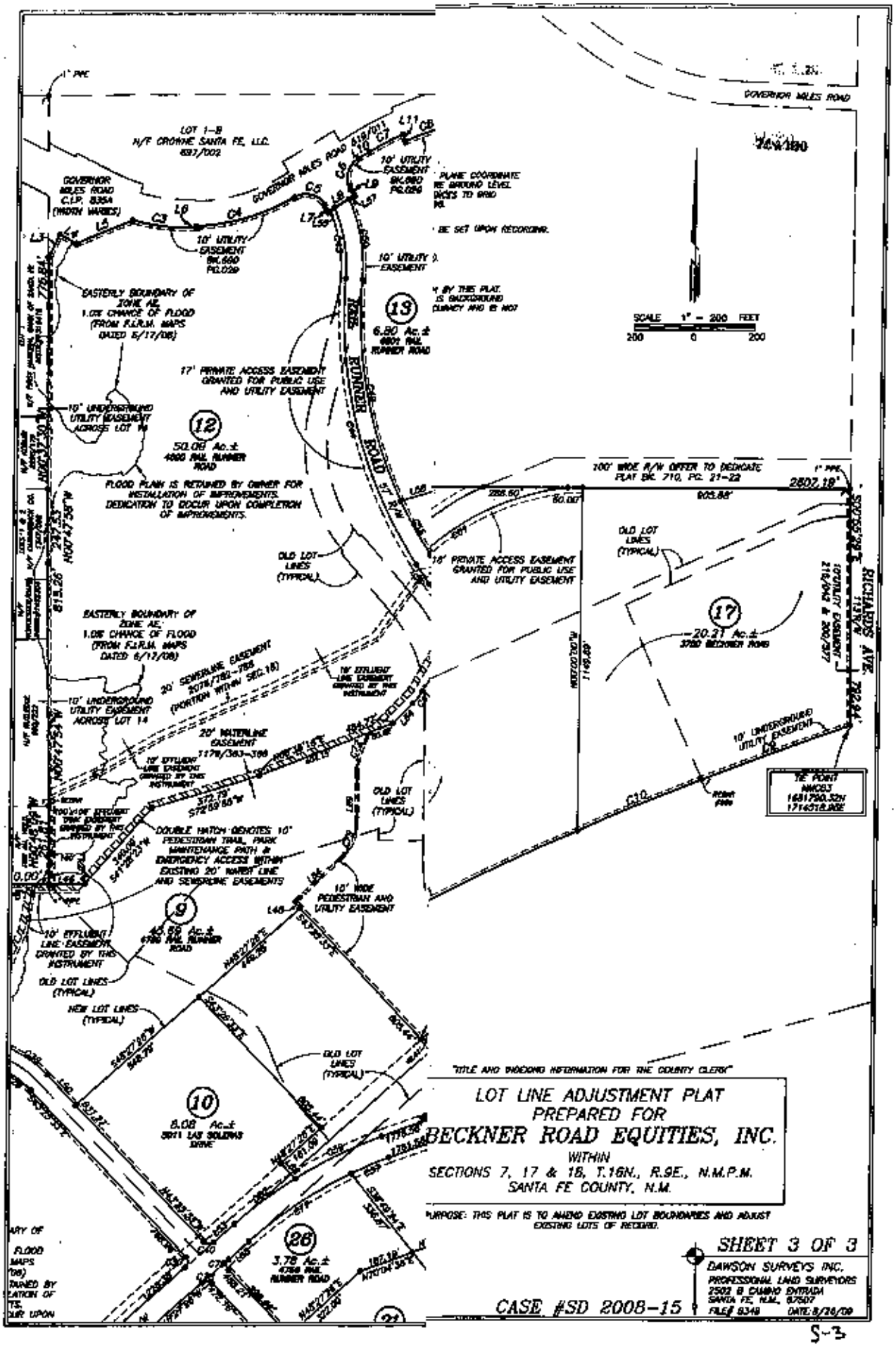
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.85'	410.23'	N77°23'01"E
C2	28°01'30"	1058.55'	517.79'	512.64'	S77°35'51"E
C3	17°35'39"	697.00'	214.10'	213.26'	S63°17'25"E
C4	28°40'40"	691.00'	345.81'	342.28'	N72°34'11"E
C5	89°46'55"	75.00'	117.57'	105.99'	N28°51'27"W
C6	89°59'55"	75.00'	117.81'	106.08'	S14°08'01"W
C7	6°35'30"	1032.83'	127.58'	127.50'	S62°31'50"W
C8	6°36'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'58"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11608.16'	449.80'	449.88'	S67°32'18"W
C11	5°34'55"	11608.16'	1131.01'	1130.67'	S63°38'19"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°33'34"E
C13	12°46'13"	7799.33'	1738.06'	1732.67'	S67°34'19"W
C14	33°53'52"	250.00'	147.80'	145.75'	N80°21'30"E
C15	18°03'09"	262.00'	82.47'	82.13'	N17°42'30"W
C16	18°10'56"	763.00'	263.49'	264.25'	S16°17'14"E
C17	7°12'07"	607.00'	77.18'	77.13'	N24°14'06"W
C18	88°13'51"	33.00'	53.69'	48.76'	N23°31'10"E
C19	1°24'58"	1136.00'	28.07'	28.07'	S69°56'26"W
C20	31°02'06"	338.00'	183.06'	180.85'	S26°58'13"E
C21	67°49'21"	262.00'	309.83'	292.00'	N60°38'36"W
C22	25°33'00"	800.00'	370.00'	367.09'	S78°45'09"E
C23	24°17'44"	701.00'	297.26'	295.07'	N77°31'09"W
C24	95°47'32"	338.00'	506.10'	450.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.87'	140.19'	S26°58'13"E
C26	17°57'29"	726.00'	226.92'	226.00'	S72°24'58"E
C27	6°38'21"	724.00'	108.74'	108.64'	S65°41'51"E
C28	13°20'16"	777.00'	180.87'	180.47'	N65°19'32"W
C29	27°18'47"	327.00'	127.34'	126.54'	N54°34'36"W
C30	91°03'38"	25.00'	40.09'	35.93'	N02°30'52"E
C31	28°06'37"	1062.00'	521.14'	515.92'	N62°30'24"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S28°55'25"W
C33	84°34'16"	33.00'	51.88'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.47'	93.39'	N24°00'39"W
C35	19°10'06"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	388.00'	90.11'	89.89'	N74°42'34"E
C37	62°7'15"	1462.00'	139.18'	139.12'	S87°20'39"W
C38	22°16'45"	403.00'	156.70'	155.72'	N24°37'00"W
C39	12°06'34"	1558.00'	325.95'	325.34'	S84°00'19"W

	CHD BRG
17'	S87°29'03"E
12'	N57°09'11"E
84'	N87°30'54"E
24'	N10°00'07"W
52'	S14°47'53"E
65'	S40°03'03"E
06'	S61°22'23"E
02'	N67°23'29"W
52'	N38°41'12"W
06'	S10°44'09"E
18'	N10°21'26"W
25'	N24°13'43"E
02'	N87°12'23"E
51'	N65°41'19"W
23'	S55°32'36"E
92'	S29°41'30"E
21'	N24°13'43"E
88'	S04°41'29"E
02'	S48°05'18"W
79'	N50°03'42"E
92'	N50°03'42"E
79'	S55°59'59"W
88'	N15°58'17"E
02'	S28°04'36"W
21'	S20°51'03"E
18'	N06°08'31"E
15'	N50°03'30"E
50'	N22°19'58"E
88'	N06°08'31"E
15'	N64°33'24"W

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15


GOVERNOR MILES ROAD
LOT 1-B
N/F CROWNE SANTA FE, LLC.
637/002
GOVERNOR MILES ROAD C.I.P. 8354 (WIDTH VARIES)
10' UTILITY EASEMENT
EASTERLY BOUNDARY OF ZONE AE. 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14
FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.
OLD LOT LINES (TYPICAL)
20' SEWERLINE EASEMENT
20' WATERLINE EASEMENT
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
NEW LOT LINES (TYPICAL)
BECKNER ROAD
6.80 Ac.± 6801 PAL RUNNER ROAD
50.08 Ac.± 4900 PAL RUNNER ROAD
42.69 Ac.± 4700 PAL RUNNER ROAD
8.08 Ac.± 5811 LAS SOLERAS DRIVE
3.78 Ac.± 4750 PAL RUNNER ROAD
100' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21-22
20.21 Ac.± 3750 BECKNER ROAD
RICHARDS AVE.
TIE POINT NMCS3 1681750.3211 1714518.905E
SCALE 1" = 200 FEET
"TITLE AND RECORDING INFORMATION FOR THE COUNTY CLERK"
LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.
SHEET 3 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M. 87507
FILE# 8348 DATE: 8/26/09
CASE #SD 2008-15

S-3

APPENDIX B

WARRANTY DEED

SFC CLERK RECORDED 07/08/2008

SPECIAL WARRANTY DEED

BECKNER ROAD EQUITIES INC., a New Mexico corporation ("Grantor"), for consideration, grants to **PRESBYTERIAN HEALTHCARE SERVICES**, a New Mexico nonprofit corporation ("Grantee") whose address is P.O. Box 26666, Albuquerque, NM 87125, the following property in Santa Fe County, New Mexico, to-wit:

> Lot C-1, as shown on the plat entitled "Lot Line Adjustment Plat prepared for The Crossing LLC," located within Section 18, T16N, R9E, N.M.P.M., filed in the Office of the County Clerk, Santa Fe County, New Mexico, on April 22, 2008 in Plat Book 680, Page 13, as instrument number 1523049

With special warranty covenants.

The exceptions to the Deed are shown on the attached **Exhibit "A"** as provided by the First American Title Insurance Company's Title Commitment dated April 18, 2008 and identified as file #1065819-AJ04, MLF.

WITNESS its hand this 30th day of June, 2008.

BECKNER ROAD EQUITIES, INC.

By: _____
Gordon L. Skarsgard, President

Attest:

By: _____
Joshua J. Skarsgard, Secretary

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this ~~30th~~ 27th day of June, 2008 by Gordon L. Skarsgard, as President of Beckner Road Equities, Inc., a New Mexico corporation, and attested to by Joshua J. Skarsgard, Secretary, for and on behalf of said company.

_____
Notary Public

My commission expires:

OFFICIAL SEAL
MICHELLE L. FUENTES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/19/09

SFC CLERK RECORDED 06/30/2008

EXHIBIT A

(Exceptions to the Deed as provided by the First American Title Insurance Company's Title Commitment dated April 18, 2008 and identified as file #1065819-A04, MLF)

- Taxes for the year 2008, and thereafter. (See 13.14.5.12 NMAC)
- Reservations contained in Patent from United States of America recorded February 17, 1941 in Book C of Patents, page 14, as Document No. 64420 and September 8, 1948 in Book C of Patents, page 229, as Document No. 90354 1/2, records of Santa Fe, County, New Mexico.
- Easement granted to Public Service Company of New Mexico, filed June 14, 1957, recorded in Book 136, page 49, as Document No. 223,231, records of Santa Fe County, New Mexico.
- City of Santa Fe, New Mexico - Cip Project No. 922 Right of Way and Easement Grant, recorded July 31, 2002 in Book 2177, page 228, and in Book 2177, page 233, records of Santa Fe County, New Mexico.
- Santa Fe County Fire Department Office of the Fire Marshal Affidavit, recorded April 22, 2008 as Instrument No. 1523050, records Santa Fe County, New Mexico.
- Notes, conditions, easements, and rights incident thereto, all as shown on plat entitled "The Crossing at Las Soleras Master Plan", filed February 8, 2008, recorded in Plat Book 675, page 009-021, records Santa Fe County, New Mexico.
- Notes and conditions numbered one through sixteen on the Plat recorded in Book 592, Pages 033-034, numbered one through nine on the Plat recorded in Book 659, Pages 046-047, and numbered one through 9 on the Plat recorded in Book 680, page 013, records of Santa Fe County, New Mexico, and 25' No-Build Setback from and FEMA Flood plan as shown on the Plats recorded in Book 592, pages 033-034 and Book 659, Pages 046-047, records of Santa Fe County, New Mexico.
- Communal Property Maintenance Agreement, executed by and between The Crossing, Ltd. Co., Beckner Road Equities, Inc., and Las Soleras Oeste, Ltd. Co. dated the 30th day of June 2008 and recorded on the 30 day of June, 2008 as Instrument No. 1530863 records Santa Fe County, New Mexico.
- Access Easement, executed by The Crossing, Ltd. Co. dated the 30th day of June 2008 and recorded on the 30 day of June, 2008 as Instrument No. 1530862 records Santa Fe County, New Mexico.

COUNTY OF SANTA FE
STATE OF NEW MEXICO) ss

SPECIAL WARRANTY DEED
PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 30TH Day Of June, A.D., 2008 at 16:04 And Was Duly Recorded as Instrument # 1530864 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

APPENDIX C

ARCHAEOLOGICAL CLEARANCE

CITY OF SANTA FE
ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL

Case File Number _____ Date Application Submitted _____

District: Historic Downtown District _____ ; River & Trails-Regular _____ ; Santa Fe Trail _____ ; Suburban _____

Building Sq. Ft. _____ Development Acreage _____

Project Description: _____

Site Address/Location: _____ Property Owner: _____

Permit: Grading _____ ; Development _____ ; Building _____

Applicant Information: Name: _____

Mailing Address: _____ Phone No.: _____

Archaeological Consultant: _____

RECONNAISSANCE REPORT

1. ___ Project Archaeologist's Resume
2. ___ Vicinity Map
3. ___ Project Site Description
4. ___ Development Project Description
5. ___ Outline of Research & Methodology
6. ___ Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. ___ Archival Research
   a. ___ Historic Maps & Aerial Photos
   b. ___ ARMS Files & Archaeological Reports
   c. ___ General Land Office (BLM) Surveys or Land Grant Plats
   d. ___ 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   e. ___ National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   f. ___ Historic Photos (needed if in Historic Downtown District)
   g. ___ Information from Title Abstract (if available)
8. ___ 2% Testing (Historic Downtown District Only)
9. ___ Description of Prehistoric & Historic Occupation & Land Use
10. ___ Description of Cultural Remains Discovered and Significance
11. ___ NM Site Inventory Forms and Other Documentation
12. ___ Recommended Site Significance
13. ___ Assessment of Development's Impact on Cultural Remains
14. ___ Recommended Treatment for Site
15. ___ Listing of Sources, i.e. historic maps, aerials, reports, etc.

_____ **ARC APPROVAL: MEETING DATE:** _____
Special Conditions: _____ Yes (see attachment)
_____ No

TREATMENT PLAN REQUIRED:

Yes: _____ No: _____

_____ **TREATMENT PLAN ARC APPROVAL: MEETING DATE:** _____
Special Conditions: _____ Yes (see attachment) _____ No

PRELIMINARY TREATMENT REPORT

___ a. Research Design Outline
___ b. Site Map of Excavations
___ c. Other Documentation: Photographs and New Mexico Site Inventory Forms; if applicable
___ d. Description of Cultural Remains Discovered
___ e. Description of Prehistoric and Historic Occupation and Land Use
___ f. Listing of Sources

TREATMENT REPORT ARC APPROVAL: MEETING DATE: _____
Special Conditions: _____ Yes (see attachment) _____ No

FINAL TREATMENT REPORT

_____ Date Final Report Due _____ Date Final Report Received

Permit Approved: _____ Date: _____
Archaeological Review Committee Chairperson

APPENDIX D

SANTA FE MEDICAL CENTER FLIGHT PLAN

Santa Fe Medical Center Flight Plan - PHI

Diagrams were provided prior and labeled 1 and 2.

Flight Plan Proposed 1:

Approach 1: South on Cerrillos and then East toward the helipad.

Depart 2: West towards Cerrillos and then South

Flight Plan Proposed 2:

Approach 2: South on Cerrillos Beckner and then West between hospital and professional buildings or near Las Soleras Drive, and then South to the helipad.

Departure 2: Depart west slightly, turn north towards Las Soleras Drive and then turn South to Beckner Road towards Cerrillos.

Flight Plan Proposed 3:

Approach 3: South on following 1-25, Turn West on Las Soleras Drive and then South on between Commercial and PHS property turning East towards Helipad.

Departure 3: West out of helipad, North towards Las Soleras Drive turning East towards I-25 and departing North or South following I-25.

Please be aware that the 3 ideal plans and would likely be used majority of time, but wind direction will also dictate how we approach and depart. Historically in Santa Fe there is a more southwest wind flow due to location, which is why we proposed the above plans. We like to depart and approach flying into the wind. PHI will plan on flying over commercial/PHS areas only and will avoid residential areas at all times.

Once this is approved, PHI will meet with Santa Fe Control Tower to present the flight plans to be proactive in communicating with Santa Fe Control Tower.

Philosophy:

PHI's number one priority is safety, therefore will perform duties with that in mind. Safety is a culture not a choice. We practice many initiatives throughout the day from daily check, weather evaluation, scoring flight risk during the day (weather, terrain, staff experience etc.). We have certain weather minimums that prohibit PHI to fly and at any time if any crew member is uncomfortable we will not take the flight. Our number one goal is to have our crews go home to their families, and secondly provide the highest quality care to our customers and patients.

We currently have base/location at Rust Medical Center, and do follow a certain flight plan in order to minimize noise and disturbance to the facility surrounding neighborhoods. We will be more than happy to do the same with Santa Fe PHS. We also currently follow a certain flight approaching St. Vincent's.

Operational Planning Questions:

1. Estimated amount of transports
2. Lines of services that hospital will have
3. Estimated date of Urgent Care and then full hospital capabilities
4 Current demographics of area

My Ha

PHI Air Medical Base Supervisor

(505)453-5809

APPENDIX E

ENN MEETING MINUTES

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.

APPENDIX F

PUBLIC HEALTH PROVIDER MEETING NOTICE, MINUTES AND SIGN-IN SHEET

We invite all Santa Fe and regional healthcare providers to a Provider Meeting concerning the Presbyterian Santa Fe Medical Center. We will share our plans for expansion in Santa Fe and the impact to the community.

Thursday, April 14, 2016
4:00 p.m. – 5:00 p.m.

Santa Fe Community College
Board Room
6401 Richards Ave.
Santa Fe, NM 87508

PRESBYTERIAN

EASIER ACCESS
TO
GOOD CARE
IN SANTA FE

Prepared by:
James W. Siebert & Assoc., Inc.
April 15, 2016

PRESBYTERIAN HEALTHCARE SERVICES
PUBLIC PROVIDER MEETING
APRIL 14, 2016

Meeting Attendees

PHS:	Jim Jeppson Helen Brooks Robin Devine Clay Holderman Dr.Friedrichs, MD Louise Abel, MD
JWS Planning Consultant:	James W. Siebert
DPS Architects:	John Laur
City of Santa Fe:	Noah Berke, Case Manager Lisa Martinez, Land Use Director Yolanda Cortes, Building Permits Division Director

Meeting began at approximately 4:10 with introduction from **Helen Brooks** and Presbyterian Healthcare Service administration and development team. Helen presented overview of the location and designated site and made reference to slide which shared PHS goals "Keep care in community and Northern New Mexico, provide additional healthcare choices, and promote more affordable healthcare and reduce the total cost of care". Helen turned floor over to Jim Siebert, Planning Consultant.

Jim Siebert gave brief overview of the prior approval of the Las Soleras Development, and 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: Are there any school sites within the overall development?

Jim Siebert: It appears that a future school site will be located on the Beaty subdivision located north of the Las Soleras development.

Helen: Showed site plan and color phasing designations which defines the different types of ancillary medical uses. Helen stated that most of the care that will be provided in this location is outpatient and the focus is to aim to lower cost of care by integrated medical records, tele-medicine and patient center. The outpatient, urgent care services and specialty services will be the same as what is currently provided at the new location on St. Michaels Drive. There will be 30 beds. Phase 1 will include surgery facility, pharmacy, radiology, and urgent care. Inpatient care will be located on top floor. Helen mentioned future growth would be to accommodate other services to be determined. As more medical services locate on the PHS site a parking structure would be built to accommodate parking of patients, visitors and staff.

Dr. Friedrichs: Introduction of himself and experience of working for PHS. Dr. Friedrichs stated that since 1908 PHS started as a non-profit that aligns with values, provides more options, and improves quality and care. This facility has the ability to have coordinated care which would consist of cardiology, OBGYN, Case management and lots of specialty assistance. There has been a tremendous growth since the St. Michaels Clinic was opened and shows services that are needed in Santa Fe.

Helen Brooks: Discussed timeline and are hoping to break ground by this summer (2016) and open early in 2018.

Question: Is there an offer by PHS to allow other private medical facilities to locate in the proposed ancillary medical structures?

Clay Holderman: Yes there will be an opportunity for other than PHS medical services to be located in the ancillary medical structure.

Question: If I am part of a call group for impatient services and my patients want to be cared for in a PHS facility, can I provide my services to my patients at this facility?

Clay Holderman: PHS has not got to that point at this time

Question: How many staff will this proposal entail?

Helen Brooks: Have not come up with the numbers at this time to answer question.

Question: I am a health representative with the alliance coalition, what role to Presbyterian healthcare services partake in the community and what is PHS going to provide?

Clay: PHS serves seven communities in New Mexico and launches an assessments need based on every counties individual needs and reviews priorities and works with leadership providers through philanthropy donations and sponsors farmers markets for health needs.

Question: The St. Michaels facility accepts insurance from other providers, what is the plan for the new hospital?

Helen: PHS will continue to accept insurances other than PHS.

Question: I am with Cumbres, medical service providers and want to know if there are plans to have a pediatric or obstetrician services?

Helen: Not at this time, however, that is a discussion that should continue to be held.

Clay: PHS does not currently provide pediatric services however if the emergency room will provide for emergency services.

With no more questions, the meeting adjourned at approximately 4:40, some attendees did stay to review plans and talk with the PHS personnel.

PHS
PUBLIC PROVIDER MEETING
SANTA FE COMMUNITY COLLEGE
APRIL 14, 2015

Name	Address	Telephone	E-mail
Amy Sandoval	605 Letrado St. SF, NM (DOH) Health Promotion	505-476-2675	Amy.Sandoval@state.nm.us
Anna Rayne-Levi	805 Early St	505-470-4798	anna.levi.rayne@gmail.com
Ellen Swicegood	1400 Chama Ave	505-988-2211	ellen.swicegood@pnsnm.org
Jay Jolly	1036 Alto St. La Familia S.F. NM 87501 Med Center	505-955-0310	jjolly@lfmctr.org
Merri Murphy		903.614.5910	merri.murphy@christushealth.org
Sunil Desai		630 926 7793	sunil.desai@presencehealth.org
John Beese		505 913 5211	john.beesn@stvin.org
LISA MARTINEZ	CITY OF SANTA FE	505.955.6617	LDMARTINEZ@SANTAFENM.GOV
Shelley Mann-Levi	2010 Alta Vista, SF 87505 Attn: SF Prevention Alliance	505-470-9072	smann@sfps.k12.nm.us
Erika Campos		505-470-1799	erika.campos@stvin.org
Bob Moore		✓	✓

ANNE KESTEN

PHS
PUBLIC PROVIDER MEETING
SANTA FE COMMUNITY COLLEGE
APRIL 14, 2015

Name	Address	Telephone	E-mail
JOHN CASKEY, MD	CASKEY MEDICAL GP		
JIM SIEBERT	SIEBERT & ASSOC.		
Linnea Moreno	805 Early St.	819-5066	Linnea.Moreno@lccs-nm.org
JOHN LAUR	DPS		
JIM JEPPSON	PHS		
CLAY HALDERMAN	PHS		
CARL FRIEDRICHS, MD	PMG		
HELEN BROOKS	PHS		
ROBIN DIVINE	PHS		
KERRI DUFAULT	PHS		
Yolanda Cortez	City of Santa Fe	505-501-0210	yjcortez@santafenm.gov

PHS
PUBLIC PROVIDER MEETING
SANTA FE COMMUNITY COLLEGE
APRIL 14, 2015

Name	Address	Telephone	E-mail
Noah Berlo	200 Lincoln Ave		City of SF
JIM BROLAND	PHS		
LOUISE ABEL, MD	PMG		

Explanation of Request for Minor Amendment to Las Soleras Road Phasing Plan

A request to modify the road phasing plan adopted by the City Council on September 9, 2015 is submitted as part on the application for the PHS final development plan. The current road phasing plan recommends the completion of Las Soleras Drive from Cerrillos Road to Beckner Road with the development of the hospital on Tract 8. An amendment to the road phasing plan is requested moving the priority for crossing of the Arroyo de los Chamisos from Las Soleras Drive to the Crossing at Chamiso in conjunction with first phase of Presbyterian Healthcare Services medical center. The reasons for this minor amendment are:

- Crossing at Chamiso extends west of Cerrillos Road (changing name to Herrera Drive) to the Nina Ortero Community School, Capital High School and connecting into Paseo del Sol in Tierra Contenta.

- Cerrillos Road/Herrera Drive intersection serves as the principal access to WalMart.

- Herrera Drive is designed and was constructed to carry significantly more traffic volumes than Tierra Contenta Drive. Tierra Contenta Drive is the western extension of Las Soleras Drive west of Cerrillos Road.

- Herrera Drive serves as the only direct connection to Tierra Contenta.

- The turning movements (exclusive of the northbound and southbound traffic on Cerrillos Road) in 2015 at the Cerrillos Road and Crossing at Chamiso/Herrera Drive is 1927 vehicles for the AM and PM peak hours versus the Cerrillos Road and Las Soleras Drive/Tierra Contenta Drive intersection which has 1196 vehicles in the AM and PM peak hours.

In summary Herrera Drive carries the traffic from two major public schools, connects to Paseo del Sol, serves as the only direct access from Tierra Contenta to Cerrillos Road, and is designed at the intersection with Cerrillos Road with eastbound lanes consisting of two left turn lanes, two thru lanes and one right turn lane. This compares to the eastbound lane of Tierra Contenta Drive at Cerrillos road that has one left turn lane, one thru lane and one right turn lane.

Las Soleras

Approval Criteria for Minor Master Plan Amendment for Modification to the Road Phasing Plan

(a)

Guiding Policy 7-1-G-5

(a)Ensure that new development is more "connected" to its surroundings with an increased number or access points and pedestrian and bicycle connection to a neighborhood network.

Las Soleras has five major access points connecting to the City's major collector or arterial streets. These access points include Crossing at Chamiso at Cerrillos Road, Las Soleras Drive at Cerrillos Road, Governor Miles Road at Rail Runner Road, Beckner at Cerrillos Road and

Beckner at Richards Avenue. Vehicular access is provided from residential neighborhoods within Las Soleras and adjoining Las Soleras to commercial, office, retail and institutional facilities by means of the roads described above and the internal road network. Pedestrian and bicycle access if provided through an extensive City trail network and private trails within the separate tracts as they are developed.

Las Soleras has a more extensive trail network than provided by any other development in Santa Fe. The completion of the Arroyo Chamiso Trail will allow a cyclist to ride from Las Soleras to the downtown area on a trail system separate for the most part from vehicular traffic. The completion of the trail to Tierra Contenta will allow residential development on the southwest side of the City to access commercial, retail and hospital uses in Las Soleras by bicycle.

(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.

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 determinate rather than assumed.

As a result of these traffic studies the design and timing 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.

(c)Development of the master plan area will contribute to the coordinated and efficient development of the community.

A hospital on Tract 8 of the Las Soleras Master Plan has always been a part of the approved master pan. 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

(d)The existing and proposed infrastructure, such as the 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.

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.

The existing Las Soleras Road Phasing Plan and amended Las Soleras Road Phasing Plan are attached as Exhibits 1A and 1B respectively.

Request for Minor Amendment to Las Soleras Master Plan for Comprehensive Sign Plan on Lot 8 in Las Soleras, Zoned for Presbyterian Hospital

Consideration of Sign Requirements for Hospitals Relative to Zoning Regulations

The sign regulations for HZ hospital zones are the same as for the C-1, Professional Office Zoning District. The general description for allowed signage in HZ districts is provided below:

Building mounted sign	
Maximum area, one tenant:	32 square feet
Maximum number of signs:	2
Maximum height on building:	15 feet from finished grade
Maximum height of letters:	20 inches
Free standing signs	
Maximum number:	2 (one for each access road)
Maximum area:	16 square feet each
Maximum height:	14 feet above adjoining street
Direction signs:	
Maximum number:	3
Maximum area of directional signs:	4 square feet each sign (not to exceed 15sq.ft.)

The above sign regulations are not designed to accommodate the location and directional requirements needed for a regional hospital. Both Cristus-St.Vincent and Presbyterian Hospital are requesting adoption of a comprehensive sign plan in order to easily locate the hospital and safely direct visitors/patients to the proper healthcare service within the hospital campus.

Location of Sign Regulations in Plan Set

Included in the plan set for the Presbyterian Hospital are various sheets which show the location of the signs, the area of the signs and the placement of the signs on the building or ground. The drawings describing the location of the signs are shown on sheets AS 102 and AS 103. The size of the signs is shown on sheet AS 502. The placement of signs on the buildings is shown on sheets AE 200 and AE 202. At the request of Land Use staff landscape and photometrics plan are included with this request.

Purpose of Comprehensive Sign Plan

The typical purpose of signs is to market the product or service that is being sold inside the building. In the case of hospitals the purpose is to direct patients/visitors first to the building itself and then to the correct location of the healthcare service within the campus. The area of both Christus St. Vincent is on the order of 40 acres with hundreds of parking spaces in lots spread throughout the campus.

It is essential especially in emergency situations to direct people to the correct location on the campus. This requires a variety of signs in several locations to make sure that patients/visitors arrive at their proper location with the least stress possible. An example of signs that are requested are: Emergency and Ambulance signs. These are signs that serve life-safety purposes and would not be permitted by the HZ sign regulations.

Reasons for a Comprehensive Sign Plan

Main Building Mounted Signs

The building housing the hospital is 786 feet from the southbound driving lane of I-25, and 1,318 feet from the closest travel lane on Cerrillos Road. The medical center is not located adjacent to major, heavily trafficked roadways immediately adjacent to the hospital tract. Although with the completion of Beckner as a four lane facility and completion of the two bridge crossings of the Arroyo de los Chamisos for the Crossing at Chamiso and Las Soleras Drive will considerably increase the traffic in Las Soleras it will most likely be several years before all of the above roadways are completed. Visibility is paramount since people arriving at the hospital for several years will not have an understanding of the road systems that are existing and will be constructed in the area. In the future, people who are arriving at the hospital in an emergency situation need to easily identify the location of the hospital from the principal highways providing access to the site.

Height of Building Mounted Signs

People who are arriving at the hospital in an emergency situation need to easily identify the location of the hospital from the principal roadways providing access to the site. A sign located 15 feet from the ground elevation at the building façade would eventually be hidden by the height of buildings between the I-25 and the hospital and Cerrillos Road and the hospital which under C-2 zoning allows for building heights up to 45 feet.

Free Standing Signs

It is critical to catch the driver's attention as they approach the hospital on Beckner Road. The identification signs are used to alert the driver that a hospital access is forthcoming. A small sign is insufficient to adequately advise drivers of the presence of an access point to the hospital. The sign height and size is a minimum standard for a driver approaching at 45 miles per hour, which is the posted speed limit for Beckner Road.

Directional Signs

This is a large campus with multiple access points, and multiple parking lots and a future parking garage spread out across several locations in the medical center. Signs at multiple locations are needed to direct the drivers to their particular medical service. A maximum of 15 square feet of directional signs at 4 square feet each would allow for a total of three signs at the maximum allowable individual sign area of 4 square feet. This is a medical campus where people need to know where they are going. Three signs on a medical campus of this size would not begin to serve as adequate notice of where to go to find the destination for the medical service that is being sought by the visitors to the campus. In this case it is the nature of the structure and the use contained within the structure that distinguishes this building from other non-medical uses.

Las Soleras

Approval Criteria Minor Master Plan Amendment for Signs

14-3.9 (D) (1)

(a) The Master plan is consistent with the General Plan

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.

(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.

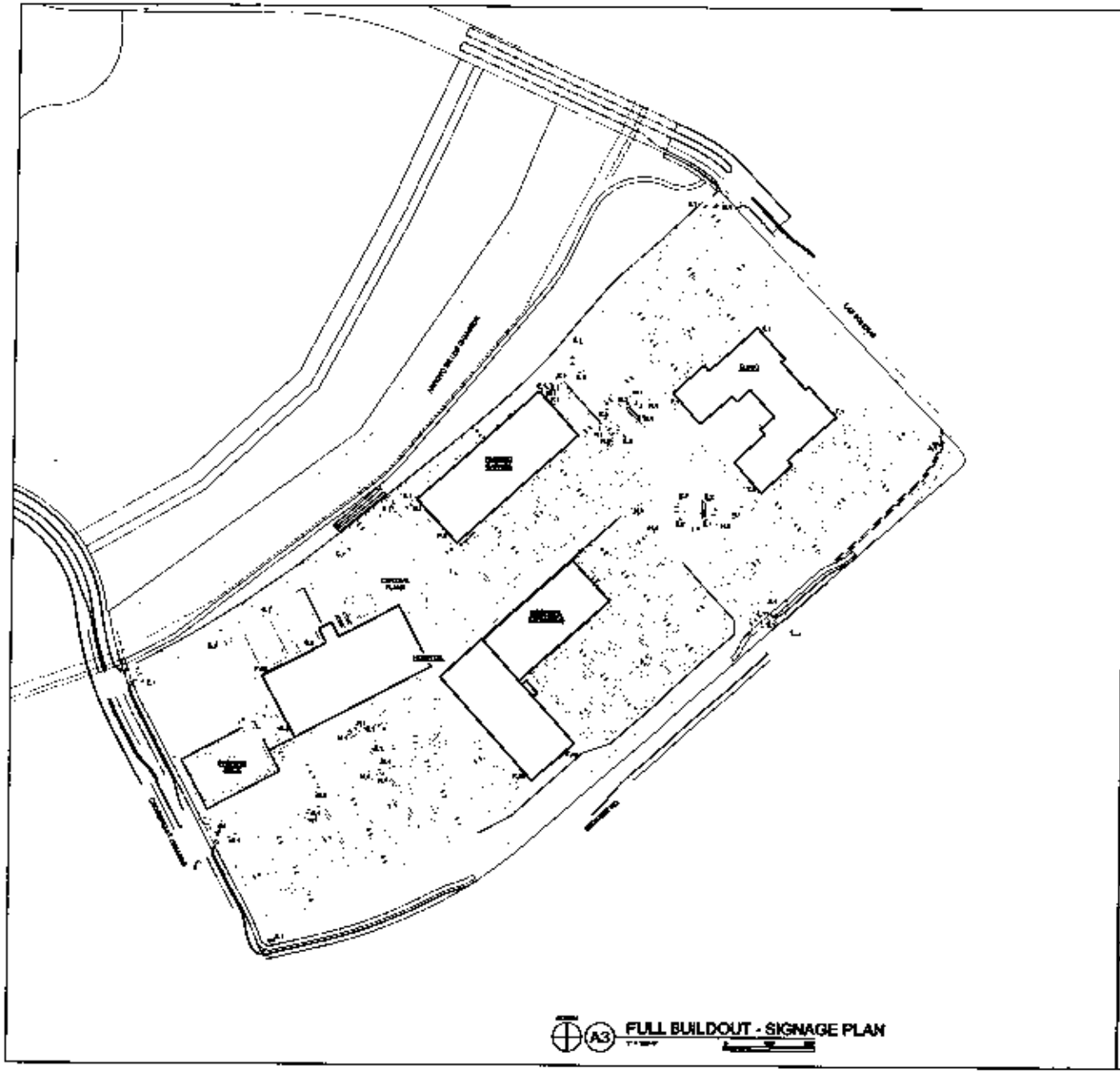
There is a question regarding the maximum permitted sign area allowed in the City Code which is a combined area of 32 square feet for two facades of the building. This compares to a building in a commercial retail zone district that permits a sign area of 80 square feet per building in a multi-building 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.

(c)Development of the master plan area will contribute to the corrdinated and efficient development of the community.

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.

(d)The existing and proposed infrastructure, such as the 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.

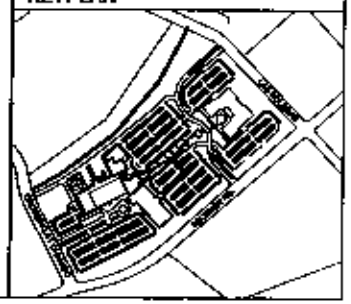
The infrastructure within Las Soleras has been designed to accommodate the full development of the project. For example, roads are designed with a 10-20 year time horizon, utilizing City-wide traffic modeling and traffic projections at full build-out. Water and sewer design is based on the full build-out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



A3 FULL BUILDOUT - SIGNAGE PLAN

SIGNAGE NOTES AND LEGEND

KEYPLAN



DEKKER
PERICH
SABATINI

7601

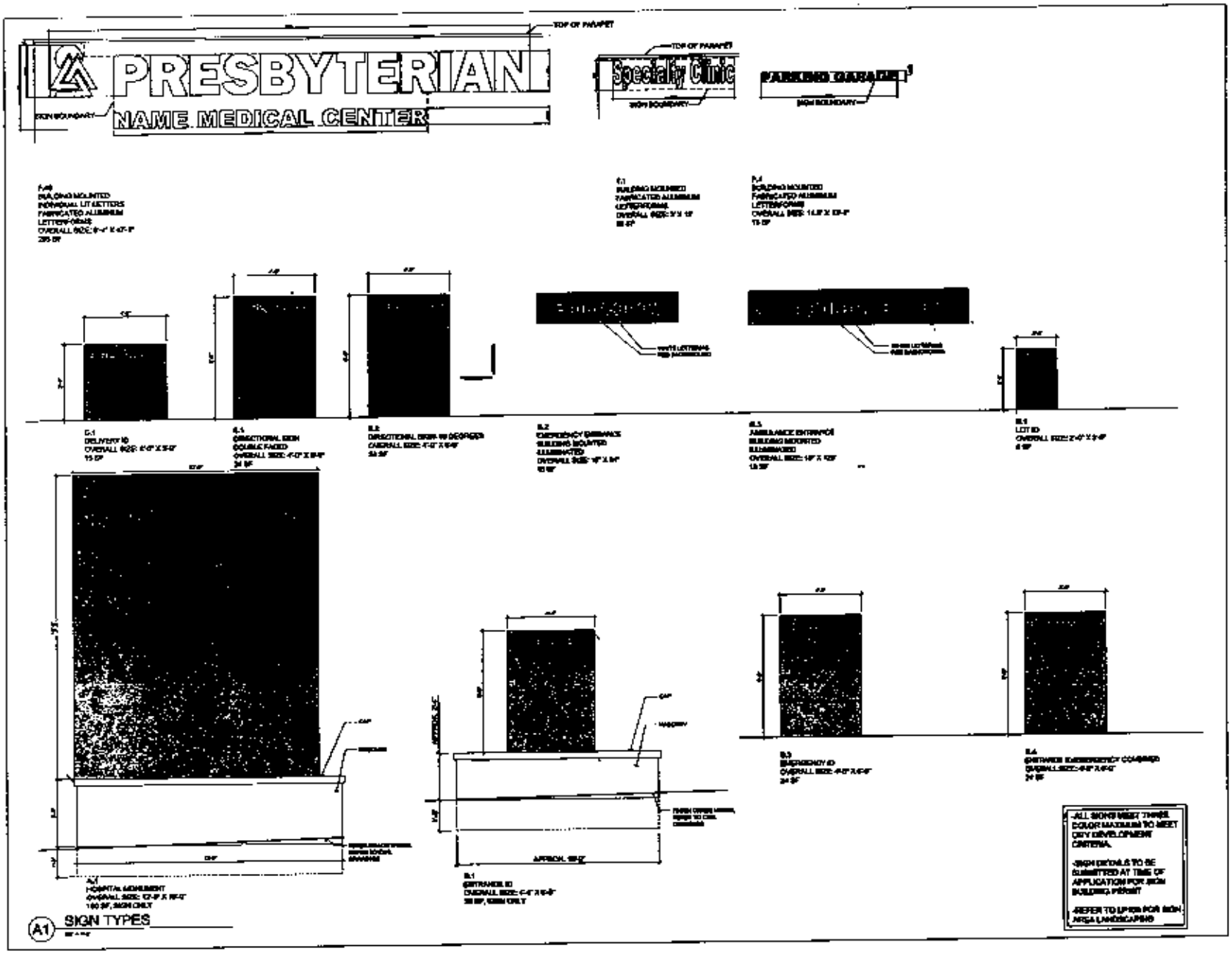
Presbyterian
Santa Fe Medical Center
Bestner Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

DATE

FULL BUILDOUT
SIGNAGE PLAN

AS102



DEKKER
PERICH
SABATINI

7601

PROJECT

Presbyterian
Santa Fe Medical Center
Badger Rd
Santa Fe, NM

DEVELOPMENT PLAN
SUBMITTAL

SIGN ELEVATIONS

AS502

Planning Commission
June 2, 2016

EXHIBIT 9

14-6.2 USE-SPECIFIC STANDARDS

(B) Public, Institutional and Civic Uses

(3) Hospitals

(b) Las Soleras Hospital Zone District

(i) A *hospital* and a heliport serving a *hospital* requires a *development plan* as set forth in Section 14-3.8.

(ii) Prior to the submittal for *development* plan approval for each phase of *development* within the Las Soleras HZ district, the *applicant* shall conduct and submit a market analysis and fiscal impact analysis that analyzes in detail the need for the proposed hospital. The market analysis shall address demand, projected service capacity and build-out; identify primary and secondary market area; estimate projected revenue and expense; and identify the scale and extent of local competition. The fiscal impact analysis shall contain an estimate of net local public costs, including capital outlay and operating expenses, and revenues attributable to the proposed project. Additionally, as a condition for and prior to the granting of *development* plan approval, any new hospital to be constructed shall participate in meetings at which the Santa Fe County health policy planning commission, Christus St. Vincent Hospital and interested local and regional health care providers have been invited to attend to address impacts of dual hospitals in the community.

Planning Commission
June 2, 2016

EXHIBIT 10

National Trends Are Reflective of Santa Fe's Local Market Dynamics

1. Physician and nurse shortages are pervasive and continue to grow while compensation and recruiting costs increase

2. Hospital margins are shrinking, and those that also offer unprofitable services and serve poorly insured patients are especially hard hit

3. Profitable surgeries often subsidize less profitable health care services needed in the community, such as trauma, behavioral health, and substance abuse

4. Hospitals under reimbursement pressure and facing revenue losses may cut services and shift costs to private payers and employers

5. States that do not regulate specialty hospital openings have seen increases in unnecessary use and expense of healthcare services

Sources: Sg2 Analysis, 2016.

Confidential and Proprietary © 2016 Sg2

Potential Unintended Consequences of Additional Hospital

- **A limited and increasingly scarce clinician workforce is split between hospitals, causing labor costs to climb**
  - Labor costs are rising for a limited supply of nurses due to higher recruiting costs, hiring of agency nurses, excessive overtime, and operational costs from a shortage of qualified nurses
  - Clinician turnover is expensive, approximately $10,000 in direct recruitment each time an RN position must be filled
  - Demand for physicians exceeds supply, shortage expected to grow ~17% from 2014-2025

- **Our community loses over $23 million in federal funding that supports a sole hospital in an area to be able to offer vital health care services, an impact that also results in lost health care services & jobs**
  - In 2010, Mary Washington in Virginia lost ~$28 million in governmental funding after HCA entered the market, resulting in significant harm to its financial condition and sustainability, and led to service and staff reductions of 300 FTEs

RN = Registered Nurse; AONE = American Organization of Nurse Executives; HCA = Hospital Corporation of America; FTE = Full Time Equivalent. Sources: Competition for specialists drives doc pay higher, *Modern Healthcare*, July 2012; Strategic Cost Transformation: The Mary Washington Healthcare Story, Kauffman Hall, 2014; The Complexities of Physician Supply and Demand: Projections From 2014 to 2025, Association of American Medical Colleges, April 5, 2016; Sg2 Report: Inpatient Workforce Planning, 2/2016; Solving the Nursing Shortage: The Cost of Failure, www.afscme.org; ; Fitch Downgrades Mary Washington Healthcare, www.emma.msrb.com, July 11, 2011; Sg2 Analysis, 2016.

Confidential and Proprietary © 2016 Sg2

Potential Unintended Consequences of Additional Hospital (Cont'd)

- **Hospital services for the neediest patients that are not financially viable without subsidy (e.g., regional trauma, behavioral health, substance abuse, birthing) are reduced or eliminated**
  - David et al. (2011) finds hospitals with large revenue losses are far more likely to cut investment in unprofitable service lines, particularly psychiatry, substance-abuse, and trauma care
- **Rising health care costs are passed on to local employers**
  - Ford Motor Company paid 7-13% less for inpatient services and 21% less for outpatient services in KY, MI, and MO, where state review processes limited the addition of excess capacity
- **Adding providers without fully validating proof of need requirements creates additional capacity and artificially raises utilization and costs**
  - A 2012 study commissioned by the Michigan Department of Health found compelling evidence that greater hospital bed availability correlated to higher hospitalization rates
  - Communities with approval processes for hospital construction and that require rigorous proof of patient demand have, on average, lower health care costs

Sources: Health Care Costs Compel Fresh Look at Old Regulatory Lever", Foresight Kentucky Long-Term Policy Research Center, 2004, Piper, graph from Ford Motor Company; "Juggling the lineup: Seeking better financial results, providers change services; experts worry about access"; *Modern Healthcare*, January 2012; "The Incidence of Adverse Medical Outcomes Under Prospective Payment," Econometrica, 1996, 63 (1), 29–50; "Do More Hospital Beds Lead to Higher Hospitalization Rates? A Spatial Examination of Roemer's Law", PLOS One, February 13, 2012; Sg2 Analysis, 2016.

Confidential and Proprietary © 2016 Sg2

More Detailed Information is Required

- "The applicant shall conduct and submit a market analysis and fiscal impact analysis that analyzes ***in detail the need*** for the proposed hospital." - *Land Development Code §14-6.2(B)*

Requirements	Full Market Analysis	Complete?
Demand	High-level demographics and population growth	✓
	Forecasted demand by service line and specific conditions	✗
	Inmigration patterns, including the uninsured from surrounding areas	✗
	Detail on out-migrating patients & if a new facility could meet their needs locally	✗
	Drive time analysis	✗
	Population density & growth heat maps to identify need areas	✗
Projected Service Capacity & Build Out	Basic service lines and square footage	✓
	Deeper explanation of size and patient mix	✗
	Matching service capacity to forecasted community demand	✗
	Impact of an OP-focused hospital, such as on availability of community safety-net services	✗
	Mapping of key patient journeys, especially for under-insured populations	✗

IP = Inpatient; OP = Outpatient; PSA = Primary Service Area; SSA = Secondary Service Area. Sources: Sg2 Analysis, 2016.

Confidential and Proprietary © 2016 Sg2

More Detailed Information is Required

- "The applicant shall conduct and submit a market analysis and fiscal impact analysis that analyzes ***in detail the need*** for the proposed hospital." - *Land Development Code §14-6.2(B)*

Requirements	Full Market Analysis	Complete?
Identify PSA & SSA	Description of service area broadly defined by local communities	✓
	Mapping specific PSA and SSA borders (exclude ABQ suburbs like E. Sandias)	✗
	Comparison to CHRISTUS service area already serving broader community	✗
Est. Revenue / Expense	Year 1 Expected Revenue and Expense and Break-Even	✓
	Expected growth after Year 1	✗
	Evidence backing up key assumptions	✗
Scale & Extent of Local Competition	Description of competition # of beds and daily census	✓
	Details on competitive hospitals and provider workforce	✗
	Competitive location mapping, inpatient market share by service line, overlap with proposed Presbyterian service area	✗
	Key strategic initiatives and service offering and quality comparisons	✗
	Ambulatory footprint and share	✗
	Evidence of gaps in care or excess demand not already covered	✗

PSA = Primary Service Area; SSA = Secondary Service Area. Sources: Sg2 Analysis, 2016.

Confidential and Proprietary © 2016 Sg2

Proposed Questions to Determine Whether Project "Will Not Adversely Affect the Public's Interest"

-Land Development Code § 14-3.8(D)(1)

1. **Workforce Sufficiency and Splitting**
   - What is the current supply of physicians, specialists, and nurses in the market, and how will a potentially limited workforce be impacted by split volumes between hospitals?
   - What are the environmental factors and volume thresholds that would allow for local clinicians' expertise and time to be maximized?
   - What is the potential impact of specialists leaving or reducing practice time in Santa Fe if they cannot maintain volume and quality levels locally?
2. **Effect of Lost Governmental Funding to Support Community Needs**
   - How will the community replace the $23M of lost annual revenue related to CHRISTUS St. Vincent (CSV) being the sole community provider in the market?
   - What is the profile of the patients who are most likely to benefit from Presbyterian's services (e.g., payer mix, geographic location, etc.)?
3. **Unprofitable Service and Patient Subsidization**
   - With CSV acting as a safety-net hospital for the community today, what will be the impact on traditionally subsidized services, such as trauma, birthing, and behavioral health?
   - In greater detail, what is the scope of services to be added at the new center, e.g., expected license and number of staffed clinicians, level of trauma services, etc.?

Sources: Sg2 Analysis, 2016.

Confidential and Proprietary © 2016 Sg2

Proposed Questions to Determine Whether Project "Will Not Adversely Affect the Public's Interest"

-Land Development Code § 14-3.8(D)(1)

4. Cost of Care Impact on Community and Employers

- What services will Presbyterian provide, if any, to mitigate potential disruption of local care coordination? Will patients be steered to Albuquerque for follow-up or specialist services?
- Of the 23% of county residents who are outmigrating, or leaving the market for health care (per Presbyterian's analysis), what percent are covered by Presbyterian's health plan?
- What does Presbyterian see as the net job creation impact post-construction, e.g., new jobs at Presbyterian less staff reductions at CSV?

5. Identification of Health Care Gaps in the Community and Demand Trends

- What new clinical services not currently available in Santa Fe will be offered at the new Medical Center?
- What assets will Presbyterian have in the Santa Fe market to help patients throughout the System of CARE, e.g. community relationships, post-acute care, and avoid care fragmentation?
- Is there enough market demand for a new hospital, not just for the overall market but the impact on individual service lines?

SVRMC = St. Vincent Regional Medical Center; CARE = Clinical Alignment and Resource Effectiveness. Sources: Sg2 Analysis, 2016.

Confidential and Proprietary © 2016 Sg2

Planning Commission
June 2, 2016

EXHIBIT 11

City of Santa Fe, New Mexico

memo

DATE: June 1st, 2016

TO: Noah Berke, Planning and Land Use Department

FROM: Thomas Martinez, Interim Operations and Maintenance Manager, Transit Division

SUBJECT: **Presbyterian Hospital (Case #2016-50).**

Las Soleras is currently serviced along its periphery by three Santa Fe Trails Routes. Route 26 runs between the Southside Transit Center, currently located at the Santa Fe Place Mall, and the Fashion Outlets of Santa Fe via Cerrillos Road. Route 22 runs between the Southside Transit Center and the Santa Fe Community College via Cerrillos Road and through Rancho Viejo (it also makes stops at the NM599 Rail Runner Station in coordination with the Train Schedule). Route 21 runs between the Southside Transit Center and the Santa Fe Community College via Governor Miles Road and Richard Avenue. For more information on each of these routes go to **www.takethetrails.com** .

At this time there is no roadway infrastructure or development within much of the Las Soleras property that could support transit service and therefore the Transit Division has no current plans to extend service into Las Soleras. We are aware of the approved and planned development in this area and the existing Routes mentioned above puts most of this development within approximately a half mile of one of them. Additionally, although developers have short term expectations to be fully built out in a short timeframe, in reality it may be many years before there is a critical mass of both roadway infrastructure and demand to warrant providing fixed route transit service within Las Soleras. Extending or adding new transit routes is not an easy or inexpensive proposition as the system is fully integrated, meaning a change to one route has an impact to many others, and also may require additional personnel and vehicles.

The Santa Fe Ride program (Para-Transit) is currently available for those who qualify due to age or disability for door to door service to and from destinations within Las Soleras. For more information on Santa Fe Ride go to http://www.santafenm.gov/santa_fe_ride .

The Transit Division will continue to monitor the pace and extent of development in Las Soleras and if and when there is sufficient infrastructure and passenger demand will work to add fixed route transit service to the area to extent resources allow.

cc: Issac Pino, P.E., Public Works Director

Planning Commission
June 2, 2016

EXHIBIT 12

City of Santa Fe, New Mexico

memo

DATE: **June 2, 2016**

TO: **Planning Commission**

FROM: **Current Planning Division**

RE: **Additional Information**

The attached information is not in your June 2, 2016 Planning Commission packet. The information is in the following order:

Case #2016-49. Las Soleras Minor Amendment to Road Phasing Plan.
Case #2016-57. Las Soleras Minor Amendment to Master Plan.

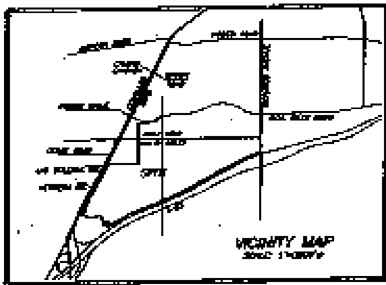
- Legal lot of record for Las Soleras.

Case #2016-50. Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.

- Memorandum from dated June 1, 2016 from Thomas Martinez, Interim Operation and Maintenance Manager, Transit Division.

Case #2016-46. 102 Montoya Circle Escarpment Variance.

- Communications from concerned neighbor.



BOARD OF COUNTY COMMISSIONERS

REVIEWED BY CITY OF SANTA FE

CITY OF SANTA FE APPROVAL

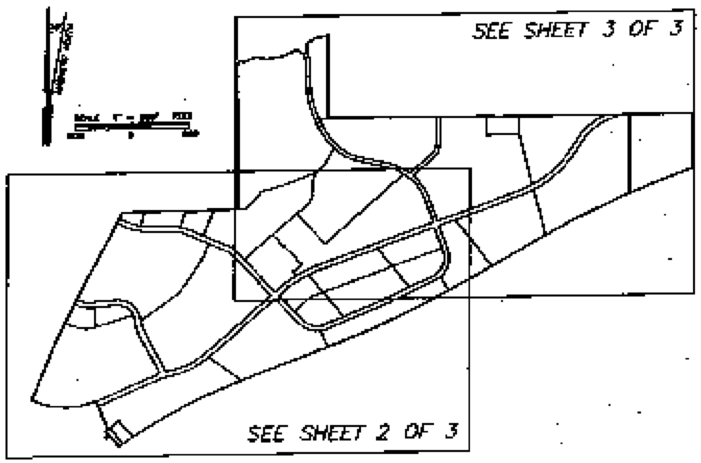
SURVEYOR'S CERTIFICATE

NOTES

FLOOD ZONE

LEGEND

REFERENCE DOCUMENTS



UTILITIES

LOT	LOT OF RECORD
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

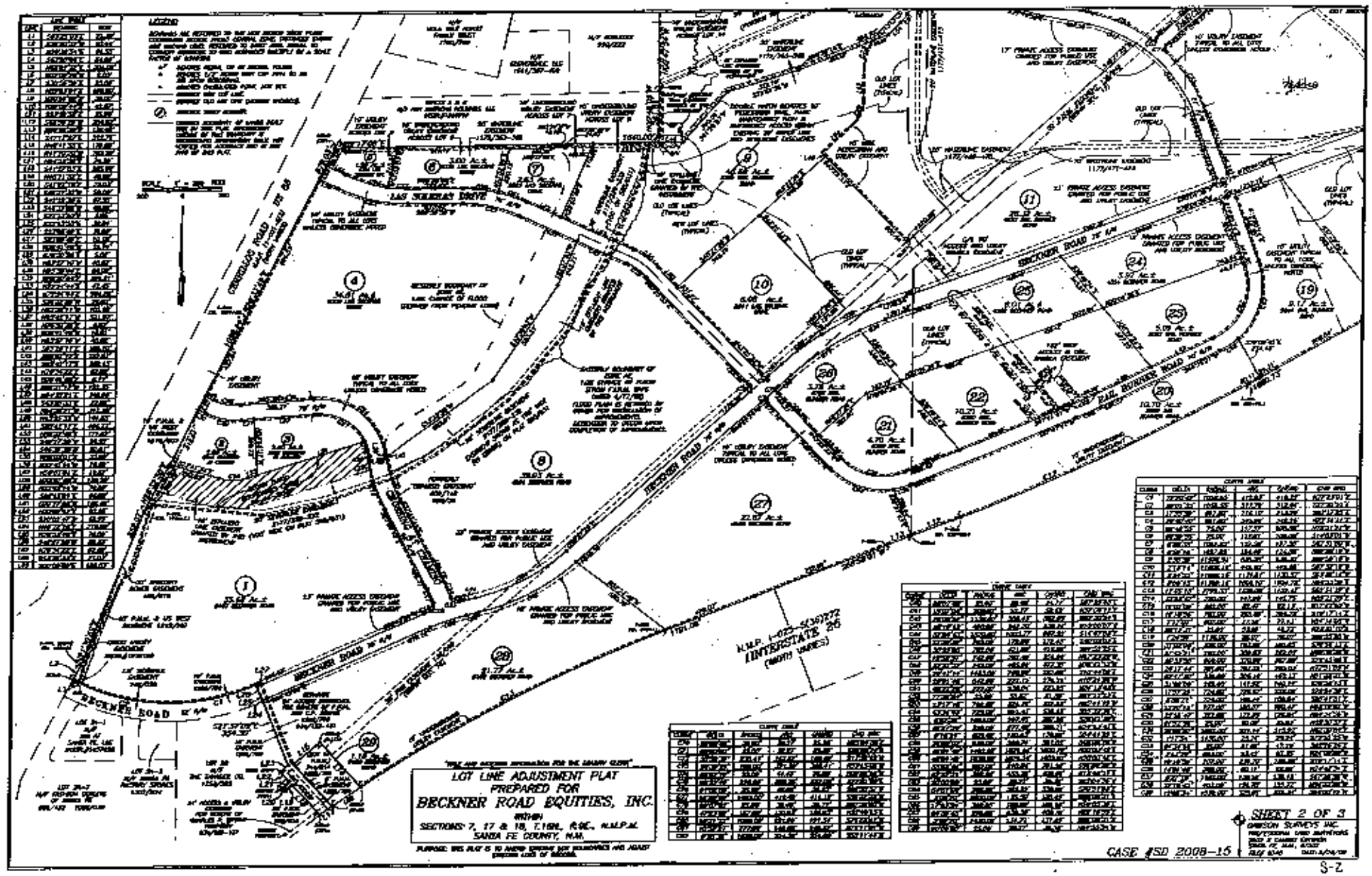
DEDICATION AND AFFIDAVIT

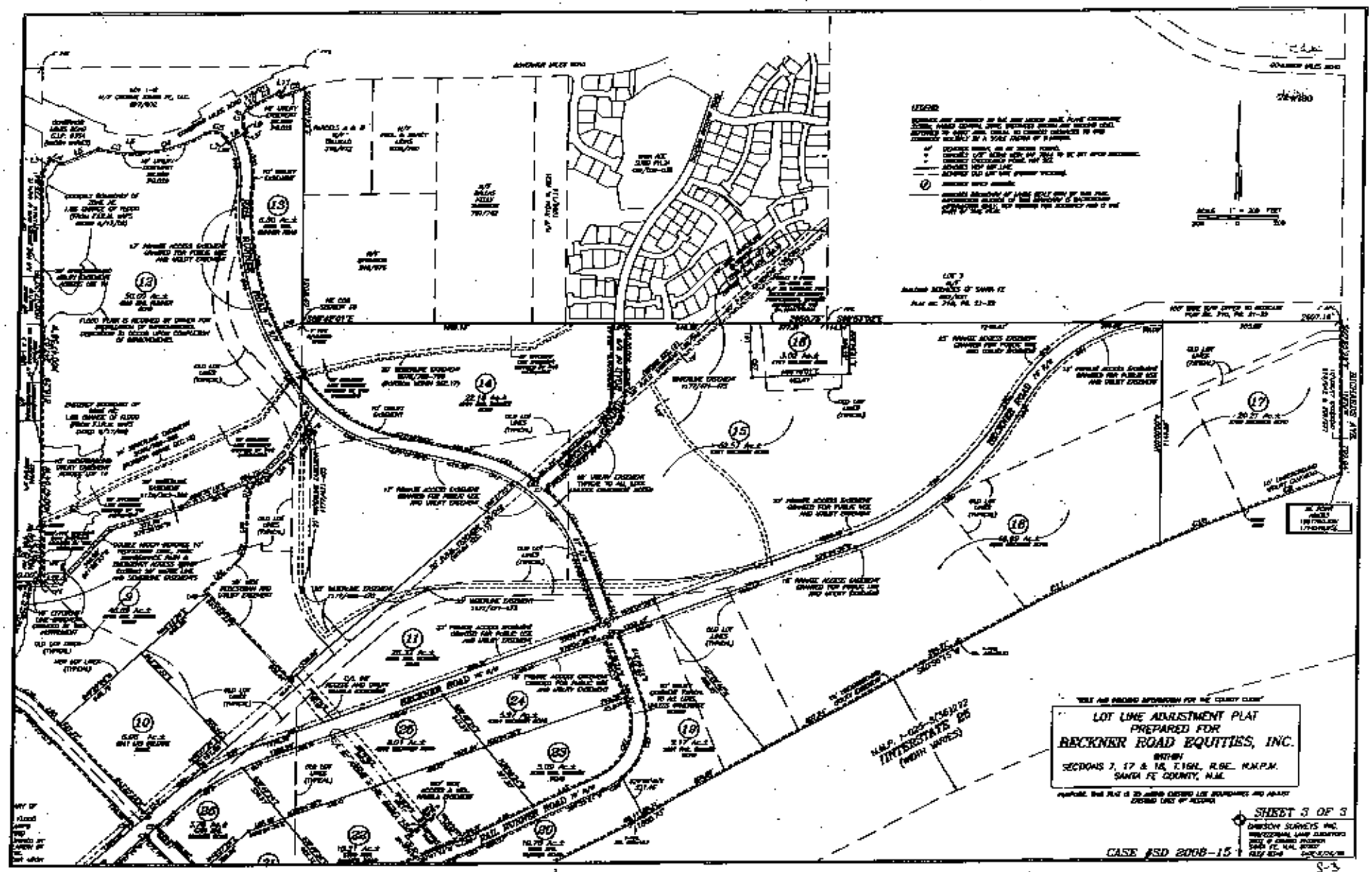
LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC
WITHIN
SECTIONS 7, 17 & 18, T.16N, R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

SHEET 1 OF 3

DAWSON SURVEYS INC

CASE #SD 2008-15


LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.19N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.
SHEET 2 OF 3
CASE #SD 2008-15
S-2
BECKNER ROAD
LAS SOLERAS DRIVE
INTERSTATE 25
(NORTH VARIES)


LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.19N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.
SHEET 3 OF 3
CASE #SD 2008-15
BECKNER ROAD
INTERSTATE 25