

WALH

WESTERN ALBUQUERQUE LAND HOLDINGS LLC



SANTOLINA

LEVEL B PLAN

A NEW COMMUNITY FOR
A NEW ECONOMY
JANUARY 2016

**BERNALILLO COUNTY PLANNING COMMISSION
LAND USE HEARING
MARCH 2016**

WALH

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

PROJECT DEVELOPMENT TEAM:

Garrett Development Corporation

Bohannon Huston Inc.

SEC Planning, LLC

Consensus Planning, Inc.

David Taussig & Associates

Rodey Law Firm

March 2, 2014

COUNTY PLANNING COMMISSION HEARING

1. Overview of Level A – Conditions of Approval

2. Level B Introduction

Land Use, Zoning, Transportation, Environment and Open Space,
Water / Sanitary Service, Government and Public Services, Fiscal /
Economic Impact

3. Conformity with Level A

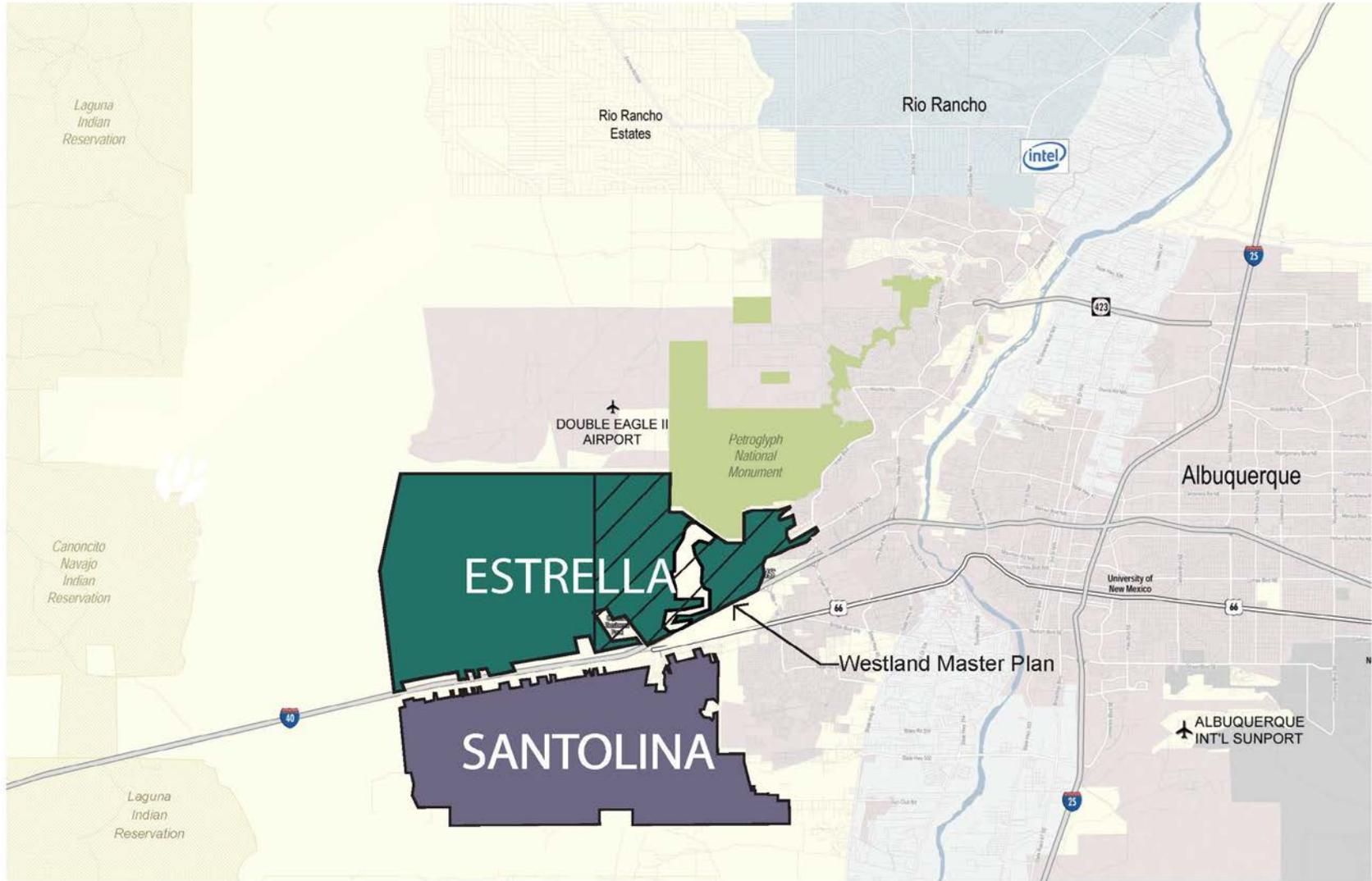
4. The Planned Communities Criteria

5. Conclusion

6. Next Steps

Santolina Level A Master Plan

REGIONAL VICINITY



Level A Conditions of Approval

- Minor corrections to the Level A Plan have been made and incorporated into the approved Master Plan.
- Development Agreement officially recorded August 21, 2015
- Development Agreement defines no net expense policy
- The Level A Transportation Master Plan has been updated
- Ongoing coordination with MRCOG and other agencies on roadway plans, improvements, and phasing
- Ongoing coordination with ABCWUA
- Drainage and Stormwater Management Plan provided as part of this Level B Application
- Level B Plan addresses air quality, parks, open space, trails, and archaeological resources
- Archaeological study will be completed prior to Level B approval

Level A Conditions of Approval

- Level B Plan achieves jobs to housing ratio set out by Level A Development Agreement

Dwelling Units Thresholds	Jobs
2,000	300
2,500	700
3,000	2,000
3,500	3,500
4,000	4,500
4,001 to 12,540	1.25 Jobs per Dwelling Unit
12,541 to 25,080	1.39 Jobs per Dwelling Unit
25,081 to 34,000	1.59 Jobs per Dwelling Unit
34,001 to Full Buildout	2.0 Jobs per Dwelling Unit at Full Buildout

Level A Conditions of Approval

- Level B Plan achieves jobs to housing ratio set out by Level A Development Agreement

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Level B
Buildout

9,444

11,805

Approved Level A Land Use Plan / Level B Overlay

LEGEND

Land Use	Level B Acreage
Village	±1,500 acres
Industrial & Business Park	±510 acres
Major Public Open Space	±430 acres
Regional Parks	0 acres
Open Space	±500 acres
Urban Center	±340 acres
Business Park	±220 acres
Town Center	536 acres
Total:	4,036 acres



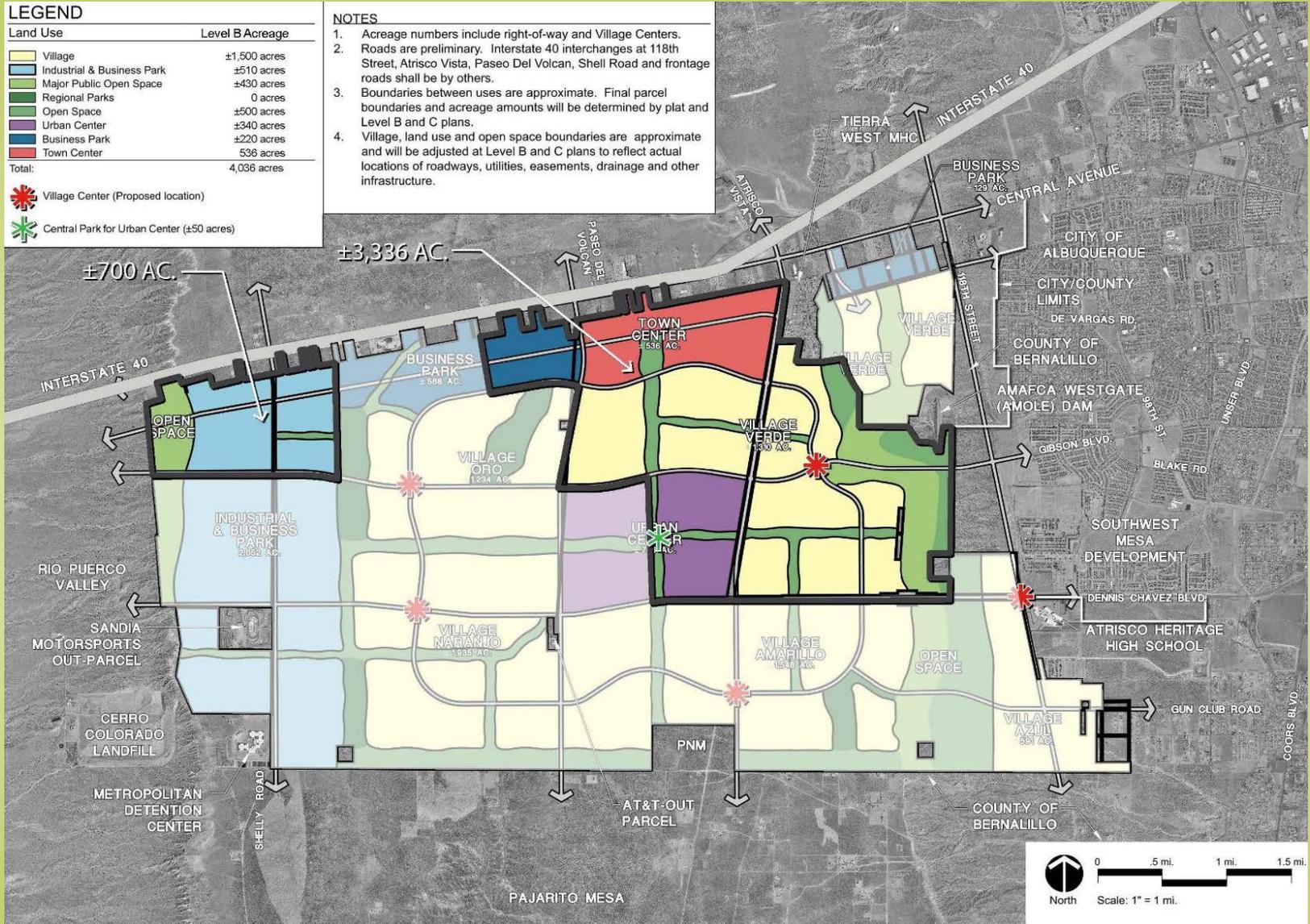
Village Center (Proposed location)



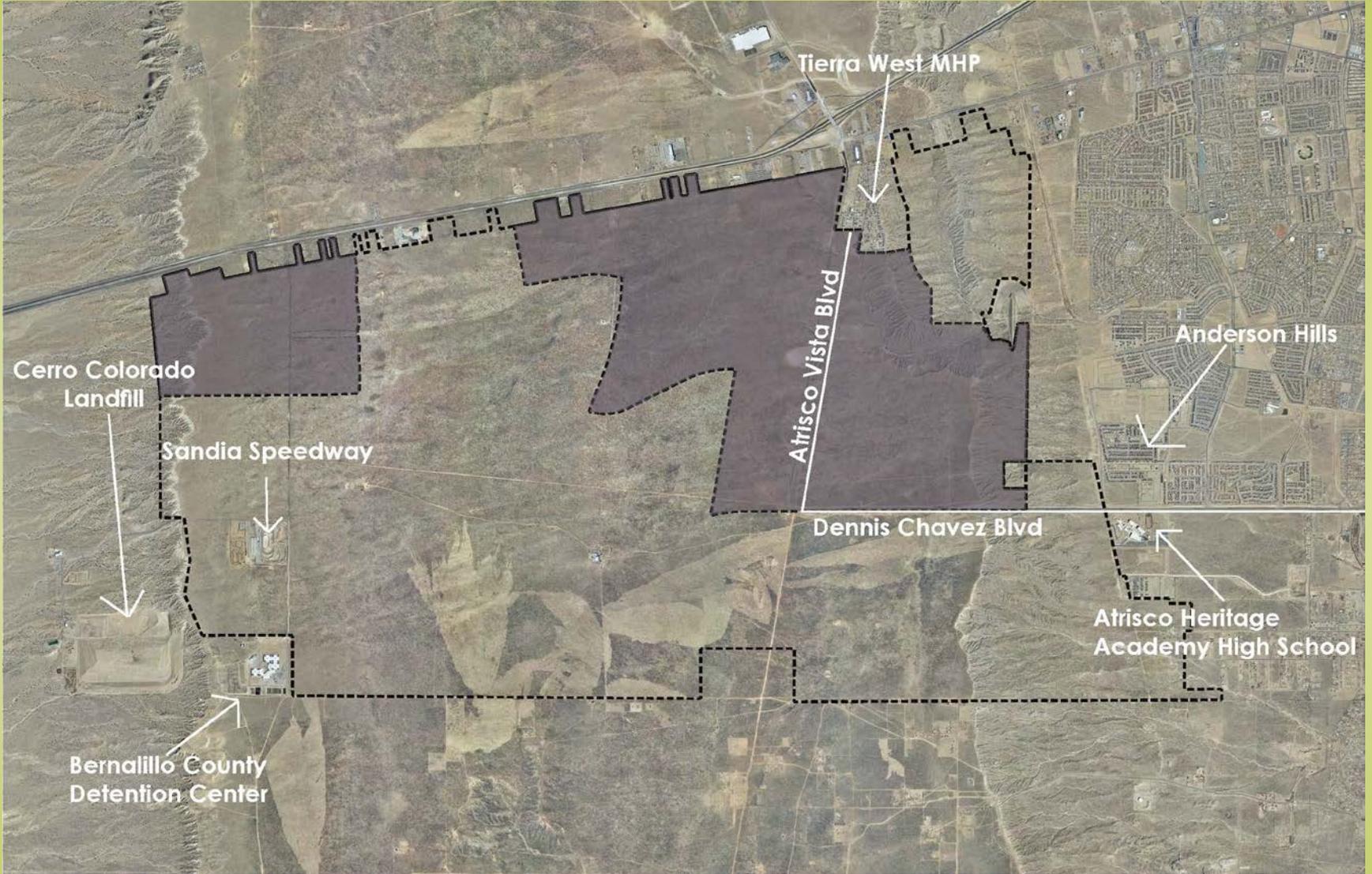
Central Park for Urban Center (±50 acres)

NOTES

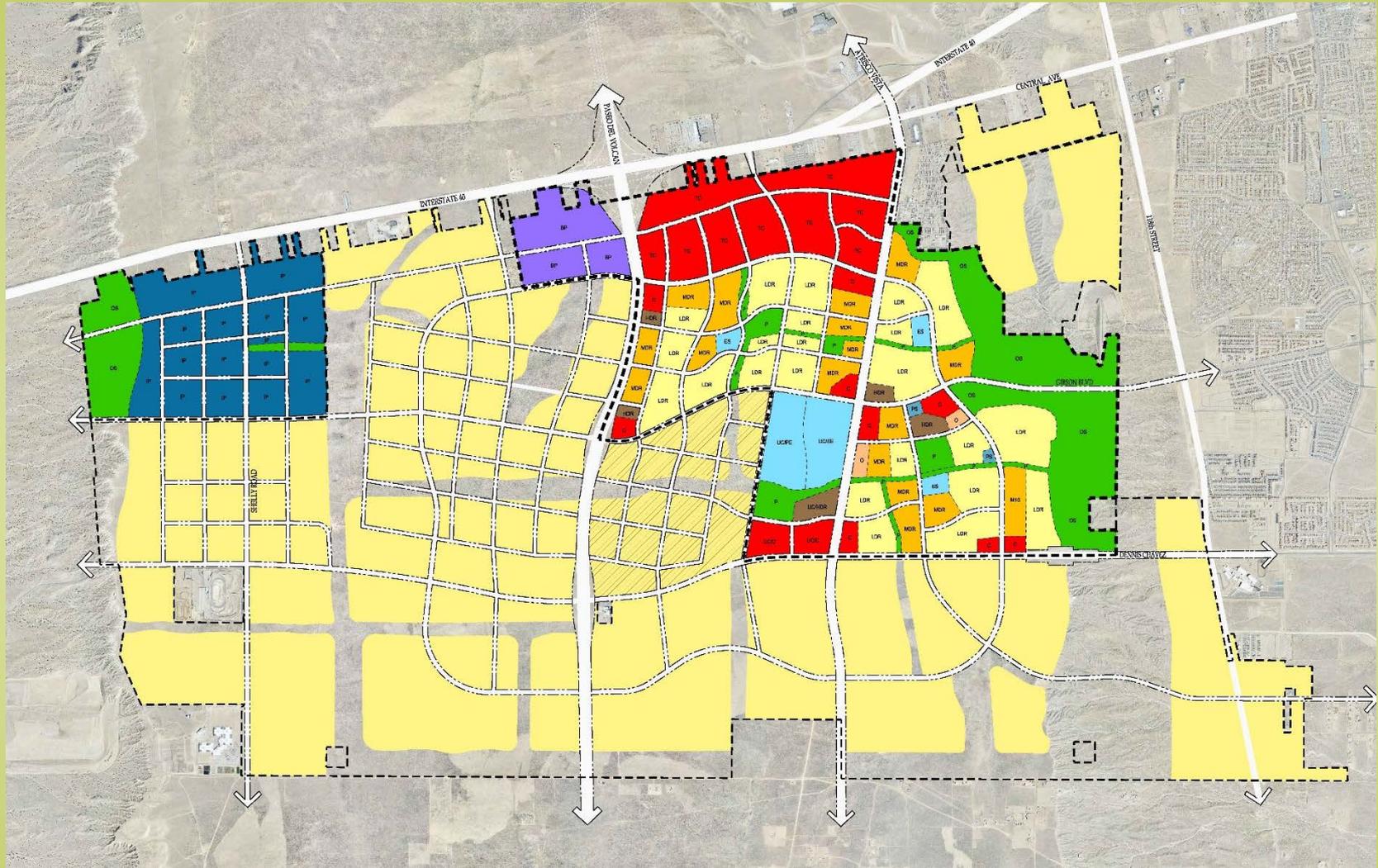
1. Acreage numbers include right-of-way and Village Centers. Roads are preliminary. Interstate 40 interchanges at 118th Street, Atrisco Vista, Paseo Del Volcan, Shell Road and frontage roads shall be by others.
2. Boundaries between uses are approximate. Final parcel boundaries and acreage amounts will be determined by plat and Level B and C plans.
3. Village, land use and open space boundaries are approximate and will be adjusted at Level B and C plans to reflect actual locations of roadways, utilities, easements, drainage and other infrastructure.



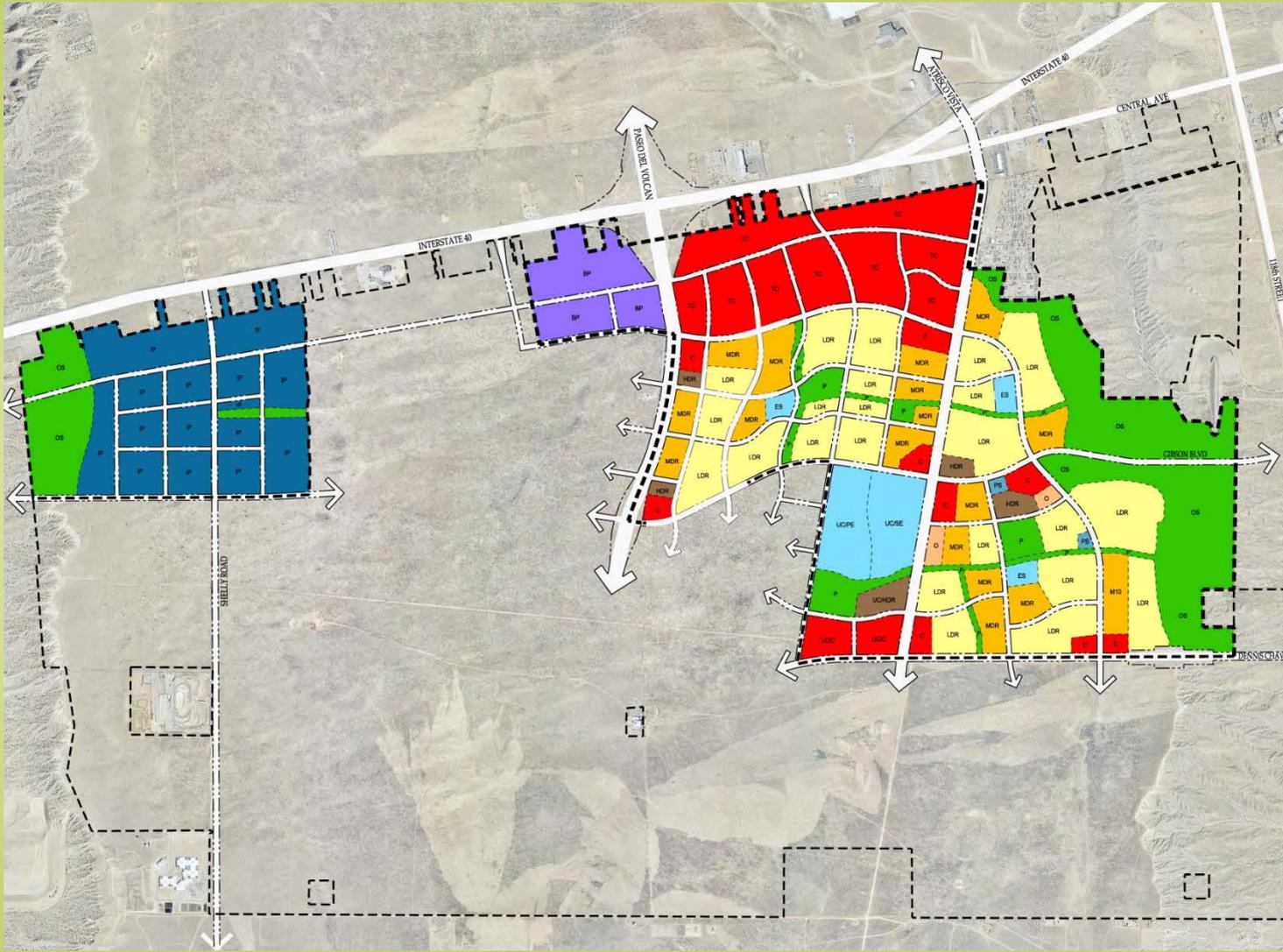
Level B Outline



Level B Buildout – Level A Remainder

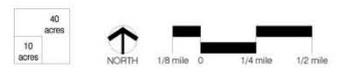


Level B Land Use Plan



LEGEND
Land Use

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
ES	Elementary School
UC/PE	Urban Center/ Primary Education Campus
UC/SE	Urban Center/ Secondary Education Campus
PS	Public Safety Facility
C	Commercial
TC	Town Center
UC/HDR	Urban Center/ High Density Residential
UC/C	Urban Center/ Commercial
O	Office
BP	Business Park
IBP	Industrial and Business Park
P	Parks and Internal Open Space
OS	Open Space (Escarpment)
	Level B Boundary



Level B Overview

- 4,243 Acres
- 9,444 Dwelling Units
- 23,178 Residents
- Jobs to housing ratio of 1.25 to 1 or 11,805 jobs

Land Use	Acres	Percent
Residential	1,411	33%
Institutional	232	5%
Commercial	789	19%
Business / Industrial	866	20%
Open Space	945	22%
Total	4,243	100%

Level B Land Use Table

Santolina Level B Land Use			
	Land Use Type	Total Acreage	% Level B Area
LDR	Low Density Residential	914.0	21.5%
MDR	Medium Density Residential	422.4	10.0%
HDR	High Density Residential	48.4	1.1%
ES	Elementary School	43.3	1.0%
UC/PE	Urban Center/Primary Education Campus	91.3	2.2%
UC/SE	Urban Center/Secondary education Campus	86.6	2.0%
PS	Public Safety Facility	10.8	0.3%
C	Commercial	131.6	3.1%
TC	Town Center	570.4	13.4%
UC/HDR	Urban Center/High Density Residential	26.3	0.6%
UC/C	Urban Center/Commercial	66.7	1.6%
O	Office	20.6	0.5%
BP	Business Park	194.8	4.6%
IP	Industrial and Business Park	670.9	15.8%
P/OS	Parks and Internal Open Space	183.6	4.3%
OS	Open Space (Escarpment)	761.4	17.9%
	TOTAL	4,243.1	100.0%

Level B Zoning

Seven land use districts:

1. Residential Village
2. Residential Village Center
3. Urban Center
4. Town Center
5. Business Park
6. Industrial and Business Park
7. Open Space

Transportation

- Updated the Level A traffic analysis per the conditions of approval to conform to the 2040 MTP projections and the approved land use plan (road network).
- Planned and modeled as a multi-modal transportation system
- Traffic forecasting utilized MRCOG's "Cube" model
- Traffic analyzed for 2025, 2040 (Level B Buildout), and full Level A buildout

Environment and Open Space

The Level B plan considers the impact of seven factors to the environment and open space including:

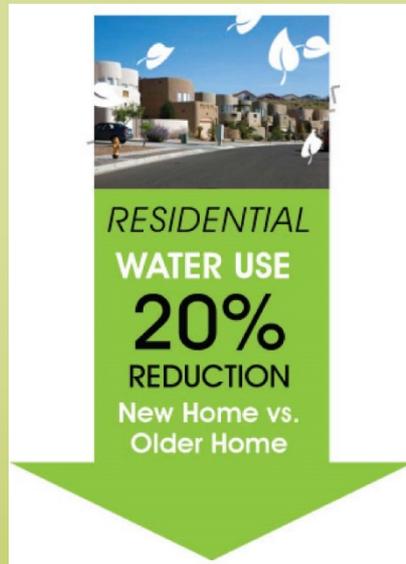
1. Biological Resources
2. Archeology
3. Air Quality
4. Storm Water
5. Energy Usage
6. Terrain Management
7. Soils

Water / Sanitary Sewer

- ABCWUA is anticipated to be the provider
- ABCWUA provided a Letter of Serviceability on July 2014
- Engineering and discussions with ABCWUA have been initiated related to the required Development Agreement.
- Utilizes the existing water system from the north and sewer from the east
- Water usage at full build is anticipated to be approximately 3,200 acre-feet per year. Currently ABCWUA usage is approximately 110,000 acre feet per year
- Water usage by ABCWUA residential dwelling goal: 180 gallons per dwelling unit per day

Water / Sanitary Sewer

- Estimated Water demand / usage is based on 135 gpcd (down from 251 gpcd in 1995)
- ABCWUA reported record low water usage at 127 gpcd for 2015



Government and Public Services

- Initial development will utilize existing public facilities in close proximity to Santolina until additional facilities are deemed necessary.
- Police/ Sheriff at the appropriate time, one Sheriff substation to be located southeast of the Village Center consisting of approximately 4.7 acres.
- Fire at the appropriate time, one fire station to be located within Village Verde consisting of approximately 6.1 acres.
- Solid waste, recycling to be provided by Waste Management
- Transportation: The roadway network has been designed to be accessed by multi-modal transportation options which includes public transit, bicycle, pedestrian and vehicular.
- Schools: Three APS elementary schools, one K-12 APS campus and, one CNM campus are planned within the Level B area

Fiscal / Economic Impact

- County benefits from Level B at buildout:
 - Recurring annual Fiscal Impact GRT and property taxes: \$16.3 million
 - County Direct Economic Impact overall: \$2.2 billion
 - One time construction GRT- \$35.7 million
- Benefits other than the County, including the State, UNM, School Districts and others:
 - One time- Construction GRT: \$188.0 million
 - Recurring annual GRT and property taxes: \$95.0 million
- 1.25 jobs to housing ratio required (11,805 jobs) will be met (See Level A DA for more details).
 - *Definition of a job per the Level A DA: A job is a position held by a full-time employee for at least 35 hours per week, or a full-time equivalent employee, in any industry. A full-time equivalent employee (FTE) is the aggregate number of hours per month of service of employees, who are less than full-time, divided by 140.*
- 28,500 construction jobs created.

PLANNED COMMUNITIES CRITERIA

ILLUSTRATIVE LEVELS OF PLANS

* LEVEL A

- 7,000 -14,000 Acres (typ.)
- Arterial Roadways
- Open Space Network
- Village Areas/General Land Use
- Infrastructure System Planning



* Must be approved prior to Level B.

★ LEVEL B

- 500-5,000 Acres (typ.)
- Land Use/Zoning/Civic Uses
- Local/Collector Streets
- Parks
- Open Space/Trails
- Infrastructure Planning
- Preliminary Development Phasing



★ Must be approved prior to Level C.

⊙ LEVEL C

- 1-100 Acres (typ.)
- Site Plan/Subdivision Plat
- Local Streets
- Lots and/or Building Footprint
- Height, Setbacks, FAR, etc.
- Final Infrastructure Plans



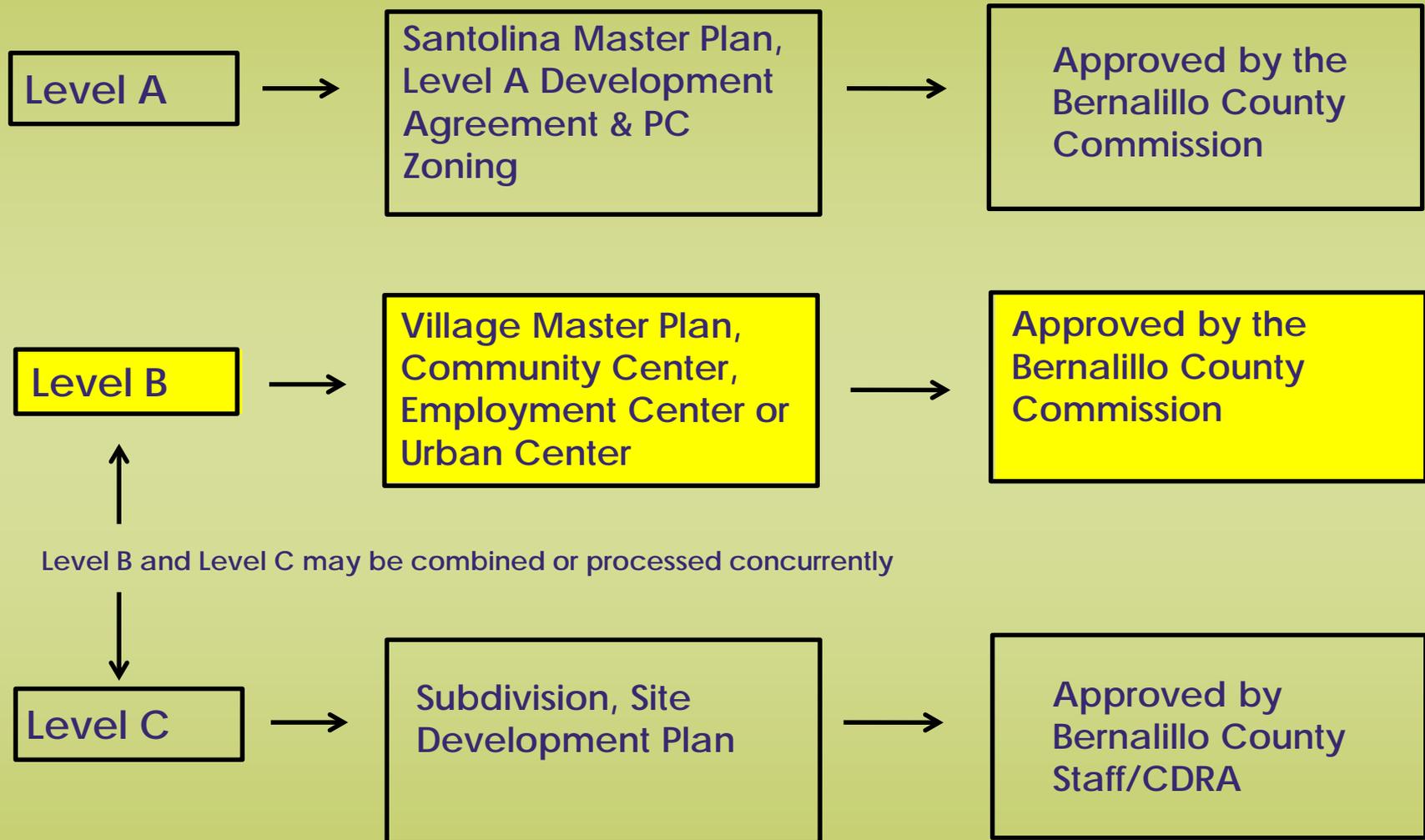
⊙ Must be approved prior to construction.

PLANNED COMMUNITIES CRITERIA

ILLUSTRATIVE PLAN LEVELS

Note: Exhibits are for illustrative purposes only and are provided to represent the level of detail provided at the various Planned Community Levels.

PLANNED COMMUNITIES CRITERIA



PLANNED COMMUNITIES CRITERIA

LAND USE	DOCUMENT CHAPTER
Identification of land uses by parcel, acreage, and type	<i>Land Use</i>
Conceptual characteristics of Village Center	<i>Land Use</i>
Location and densities of neighborhoods within Village	<i>Land Use and Zoning</i>
Delineation of open space system, parks and recreation areas	<i>Land Use and Environment and Open Space</i>
Define important design characteristics	<i>Zoning</i>

PLANNED COMMUNITIES CRITERIA

TRANSPORTATION	DOCUMENT CHAPTER
Conformance with Level A Transportation System Plan	<i>Transportation Chapter</i>
Conceptual characteristics of Village Center	<i>Level B Transportation System Analysis (Technical Appendix)</i>
Identify traffic circulation system	<i>Transportation Chapter</i>
Type and location of pedestrian, bicycle, and transit elements	<i>Transportation Chapter</i>
Identify performance objectives for increasing transit ridership	<i>Transportation Chapter</i>
Resolve any transportation problems identified in the Level A Transportation Systems Plan	<i>Congested locations identified and can be improved to acceptable levels of service</i>
Resolve any transportation problems identified in the Level A Transportation Systems Plan	<i>Due to the jobs anticipated, the transportation system is improved, with minor problem areas identified at certain on-ramps</i>

PLANNED COMMUNITIES CRITERIA

ENVIRONMENT AND OPEN SPACE	DOCUMENT CHAPTER
Site specific environmental characteristics analysis	<i>Environment and Open Space Chapter</i>
Air quality objectives strategy	<i>Environment and Open Space Chapter</i>
Energy efficiency strategy	<i>Environment and Open Space Chapter</i>
Energy efficiency strategy	<i>Environment and Open Space Chapter</i>
Conceptual drainage plan	<i>Environment and Open Space Chapter</i>
Archaeological study recommendations	<i>Will be completed prior to Level B Approval</i>
Appropriate siting of industrial land uses	<i>Land Use and Zoning Chapters</i>

PLANNED COMMUNITIES CRITERIA

Government and Public Services	DOCUMENT CHAPTER
Funding and maintenance of public facilities and sites	<i>Utilities and Infrastructure Chapter</i>
Facilities Plan	<i>Utilities and Infrastructure Chapter</i>
Annexation plan/agreement	<i>Approval Process Chapter</i>
Water availability and availability of public services	<i>Utilities and Infrastructure Chapter</i>

PLANNED COMMUNITIES CRITERIA

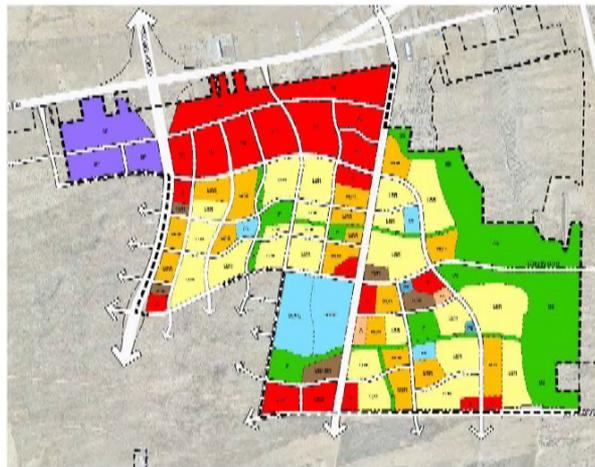
Level B Development Agreement	To be reviewed and approved by the BCC
Detailed infrastructure/service agreement.	<i>These items shall be included in the Development Agreement to be reviewed and approved by the Bernalillo County Commission.</i>
Specify measures to mitigate negative consequences of the village's development.	Same
Augment Level A Development Agreement expressing items mutually agreed to by County and Developer	Same
Provide a legal recording instrument.	Same
Identify public incentives to the developer and public/private partnerships.	Same
Identify agreements between local government and developer for the protection and maintenance of the open space system.	Same

CONCLUSION

★ LEVEL B

- 500-5,000 Acres (typ.)
- Land Use/Zoning/Civic Uses
- Local/Collector Streets
- Parks
- Open Space/Trails
- Infrastructure Planning
- Preliminary Development Phasing

★ Must be approved prior to Level C.



We look forward to discussion and continuing to work together to create a cohesive, sustainable, successful, master planned community for Bernalillo County.

NEXT STEPS...

- Level B Application January 25, 2016
- CPC Hearing – March 2, 2016
- County Commission Hearings
 - First BCC Meeting
 - Second BCC Meeting
 - Third BCC Meeting (Final Action)
- Review and Approval of Level B Development Agreement
 - Transmittal of Draft for Review to County Manger
 - County Manger and Staff Review and Negotiations
 - First BCC Meeting
 - Second BCC Meeting (Final Action)