

MorningStar of Santa Fe

View from Old Pecos Trail looking North 2



MorningStar of Santa Fe

Designs Implemented as a Result of Neighborhood Input:

Concern	Response
1) Access Drive off Calle de Sebastian	Eliminated Access. Traffic Study-No Adverse Impact
2) Scale & Massing of Building	Reduced Building Size -10% Break façade lengths and increased setbacks
3) Location of Loading/Dumpsters	Increased Distance from Residential Neighbors
4) Management of Water Runoff	Compliance with all City Engineering Requirements
5) Visual Impact to East Neighbors	Lowered Building and additional Landscape integrated

Why Approve?

1. “Silver Tsunami”
2. Compatibility
3. Satisfy all requirements of the City of Santa Fe and accept ALL Conditions of Staff recommendation for approval



MorningStar

SENIOR LIVING

Casting a new light

Thank You

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DATE:	March 31, 2015
TO:	Tamara Baer
FROM:	Mike Harris
RE:	Meeting protocol

In reviewing the minutes of the Planning Commission meeting of March 19th, a discussion was held as to the suggested protocol in anticipation of a well-attended meeting on April 2nd, particularly with regard to the three cases for the proposed development at 1615 Old Pecos Trail. What follows is a summary and suggested protocol that is based on past practices as well as comments that were provided on March 19th:

- Public testimony to the Commission requires every person to be sworn in, then to identify their name and physical address.
- Those persons wishing to speak should form a single line and be sworn in by the Stenographer, then remain in line until it is their turn to speak.
- All persons should speak to the Commission through the microphone at the location provided unless a person is unable, in which case a portable microphone will be brought to them.
- Each person speaking will be given no more than two (2) minutes to address the Commission, an audible timer will be set and monitored by staff for each person speaking. If necessary, the Chairman will notify the speaker if their time has elapsed.
- Sharing of time between speakers will not be allowed.
- A person providing sworn testimony may not ask for a show of hands regarding the audience's position on the case under consideration, as this may serve to intimidate speakers and unintentionally inhibit public testimony.
- Maintaining decorum is a requirement for everyone present. Civil language is to be the order of the day; booing of a different point of view has no place at a formal meeting of the City of Santa Fe Planning Commission and is not allowed.
- A police presence to provide security and maintain decorum is not necessary.

Exhibit 122