

The logo for WALH, consisting of the letters 'WALH' in a bold, sans-serif font, set against a white rectangular background with a subtle cloud pattern.

WALH

WESTERN ALBUQUERQUE LAND HOLDINGS, LLC

A large, semi-transparent white box containing the title and date of the document, overlaid on a background image of a vast, flat landscape under a blue sky with scattered clouds.

SANTOLINA LEVEL A
MASTER PLAN
AUGUST 26, 2013

WALH

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

PROJECT DEVELOPMENT TEAM:

Garrett Development Corporation

Bohannon Huston Inc.

SEC Planning, LLC

Consensus Planning, Inc.

November 6, 2013

County Planning Commission Hearing

Presentation:

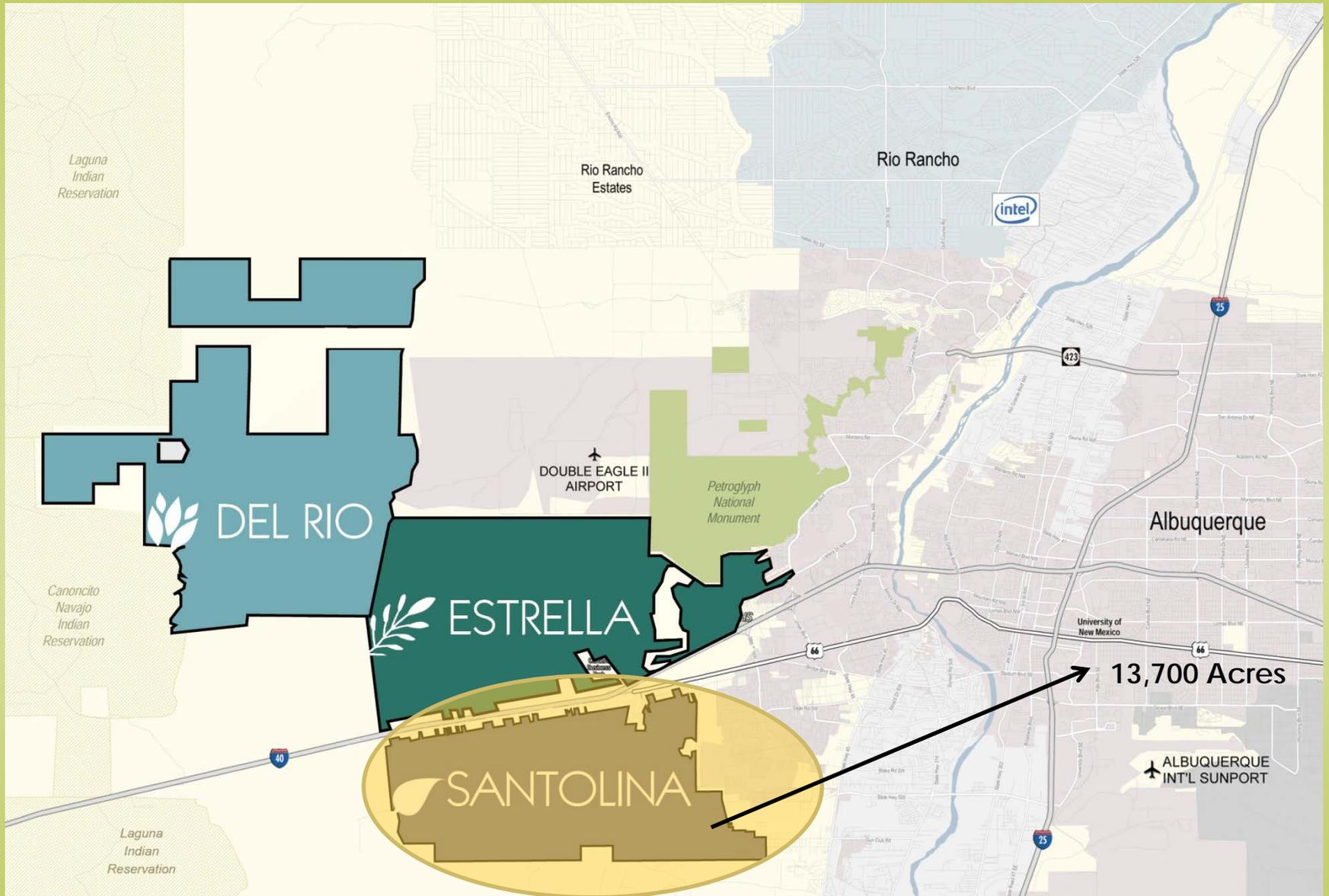
1. Why Here? Why Now?

2. Santolina Level A Plan Overview

3. Policy Context (Comprehensive Plan and the
Planned Communities Criteria)

4. Next Steps

REGIONAL CONTEXT of the WALH PROPERTIES



WHY HERE? WHY NOW?

METROPOLITAN AREA

Growth vs. Land Availability

- **MRCOG Projects Metropolitan Area Growth**

- ✓ 1.3 Million People by 2035
- ✓ On Numbers Economic Index predicts the Albuquerque Population will reach **1 Million by 2018**

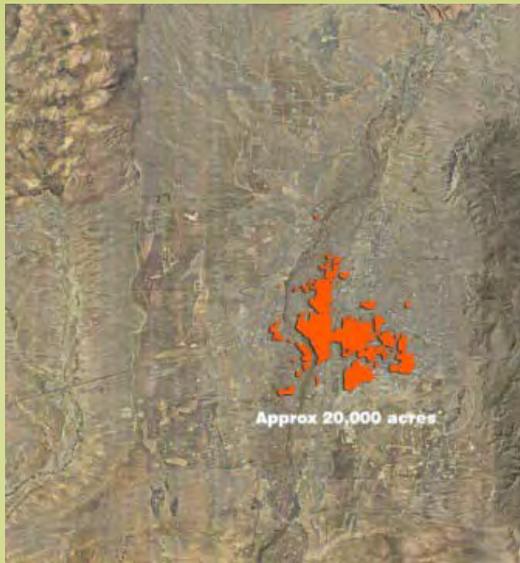
- **Limited Land Availability to Accommodate Growth**

- ✓ Access
- ✓ Public Land
- ✓ Tribal Land
- ✓ Floodplains and Irrigated Agriculture
- ✓ Antiquated Subdivisions
- ✓ Fractured Ownership
- ✓ Lack of Regional Infrastructure

- **Logical Location for Growth**

- ✓ Santolina and Estrella Master Planned Communities

METROPOLITAN ALBUQUERQUE Historic Land Absorption



1951 —————> 2011

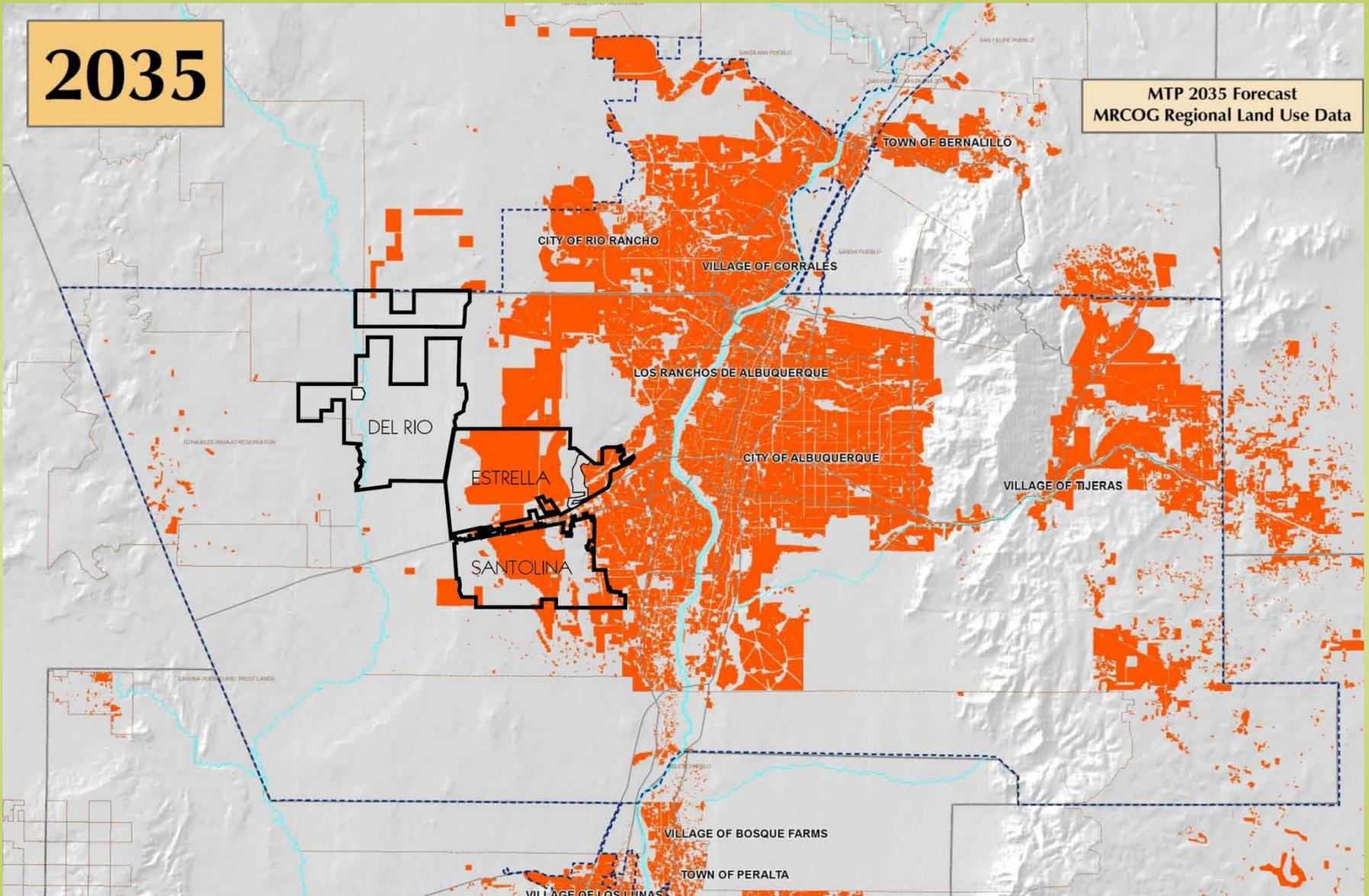
± 20,000 Acres Developed —————> ± 170,000 Acres Developed

150,000 acres of absorption over 60 Years or 2,500 Acres per Year

MRCOG – REGIONAL LAND USE FORECAST

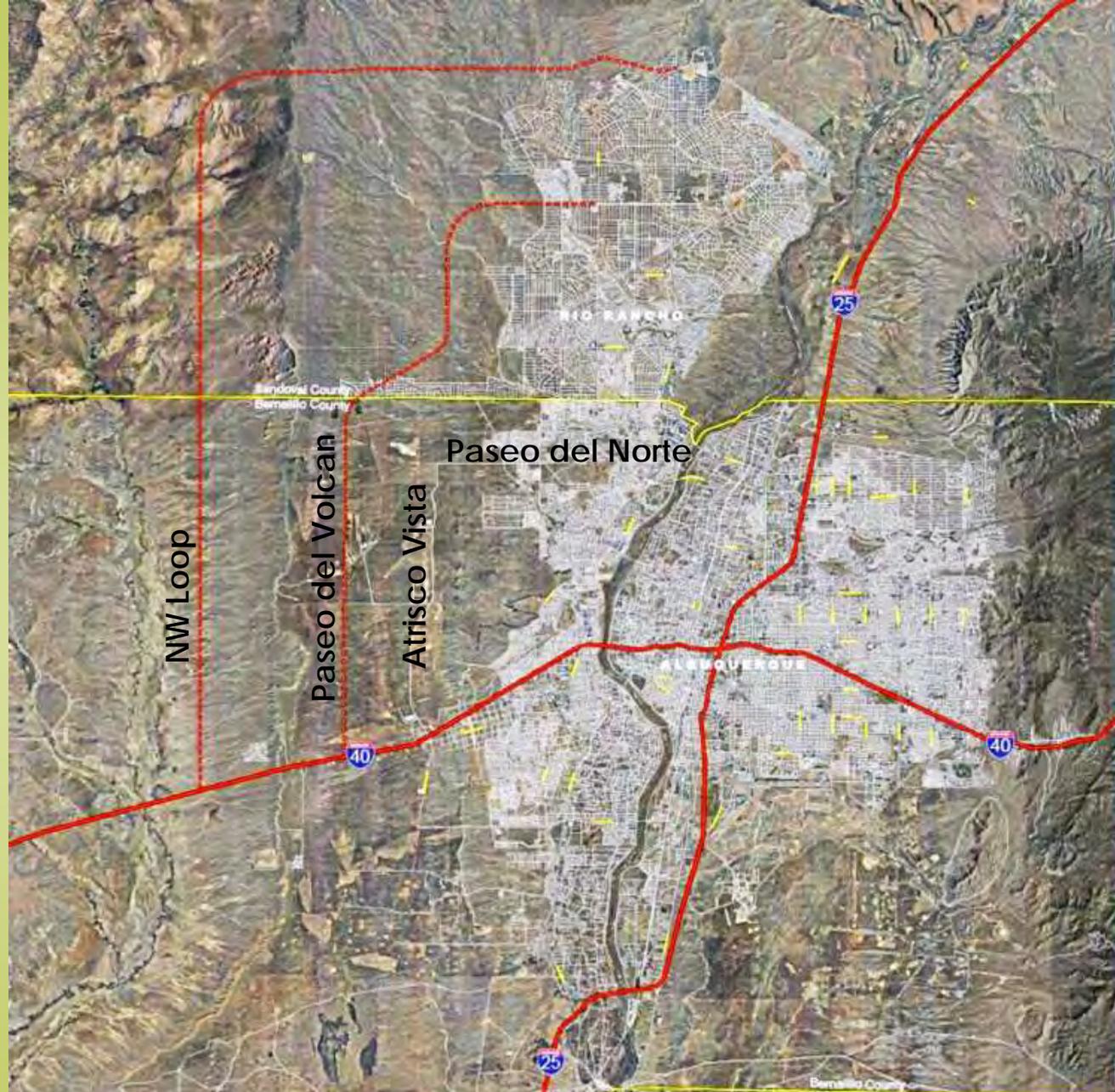
2035

MTP 2035 Forecast
MRCOG Regional Land Use Data



METROPOLITAN ALBUQUERQUE Access

→ Interstate Highways and
Proposed Regional
Roadways

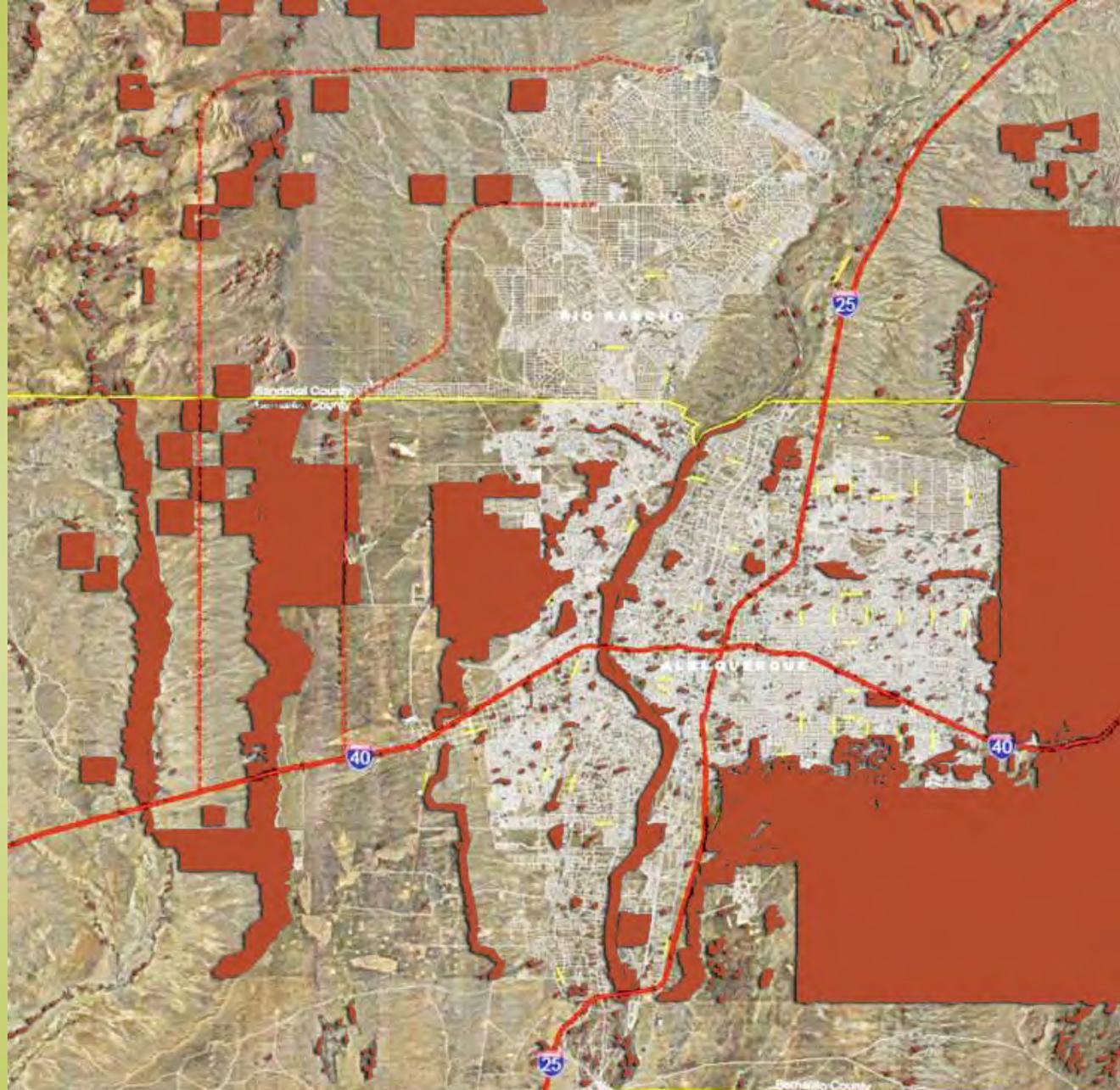


METROPOLITAN ALBUQUERQUE Public Land

Interstate Highways and
Proposed Regional Roadways

→ Public Land (State Trust, BLM,
Military Reservation, Bureau
of Reclamation, Federal
Land, National Forest,
National Monument,
Proposed Open Space)

Not Available for Growth

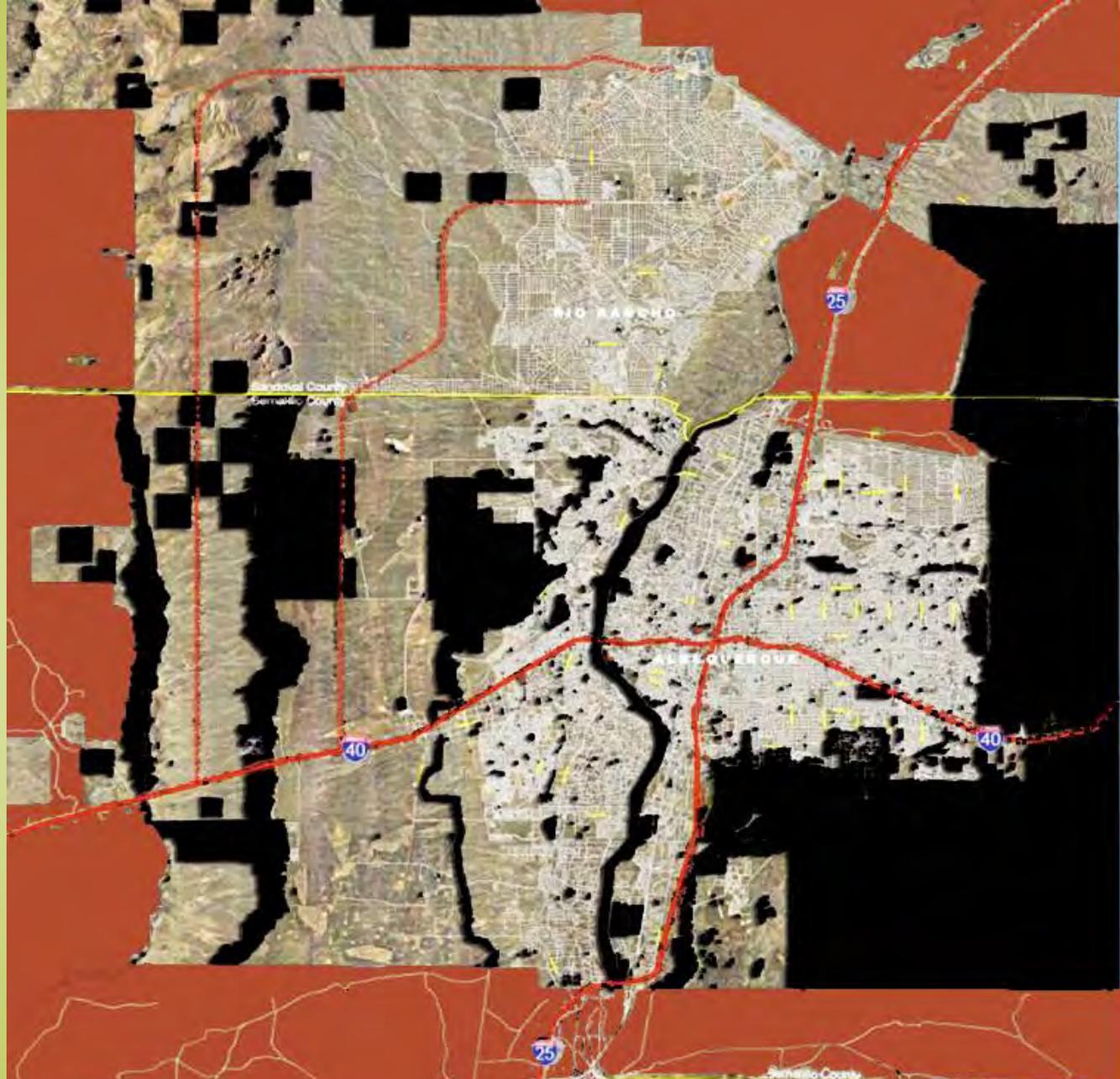


METROPOLITAN ALBUQUERQUE Tribal Land

Interstate Highways and
Proposed Regional Roadways

Public Land (State Trust, BLM,
Military Reservation, Bureau of
Reclamation, Federal Land,
National Forest, National
Monument, Proposed Open
Space)

→ Tribal Land
Not Available for Growth



METROPOLITAN ALBUQUERQUE Floodplains

Interstate Highways and
Proposed Regional Roadways

Public Land (State Trust, BLM,
Military Reservation, Bureau of
Reclamation, Federal Land,
National Forest, National
Monument, Proposed Open
Space)

Tribal Land

→ Floodplains and Irrigated
Lands

Not Available for Growth



METROPOLITAN ALBUQUERQUE Antiquated Subdivisions

Interstate Highways and
Proposed Regional Roadways

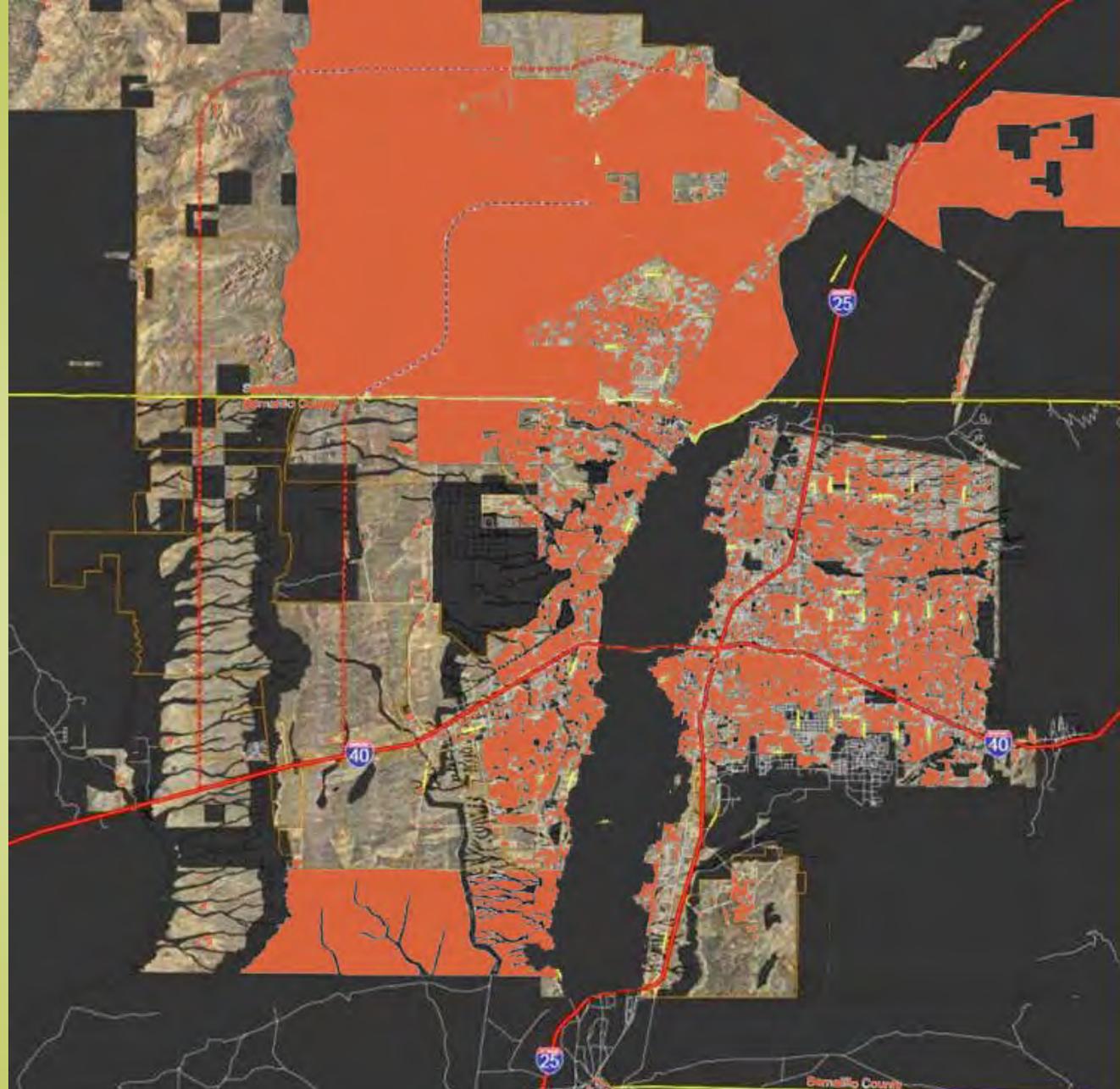
Public Land (State Trust, BLM,
Military Reservation, Bureau of
Reclamation, Federal Land,
National Forest, National
Monument, Proposed Open
Space)

Tribal Land

Floodplains and Irrigated Lands

→ **Antiquated Subdivisions
and Areas of Limited
Development (Lack of
Utilities and Fractured
Ownership)**

**Not Available for Large
Scale Growth**



METROPOLITAN ALBUQUERQUE Available Land

Interstate Highways and
Proposed Regional Roadways

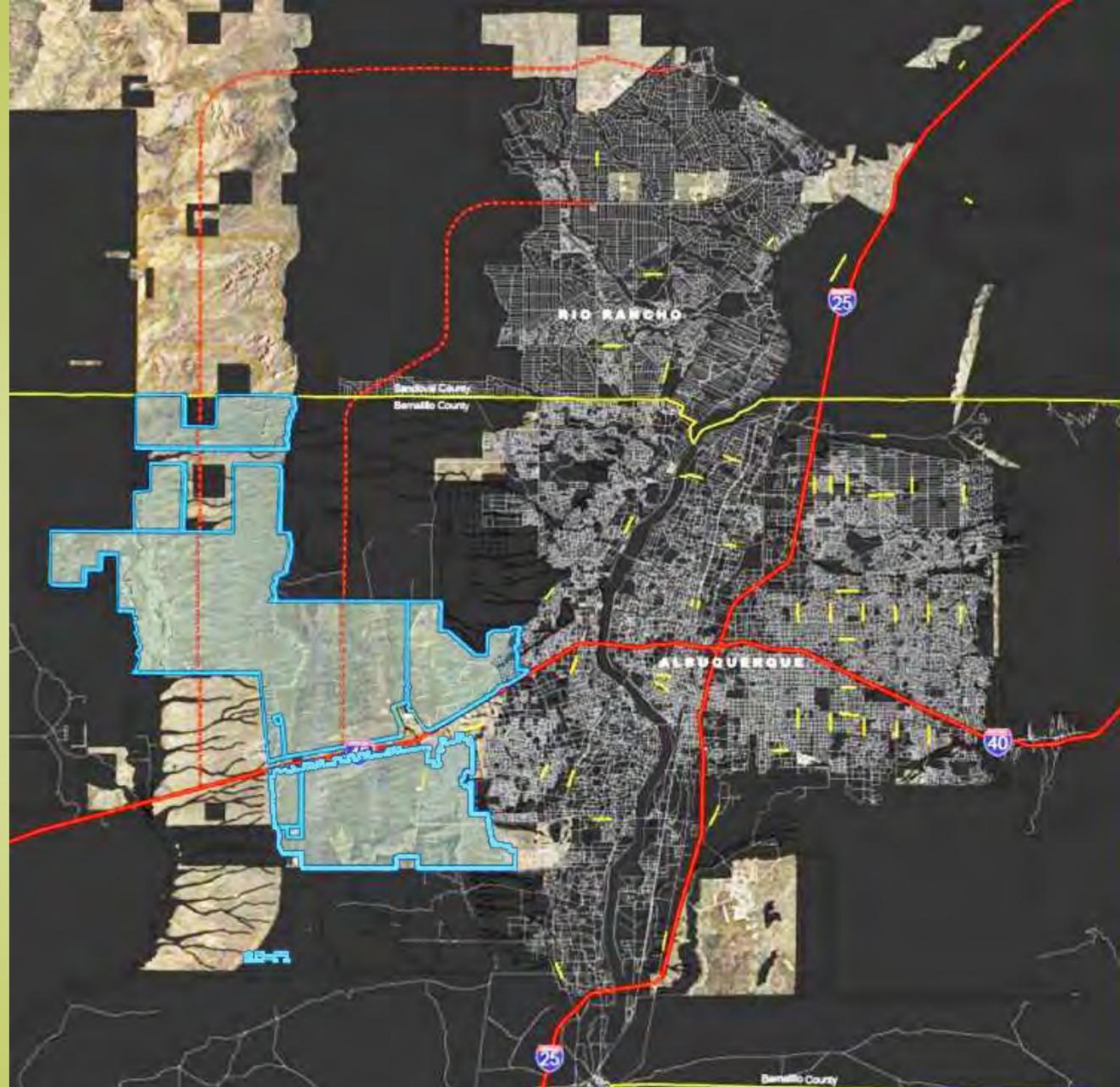
Public Land (State Trust, BLM,
Military Reservation, Bureau of
Reclamation, Federal Land,
National Forest, National
Monument, Proposed Open
Space)

Tribal Land

Floodplains and Irrigated Lands

Antiquated Subdivisions and
Areas of Limited Development
(Lack of Utilities and Fractured
Ownership)

→ Available Land with WALH
Properties Highlighted



METROPOLITAN AREA Land Absorption

- **Projections**

- ✓ MRCOG 2035 Metropolitan Transportation Plan states:

- “Approximately 100,000 acres of currently undeveloped land will be consumed by 2035.”

- **Need**

- ✓ Examine the past and project into the future based on land availability/suitability.

“Lifestyle preference cities will thrive = those with jobs, culture, housing options and amenities that attract the next generation work force.”
-- Urban Land Institute

WHY A PLANNED COMMUNITY?

- **Efficiency and Sustainability**

- ✓ High Quality Mixed Use Neighborhoods
- ✓ System level planning for Roads, Utilities, Schools, Parks, etc.
- ✓ Plan for Complete Streets – Cars, Bicycles, and Pedestrians
- ✓ Provide Employment and Commercial Areas Up Front to accommodate new jobs and services

- **Responsiveness**

- ✓ New Trends in Residential Products
- ✓ Jobs/Housing Balance
- ✓ Open Space, Amenities, Parks, Trails, etc.

- **Pro-Active vs. Reactionary**

- ✓ Planned Community Master Plan to plan BEFORE growth happens

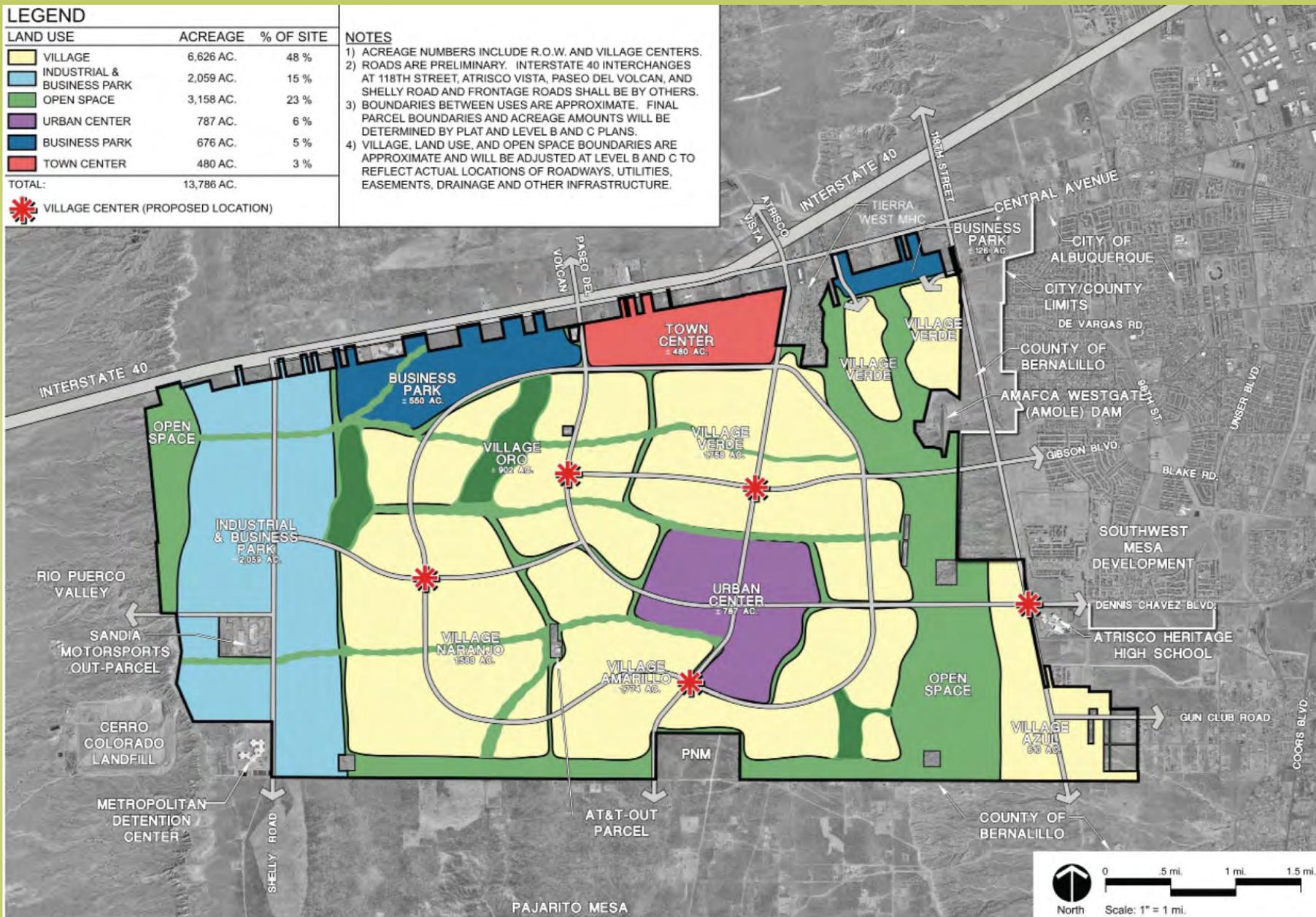
LEGEND

LAND USE	ACREAGE	% OF SITE
VILLAGE	6,626 AC.	48 %
INDUSTRIAL & BUSINESS PARK	2,059 AC.	15 %
OPEN SPACE	3,158 AC.	23 %
URBAN CENTER	787 AC.	6 %
BUSINESS PARK	676 AC.	5 %
TOWN CENTER	480 AC.	3 %
TOTAL:	13,786 AC.	

 VILLAGE CENTER (PROPOSED LOCATION)

NOTES

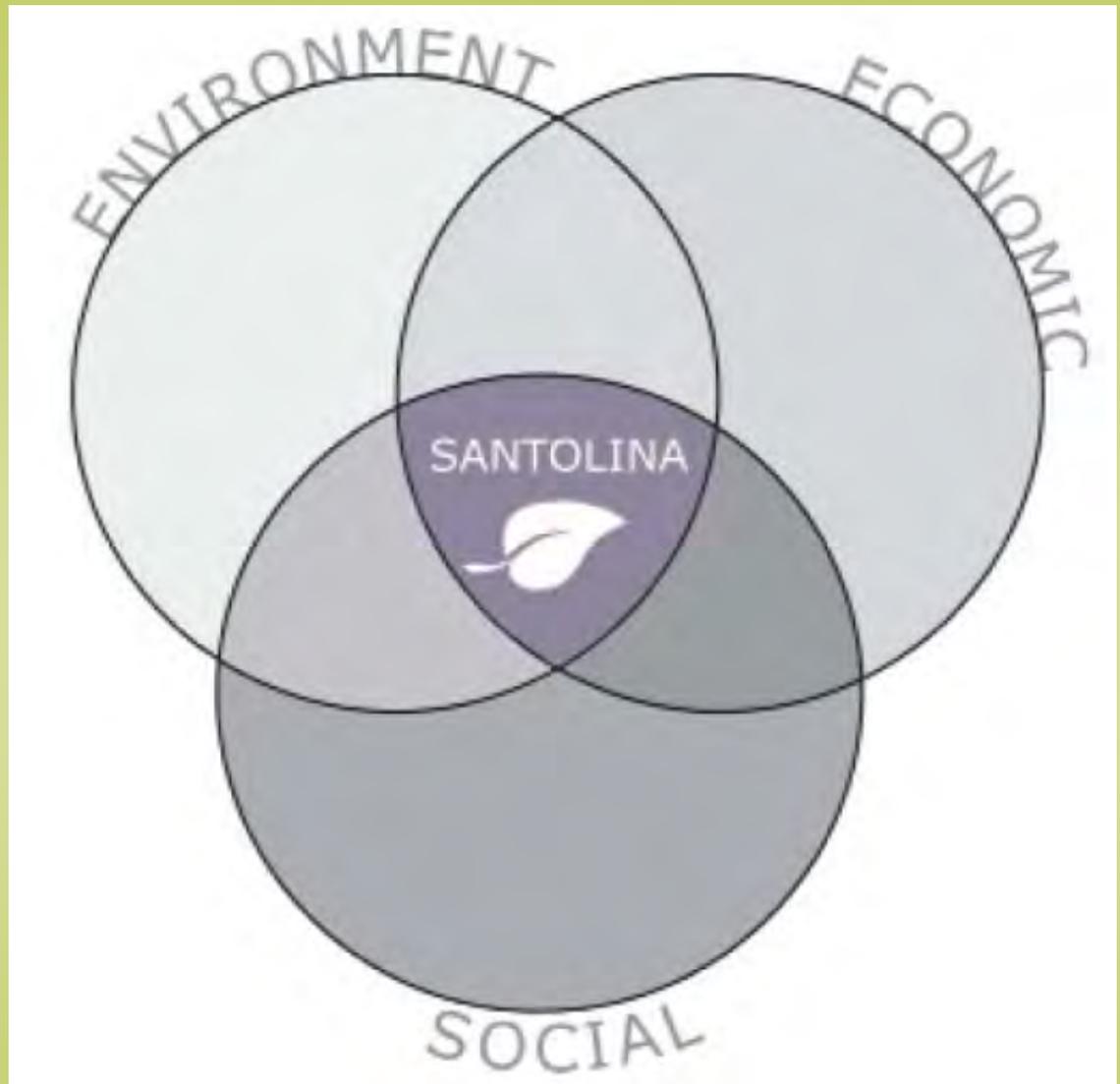
- 1) ACREAGE NUMBERS INCLUDE R.O.W. AND VILLAGE CENTERS.
- 2) ROADS ARE PRELIMINARY. INTERSTATE 40 INTERCHANGES AT 118TH STREET, ATRISCO VISTA, PASEO DEL VOLCAN, AND SHELLY ROAD AND FRONTAGE ROADS SHALL BE BY OTHERS.
- 3) BOUNDARIES BETWEEN USES ARE APPROXIMATE. FINAL PARCEL BOUNDARIES AND ACREAGE AMOUNTS WILL BE DETERMINED BY PLAT AND LEVEL B AND C PLANS.
- 4) VILLAGE, LAND USE, AND OPEN SPACE BOUNDARIES ARE APPROXIMATE AND WILL BE ADJUSTED AT LEVEL B AND C TO REFLECT ACTUAL LOCATIONS OF ROADWAYS, UTILITIES, EASEMENTS, DRAINAGE AND OTHER INFRASTRUCTURE.

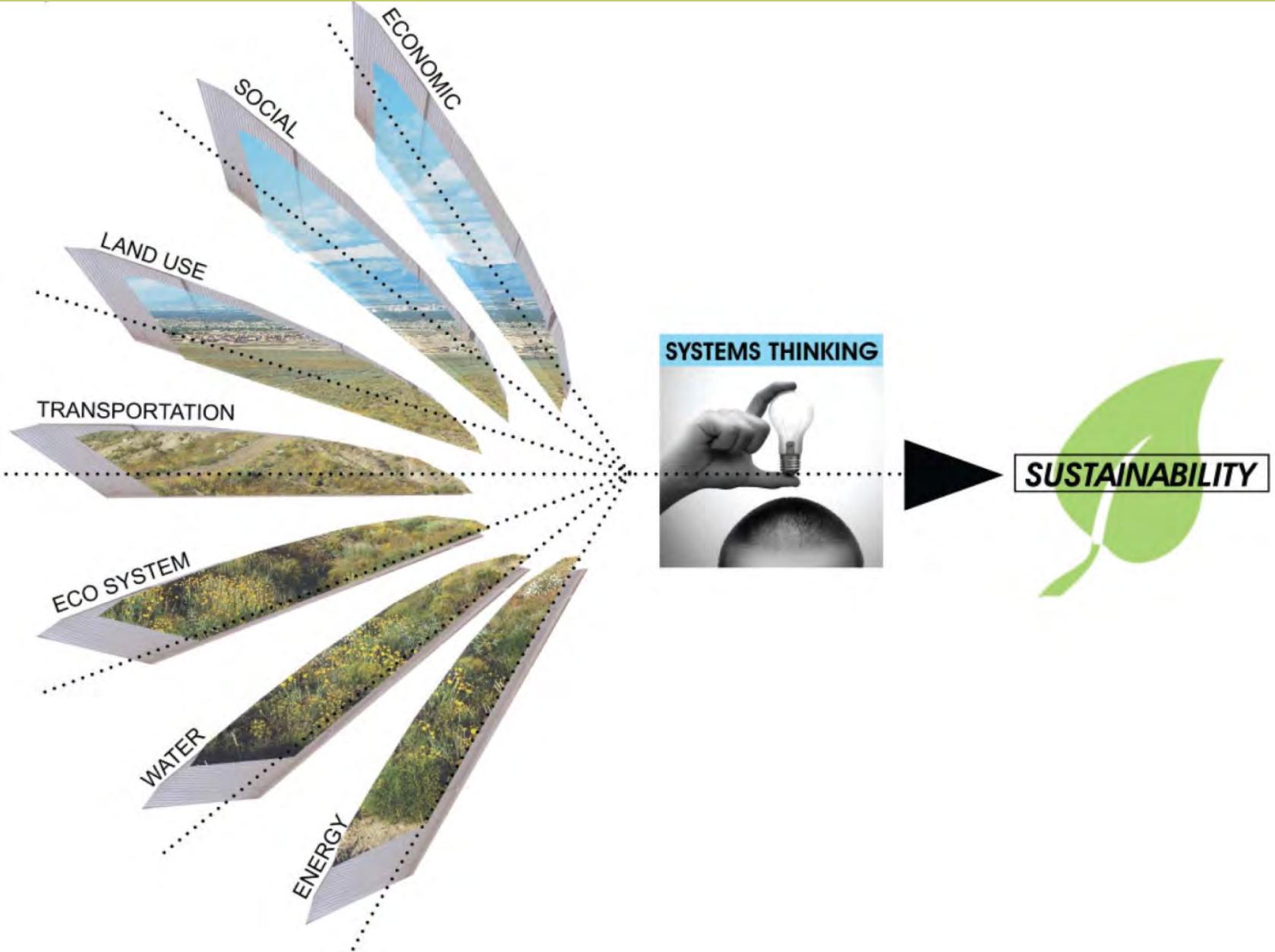


THE SANTOLINA LEVEL A MASTER PLAN

- 40-50 year development timeframe
- 13,700 acres, all located within Bernalillo County
- A Planned Communities Criteria Level A Master Plan
- Designed with a mixture of land uses that will offer a variety of employment and housing opportunities in close proximity to commercial services, and educational and recreational opportunities

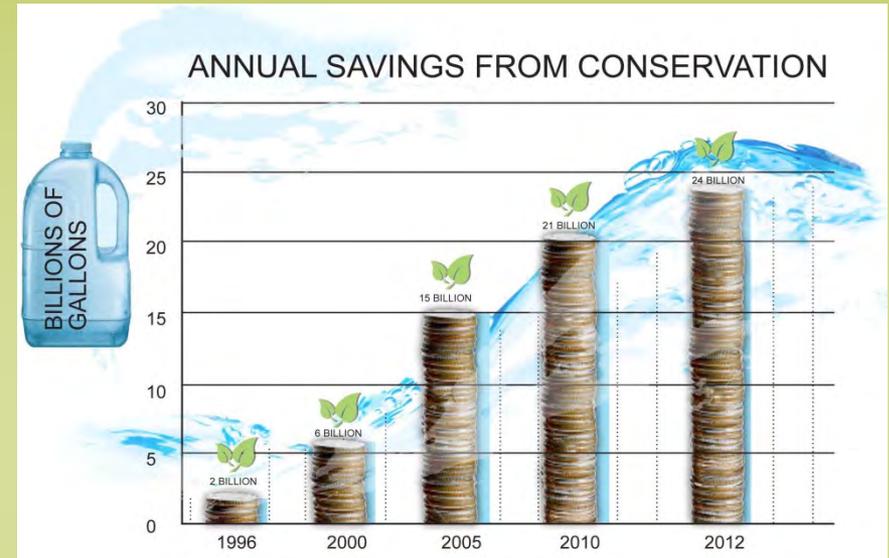
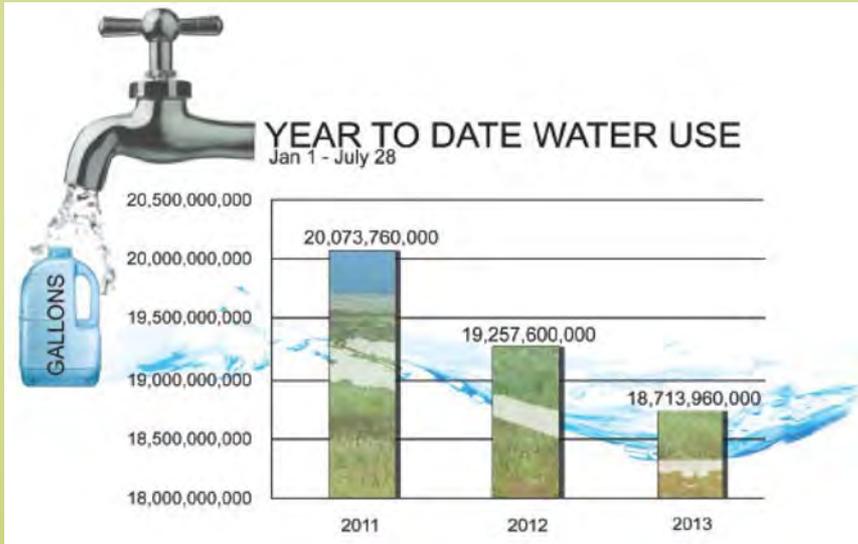
SUSTAINABILITY:
Balances the
needs of the
present
community with
that of the
future.





ELEMENTS OF SANTOLINA SUSTAINABILITY

Water

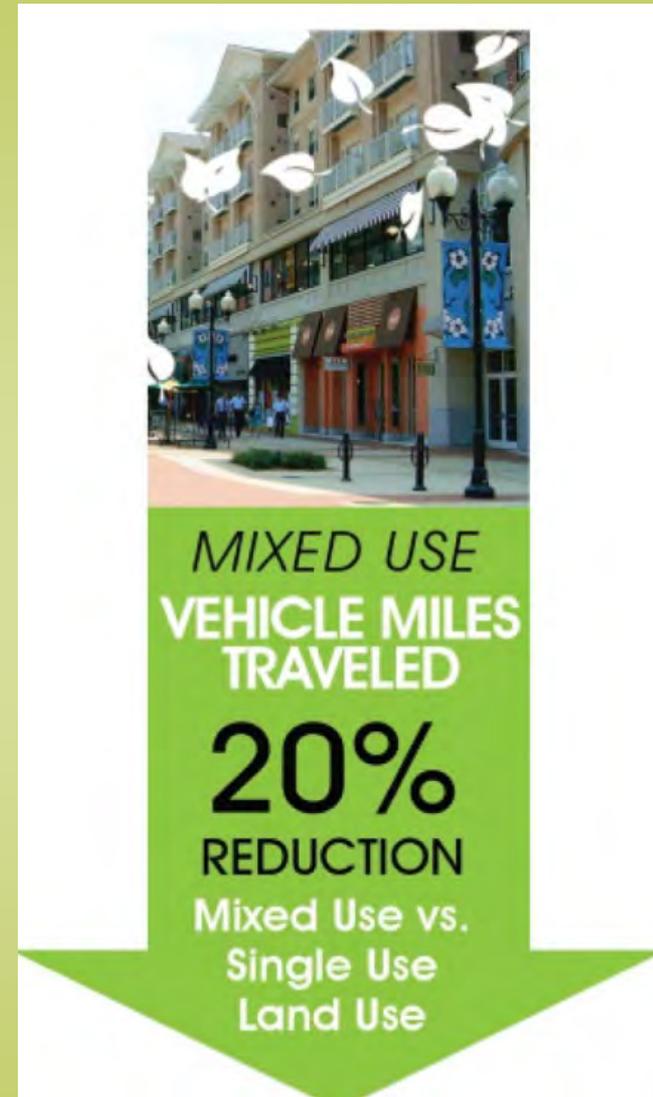


Efficiency of New Construction



Transportation and Land Use

- Mixed use community with convenient services
- Multi-modal connectivity



Fiscal & Economic Benefits

-  Plan Area designed to accommodate approximately 75,000 jobs
-  22.4 million – annual recurring fiscal surplus to Bernalillo County
-  20 million – annual non-General Fund revenues contributed by Santolina
-  Annual recurring revenues projected to equal 1.78 times the General Fund costs associated with Santolina
-  47.7 million General Fund and 40.9 million non-General Fund revenues in one time construction GRT
-  10.9 billion annual recurring direct and indirect impacts to the County
-  18.1 billion one time construction wage output



Community Spaces



Galleries

Parks

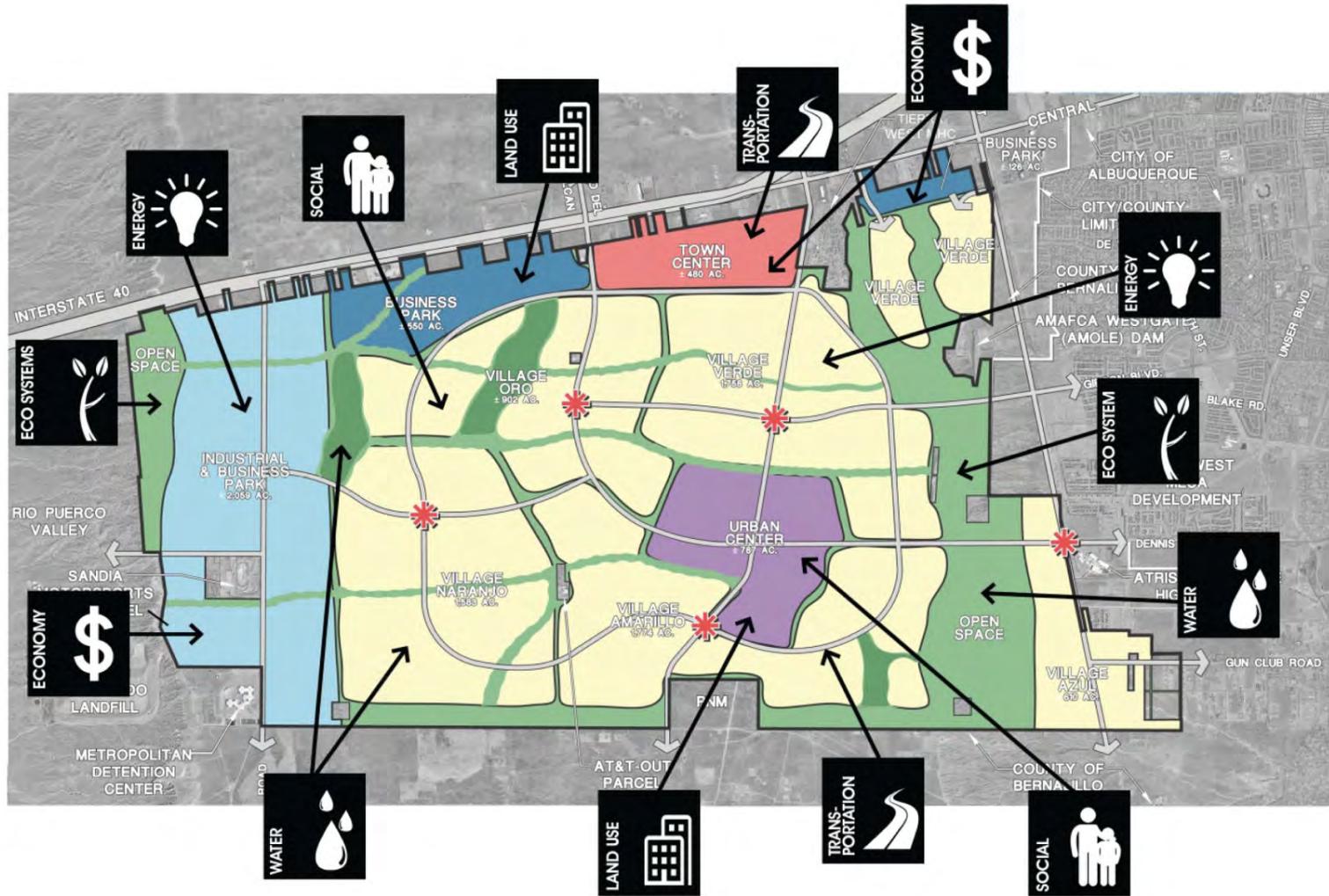


Outdoor Classrooms

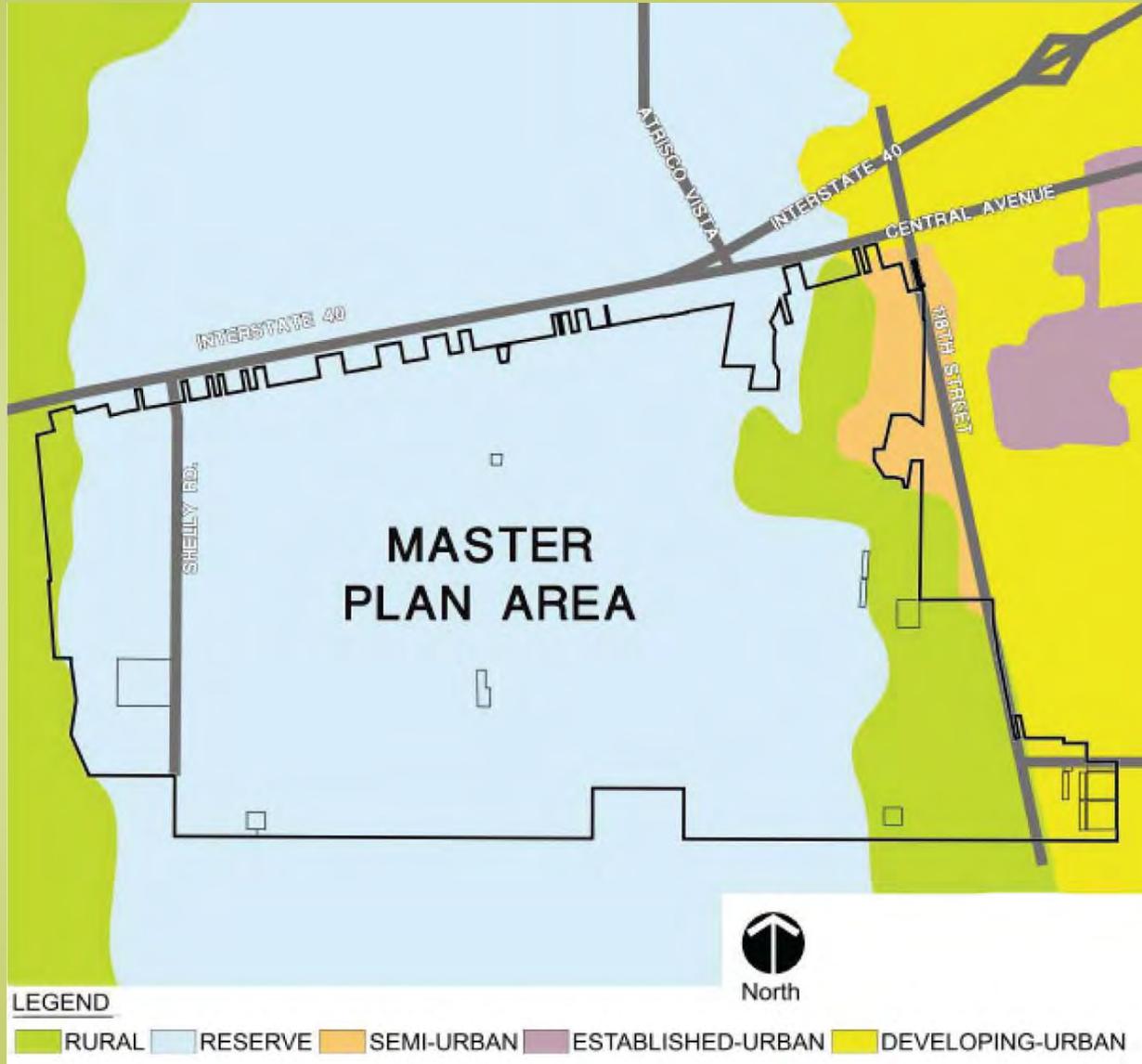


Cafes

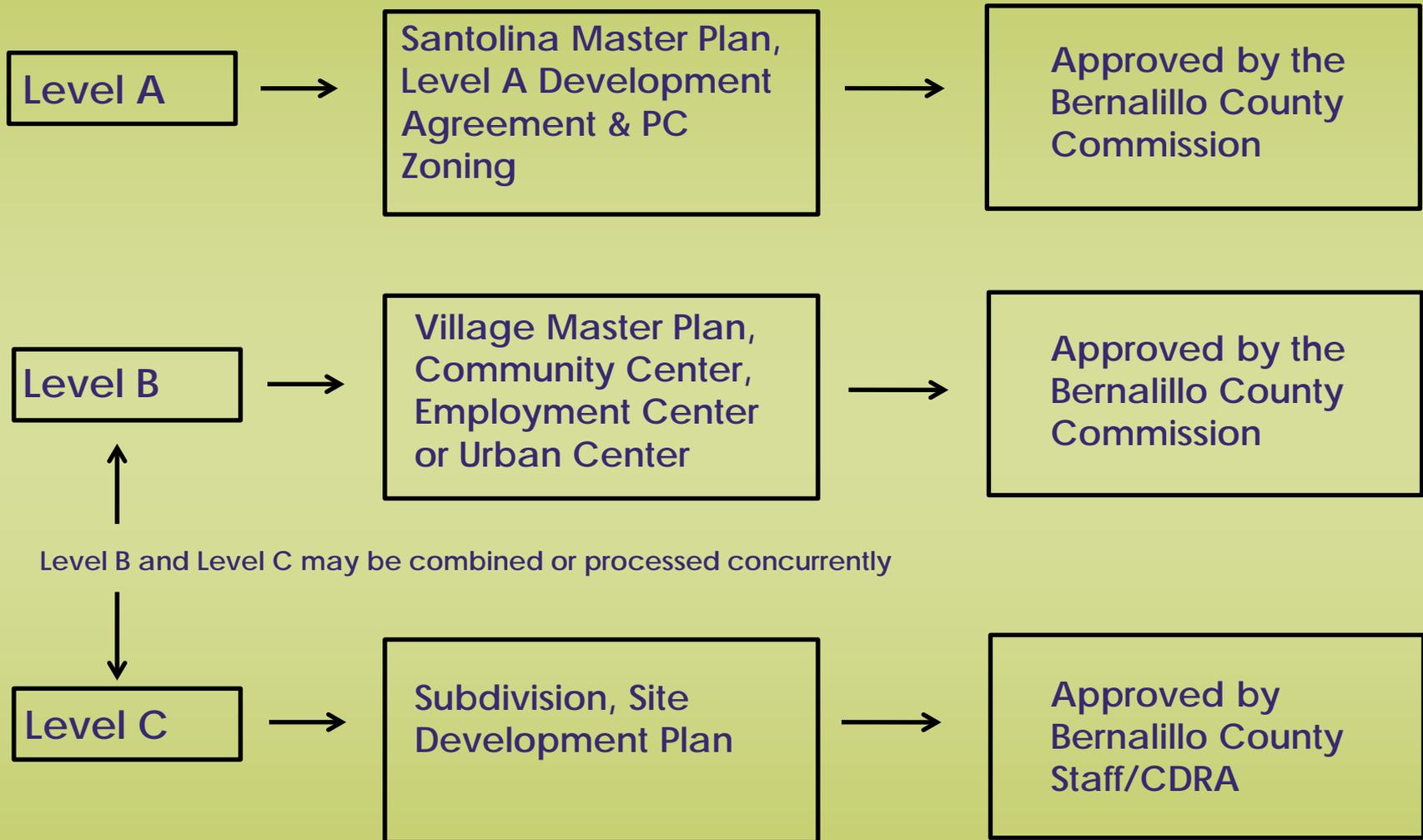




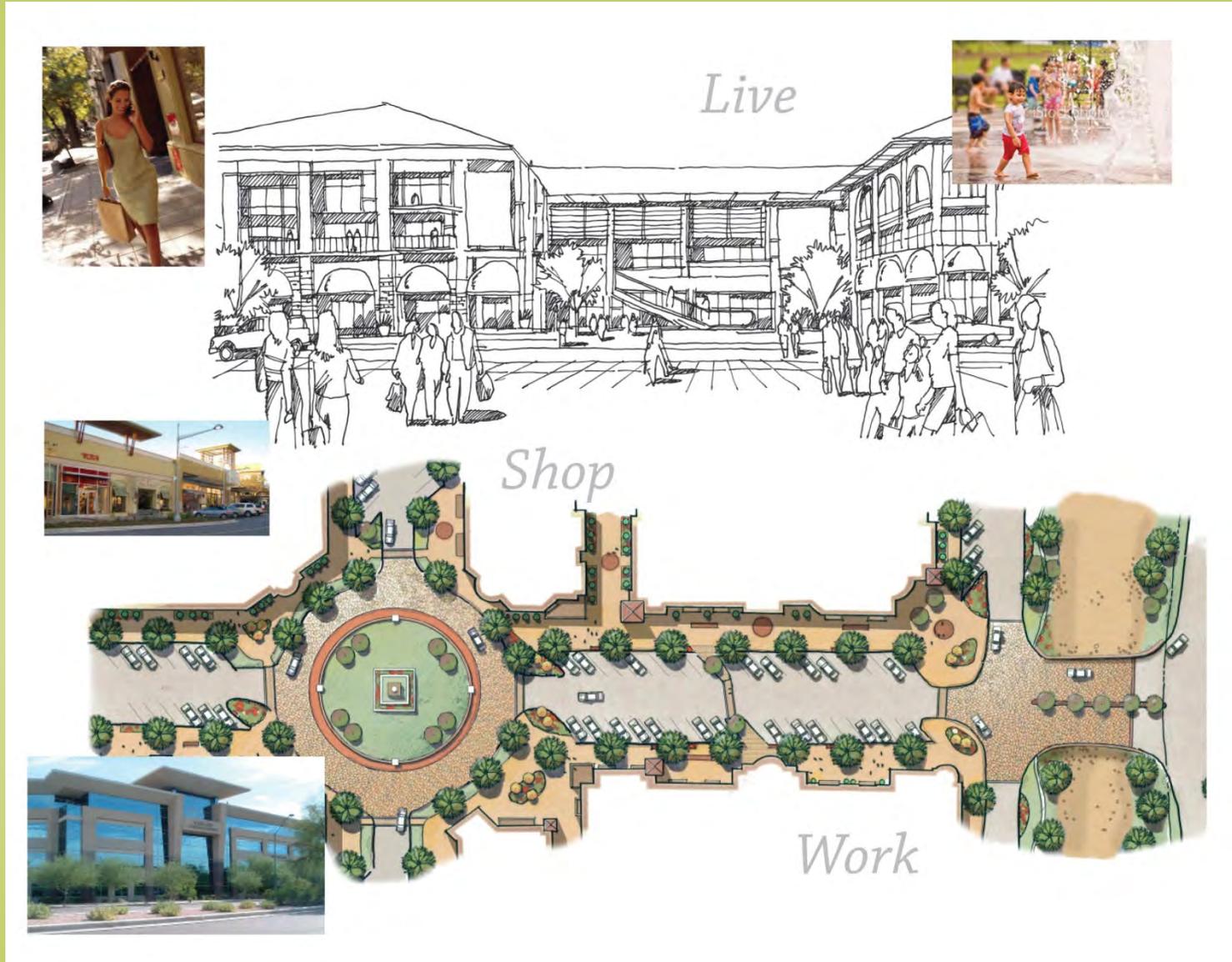
Comprehensive Plan Designations



LEVEL A APPROVAL PROCESS



SANTOLINA PC (PLANNED COMMUNITY) ZONE



RIGHT PLACE, RIGHT TIME

- Demonstrated Need & Trends
 - ✓ Population Growth
 - ✓ Land Absorption
 - ✓ Historic Building Permit Data
- Limited Supply
 - ✓ Public and Tribal Land, Flood Plains and Irrigated Agricultural Land, & Antiquated Subdivisions
- Anticipated
 - ✓ Comprehensive Plan
 - ✓ Planned Communities Criteria
 - ✓ PC Zone
- Efficiency & Sustainability
 - ✓ Master Planned Communities
 - ✓ Systems Thinking

NEXT STEPS...

- First County Planning Commission Hearing Today, November 6, 2013
- Santolina Team will meet with the departments and agencies and will submit a letter in response to all written comments
- Santolina Team has scheduled a meeting with the South Valley Coalition of Neighborhoods on November 19th to discuss the Master Plan
- We request that that Santolina Level A Master Plan be heard again at the January 2014 County Planning Commission Hearing