



Agenda

CITY CLERK'S OFFICE

DATE 5-2-11 TIME 3:20

SERVED BY [Signature]

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AMENDED

BUSINESS CAPITOL DISTRICT / DESIGN REVIEW COMMITTEE

**Thursday – May 12, 2011 –5:30 P.M.
200 LINCOLN AVE. SANTA FE, NM
CITY COUNCIL CHAMBERS**

- A. ROLL CALL**
- B. APPROVAL OF AGENDA**
- C. APPROVAL OF MINUTES**

Minutes of December 13th, 2010

- D. FINDINGS (None)**
- E. OLD BUSINESS (None)**
- F. NEW BUSINESS**

1. **Case #BCD 2011-20.** El Castillo Medical Center Expansion. Duty and Germanas Architects, agents for El Castillo Retirement Residences, requests Major Project Plan approval to build approximately a ~~10,000~~ 11,346 square-foot addition to the existing health care portion of the development. The property is located at 250 East Alameda, within Downtown and East Side Historic District and spans the Alameda Street and Barrio de Analco BCD Townscape subdistricts. (William Lamboy, case manager)

- F. BUSINESS FROM THE FLOOR**
- G. STAFF COMMUNICATIONS**
- H. MATTERS FROM THE COMMISSION**
- I. ADJOURNMENT**

NOTES:

1. Procedures in front of the Business Capitol District / Design Review Committee are governed by Roberts Rules of Order. Postponed cases are postponed to: (1) a specific date; or (2) indefinitely until specific conditions have been resolved; or (3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from the postponed by a motion and vote of the Business Capitol District / Design Review Committee.
2. Due to time constraints not all issues may be heard and may be scheduled to the next scheduled Business Capitol District / Design Review Committee meeting. This agenda is subject to change at the discretion of the Business Capitol District / Design Review Committee.
3. New Mexico law requires the following administrative procedures to be followed by zoning boards conducting “quasi-judicial” hearings. In “quasi-judicial” hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

**An interpreter for the hearing impaired is available through the City Clerk’s Office upon five days notice. Please call (505) 955-6521. **



Agenda

CITY CLERK'S OFFICE

DATE 4-19-11 TIME 3:00 pm

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BUSINESS CAPITOL DISTRICT / DESIGN REVIEW COMMITTEE

**Thursday – May 12, 2011 –5:30 P.M.
200 LINCOLN AVE. SANTA FE, NM
CITY COUNCIL CHAMBERS**

- A. ROLL CALL**
- B. APPROVAL OF AGENDA**
- C. APPROVAL OF MINUTES**
Minutes of December 13th, 2010
- D. Findings (None)**
- E. OLD BUSINESS (None)**
- F. NEW BUSINESS**

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- F. BUSINESS FROM THE FLOOR**
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**SUMMARY INDEX OF
CITY OF SANTA FE
BUSINESS CAPITOL DISTRICT / DESIGN REVIEW COMMITTEE**

May 12, 2011

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El Castillo Medical Center Expansion. Duty and Germanas Architects, agents for El Castillo Retirement Residences, requests Major Project Plan approval to build approximately a 40,000 <u>11,346</u> square-foot addition to the existing health care portion of the development. (William Lamboy, case manager)		
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**CITY OF SANTA FE
BUSINESS CAPITOL DISTRICT / DESIGN REVIEW COMMITTEE**

THURSDAY – MAY 12, 2011 – 5:30 P.M.

A. A regular meeting of the City of Santa Fe Business Capitol District/Design Review Committee was called to order by Chair Patti Bushee on the above date at approximately 5:30 p.m. in the City Councilor's Chambers, City Hall, 200 Lincoln Ave., Santa Fe, New Mexico.

Roll Call

Roll call indicated the presence of a quorum as follows:

Members Present:

Councilor Patti Bushee, Chair
Elizabeth Bradley
Michael A. Harris
Edmundo Lucero
Daniel Pava
Graciela Tomé
Lorn Tryk

Members Absent:

Staff Present

Tamara Baer, Planning Manager
William Lamboy, Land Use Department

Others Present:

Charmaine Clair, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference.

B. APPROVAL OF AGENDA

Mr. Harris moved to approve the Agenda as presented. Mr. Lucero seconded the motion and it passed by unanimous voice vote.

C. APPROVAL OF MINUTES - December 14, 2010

Mr. Pava moved to approve the minutes of December 14, 2010 as presented. Mr. Harris seconded the motion and it passed by unanimous voice vote.

Findings and Conclusions of December 14, 2010: (None)

D. OLD BUSINESS

There was none.

E. NEW BUSINESS

1. **Case #BCD 2011-20.** El Castillo Medical Center Expansion. Duty and Germanas Architects, agents for El Castillo Retirement Residences, requests Major Project Plan approval to build approximately a ~~10,000~~ 11,346 square-foot addition to the existing health care portion of the development. The property is located at 250 East Alameda, within Downtown and East Side Historic District and spans the Alameda Street and Barrio de Analco BCD Townscape subdistricts. (William Lamboy, case manager)

Mr. Michael Duty and Ms. Carolyn Stevenson were sworn in.

Michael Duty, 404 Kiva Court, Santa Fe showed the site plan. He said the El Castillo Health Center is comprised of three stories and the lower floor contains a restaurant and food service; floors 2 and 3 contain assisted living and skilled care wings. The plan is to expand both and increase single occupancy beds to a total of ten.

Mr. Duty said the laundry and mechanical would be on the ground floor and parking and the E. DeVargas Street passage would remain. The expansion would begin on the second floor and connects skilled nursing rooms (single occupancy.) The same footprint would be on the third floor with 8 assisted living units added (one bedroom apartments with kitchen.)

The building would remain the same height as the existing medical help center (three stories) and the two levels of living units would be above the parking. The general architecture would be similar to El Castillo and match the character, including the stucco.

Mr. Lamboy said he had nothing to add.

Mr. David Rasch of the Historic Preservation Division said the maximum height for this location in the historic district was lower than the existing building, as well as the underlying zoning height however code stated that if the HDRB (Historic Design Review Board) required a height exception, a variance would be needed. In this case the code allows an addition to match the existing height and an exception was not required.

Mr. Lucero said he observed that parking crowded the entrance; at least 9 feet was needed for a parking space and there would be two-way traffic. Another concern was the drainage; Mr. Duty would handle the surface drainage in the pond but there wasn't much room.

Mr. Pava said it was good to cover up a parking lot, especially downtown. He thought Mr. Lucero's observations about the restrictions were valid and would be acceptable if requirements were met. He said the project seemed reasonable given the context.

Mr. Pava asked if the path was an easement. He said the path was overgrown, which was part of its charm but was also a security issue. He asked if in the construction, some of the landscaping on the side of the path could be cleaned up. He said the path was well used and a serendipitous discovery in downtown Santa Fe. Mr. Duty was asked to address how he would incorporate and maintain and/or improve the path.

Mr. Duty agreed the path was serendipitous and said he would be happy to make path maintenance and cleanup part of the project. He hadn't thought much about that because it was essentially an easement.

Mr. Duty said he was aware of the parking issues and because he wanted to meet code he wanted to show the space. He said there would be a net increase of 10 beds and none of the people drive.

Mr. Duty said the drainage pond was small now and when it was built. The increase in runoff was almost negligible but would have to be handled in a detention pond and was why that was shown.

Mr. Lucero said if the drainage worked well now it should work well with the addition. He asked if Mr. Duty had considered making the ingress and egress one way. The plan shows a 17 foot driveway but a bulb out created a bottle neck.

Mr. Duty said the second egress to De Vargas was only for emergency access approved for the fire department. The parking lot has to be two way, in and out and one area might be widened near the curb.

Mr. Lucero asked if all parking would be compact parking.

Mr. Duty said the compact spaces don't work well and was not effective and he liked to avoid them.

Mr. Harris said the project seemed well thought out and appropriate. He said because he was recently in City and County meetings on flood zones, he was curious if any of the area was part of the flood zone. He was told it was not.

Mr. Harris said the south face of the West building needs attention and would be nice for new residents who look at it.

Mr. Duty said he was aware of the issue and would take that to the owner. He said he knew of future plans for the West building but whether that was part of this project or the next was a discretionary item.

Carolyn Stevenson said she was located next door to the building at 237/239 E. DeVargas Street. She said the building was beautiful and she was there in support of the project with caveats, because of scale next to her residence. She said the El Castillo was a wonderful institution and the need was there to expand. She said she hoped to offer El Castillo some room, since the Mission Café was now vacant.

Chair Bushee pointed out that couldn't be considered at the meeting.

Ms. Stevenson said the project was well designed. She said regarding the trail; low lights behind the fence for walking and to keep the vagrants out, worked in the past. She said she supported the project.

Chair Bushee asked about the direction of construction traffic and the construction timeframe.

Mr. Duty said construction traffic would be through the back entrance and wasn't used by the residents. The parking lot would be a staging area and some coordination of materials would be needed. The time frame was one step at a time with the next step to present to the H-Board (HDRB.) He said he could be ready to go as early as six months but he wouldn't be surprised if it was in the spring of next year.

Ms. Stevenson asked if DeVargas Street would be closed during the construction period and how businesses on DeVargas would be handled.

Chair Bushee said she thought no streets would be closed.

Mr. Pava asked if there was an offsite construction lay down area.

Mr. Duty said nothing was negotiated to date because the project has to be further along to have a schedule. He said that was considered. He assured the Committee the residents would be kept in mind and said they were actively involved and he would work with the businesses.

Mr. Pava moved to approve BCD 2011-20 with the following recommendations: the new parking to the north is designated as compact spaces; and work would be done with the adjacent neighbors/property owners to clean up the easements as appropriate to enhance safety without detracting from appearance. Mr. Harris seconded the motion.

Ms. Bradley said she was concerned about the designation of compact parking. She said she agreed with Mr. Duty that compact parking was not effective.

Mr. Duty said to designate parking as compact was a great idea and on parallel spaces wasn't problematic. He said Santa Fe code stated if there were compact spaces, all other spaces would have to be full-size and compact and one-size-fits-all could not be combined. He said if the City provided him leeway on that issue, north parking as compact spaces was an intelligent suggestion.

Chair Bushee suggested bike racks be included. Mr. Duty confirmed there would be bike racks.

The motion to approve BCD 2011-20 was passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

There was none.

G. STAFF COMMUNICATIONS

Mr. Lamboy said nothing was scheduled. He said Richard Czoski told him he would be open to a presentation on anything on the Rail Yard.

H. MATTERS FROM THE COMMISSION

Chair Bushee suggested that Committee meetings start at 5:00 p.m.

Chair Bushee said the Committee could request a presentation if they wanted an update on the Rail Yard. She said she wasn't sure of the status for Masque Studio and there was no movement on Santa Fe Clay.

Mr. Lamboy said nothing would happen on Santa Fe Clay until February of next year.

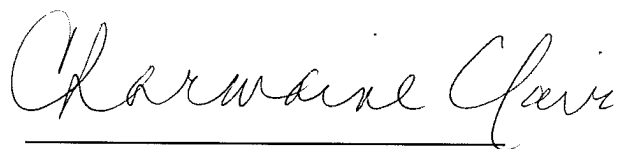
I. ADJOURNMENT

Having no further business to discuss Chair Bushee adjourned the meeting at 6:03 pm.

Approved by:

Patti Bushee, Chair

Submitted by:



Chamaine Clair, Stenographer