An aerial photograph of a city and surrounding landscape. In the foreground, there is a field of green and yellow wildflowers. In the middle ground, a residential development with many small houses is visible. In the background, a city skyline is seen against a range of mountains under a blue sky with scattered white clouds. The image is framed by a light green border on the left and right sides.

**WALH**

WESTERN ALBUQUERQUE LAND HOLDINGS LLC



**SANTOLINA**

LEVEL B PLAN

A NEW COMMUNITY FOR  
A NEW ECONOMY  
JANUARY 2016

**BERNALILLO COUNTY PLANNING COMMISSION  
TRANSPORTATION HEARING  
APRIL 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

April 27, 2016

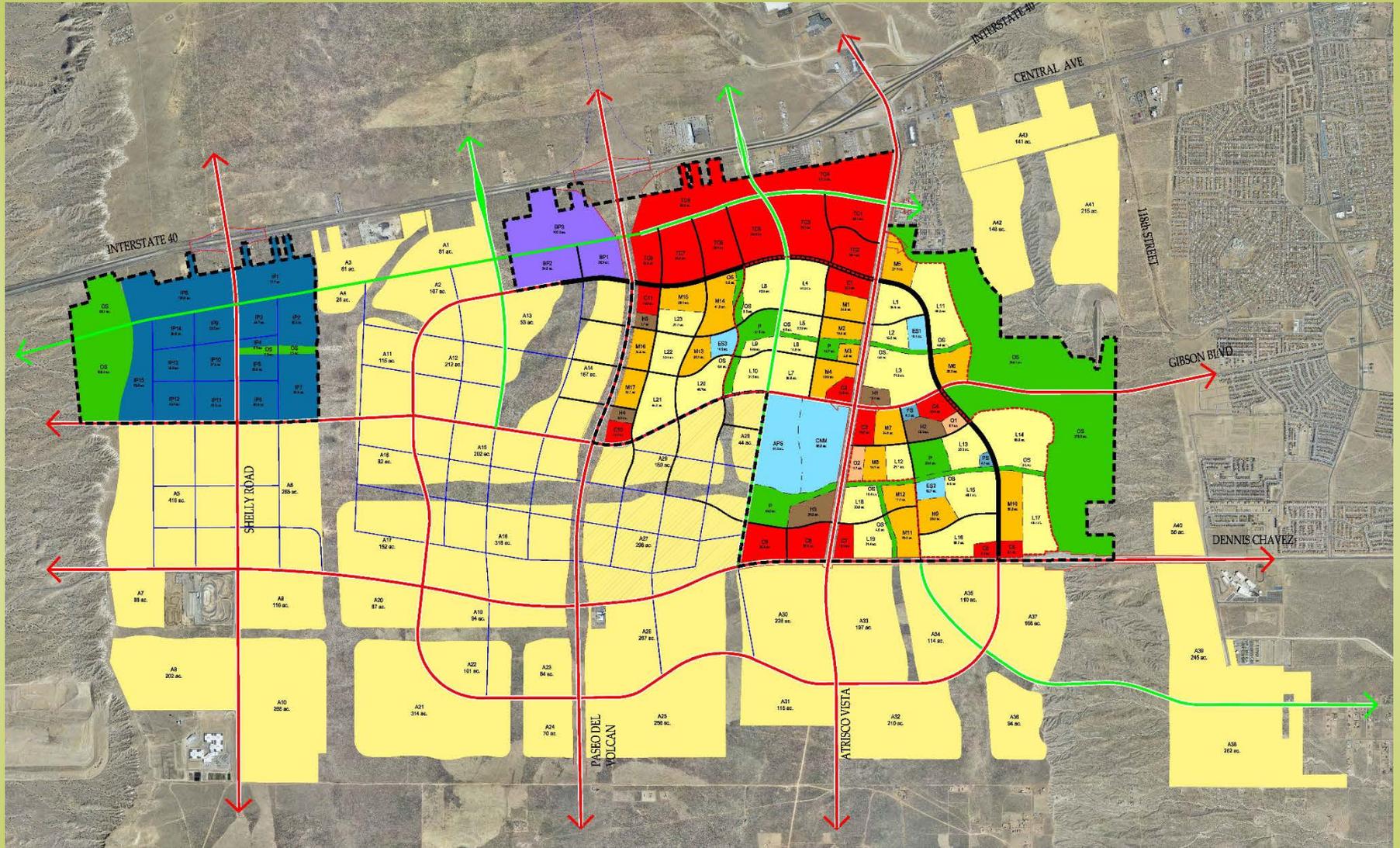
## COUNTY PLANNING COMMISSION HEARING

1. Level A – Transportation Conditions of Approval
2. Level B Transportation Planned Communities Criteria
3. Analysis Summary
4. Conclusion
5. Next Steps

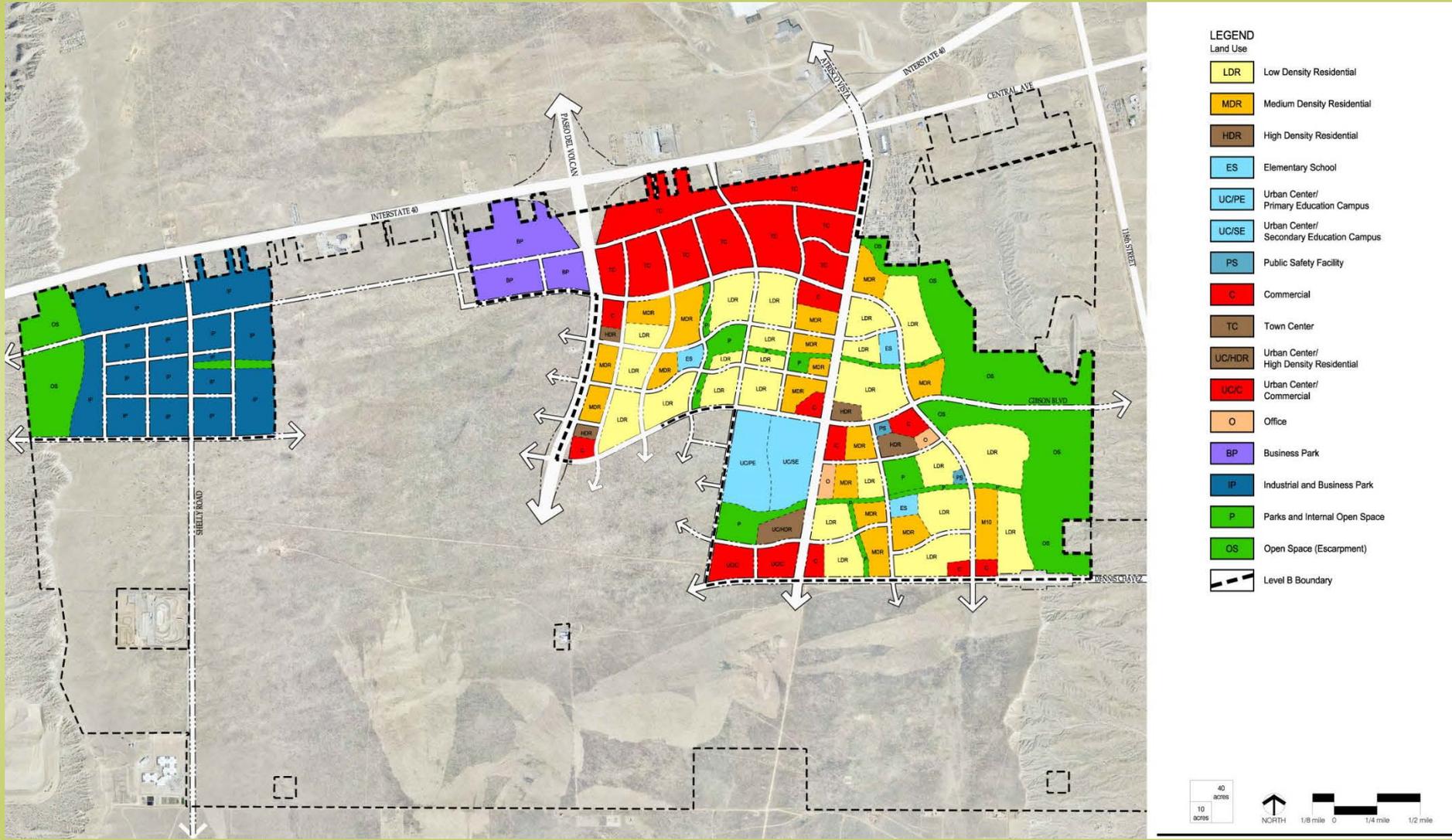
# Level A Transportation Conditions of Approval

- Revise the Level A Transportation Roadway Network
  - Additional roadway network grid
  - Re-Locate Urban Center
  - Parallel Road to Central/Frontage Road
- Update Level A Transportation Model and Transportation Master Plan
- Document Santolina Access Management Policy in Level A Transportation Master Plan
- Minor corrections to the Level A Plan have been made and incorporated into the approved Master Plan and Transportation Master Plan.
- On-Site and Off-Site improvement costs have been identified and submitted to the County
- Ongoing coordination with MRCOG and other agencies on roadway improvements, phasing, and funding

# Level B Buildout – Level A Remainder



# Level B Land Use Plan



# PLANNED COMMUNITIES CRITERIA

TRANSPORTATION	DOCUMENT CHAPTER
Conformance with Level A Transportation System Plan	<i>Level B Transportation Chapter Level A Transportation Master Plan Update</i>
Level B transportation system analysis	<i>Level B Transportation System Analysis (Technical Appendix)</i>
Identify traffic circulation system	<i>Transportation Chapter and Level B Transportation System Analysis</i>
Typical Roadway Cross-sections for major roadways	<i>Transportation Chapter and Level B Transportation System Analysis</i>

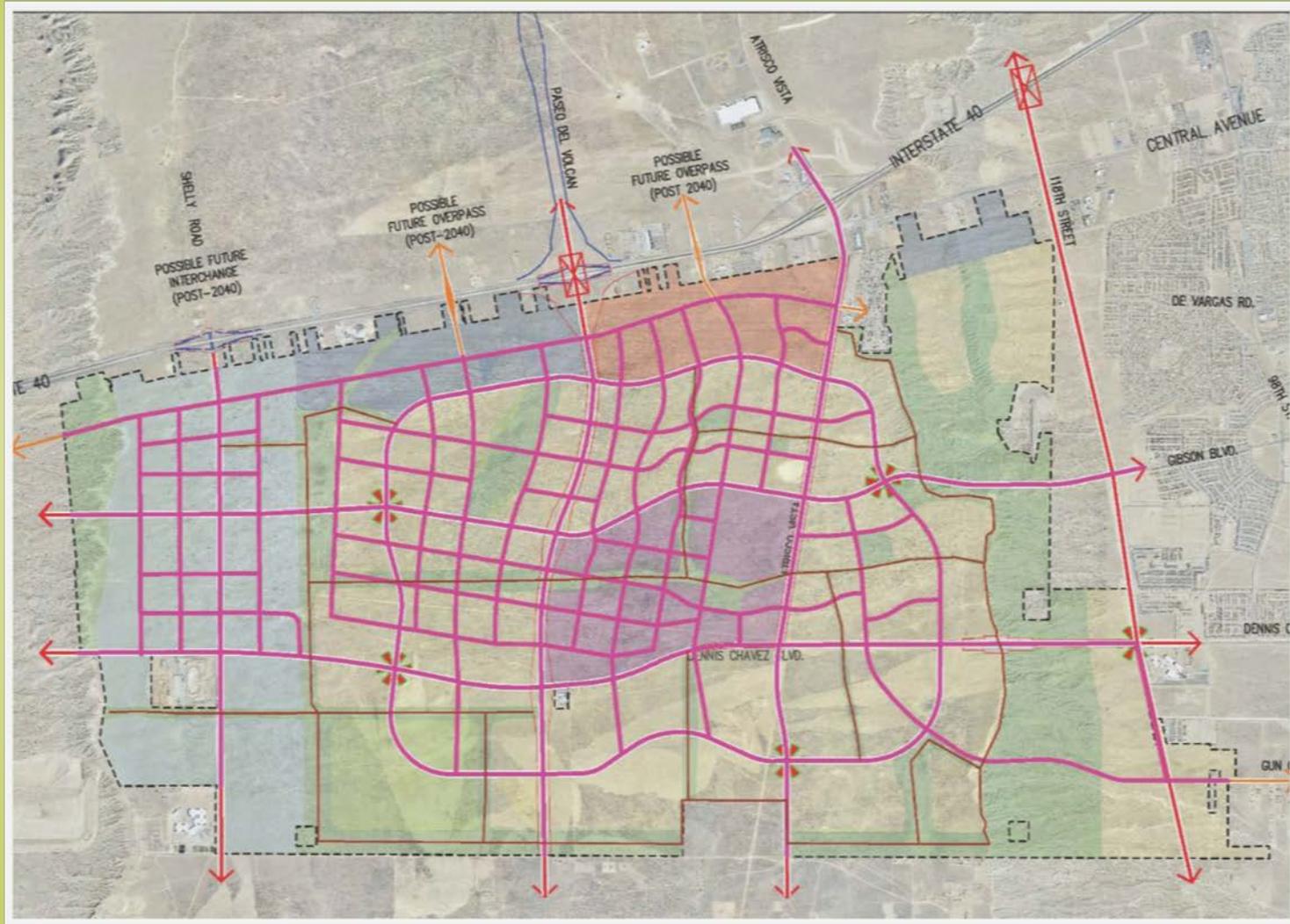
# PLANNED COMMUNITIES CRITERIA

TRANSPORTATION	DOCUMENT CHAPTER
Type and location of pedestrian, bicycle, and transit elements	<i>Transportation Chapter and Level B Transportation System Analysis</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 have been identified and can be improved to acceptable levels of service</i>
Air quality	<i>Environment and Open Space Chapter Air Quality Analysis being refined per County request – June hearing</i>

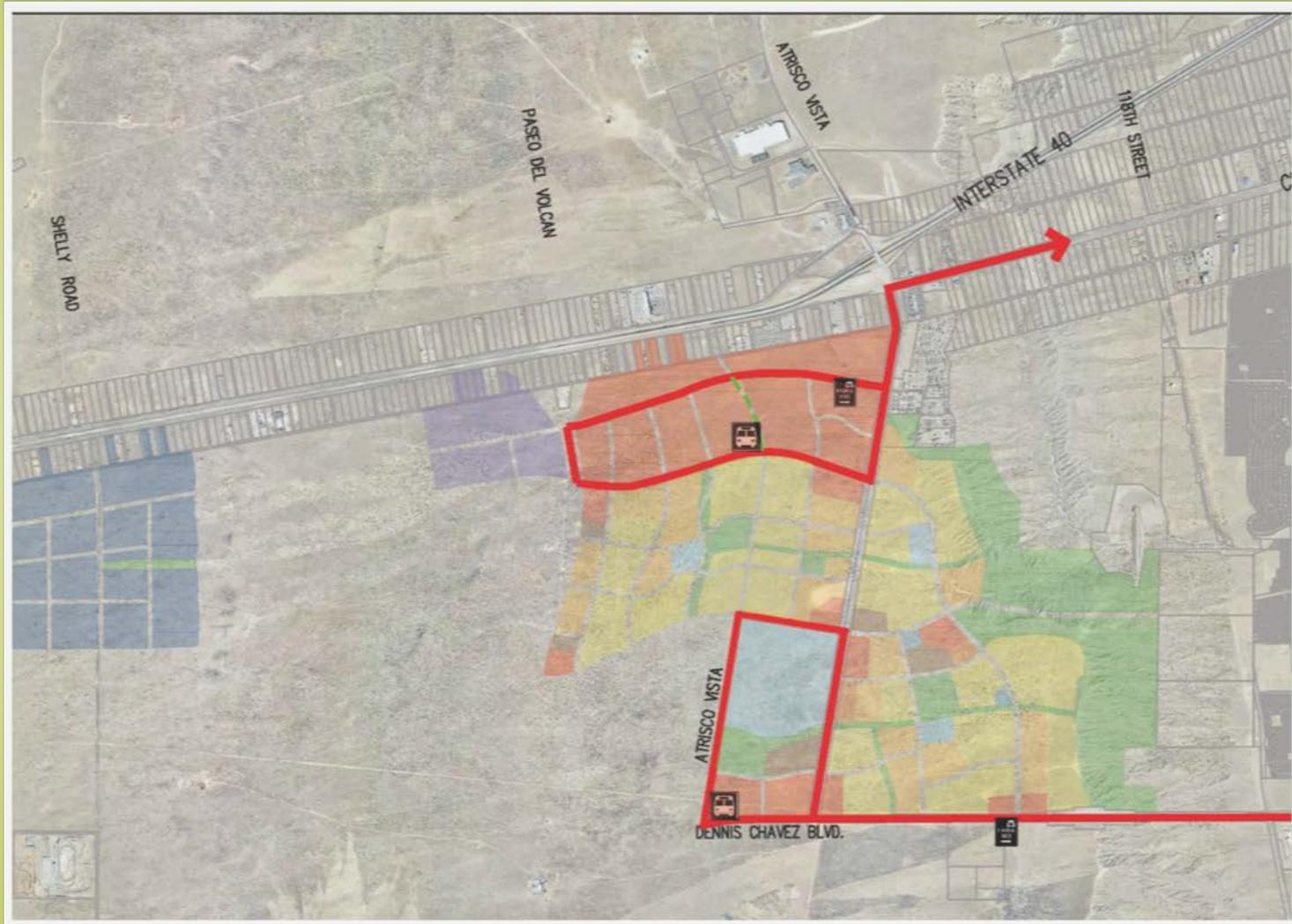
# Roadway Typical Sections



# Pedestrian and Bicycle Network



# Level B Transit Network



# Transportation Model

- 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).
- Designed and modeled as a multi-modal transportation system
- Traffic analyzed for 2025, 2040 (Level B Buildout), and full buildout (Level A Update)

# Transportation Model Methodology

- Worked closely with MRCOG and Bernalillo County on scenario and roadway network development
  - Multiple meetings with Bernalillo County, MRCOG and NMDOT
- Traffic forecasting utilized MRCOG's "Cube" model
  - Initial roadway network for 2025 and 2040 per 2040 MTP
  - Modified to include Santolina roadways

# Transportation Model Socioeconomics

- Socioeconomic forecast adjusted to include Santolina
  - Total regional employment and population the same as in the 2025 and 2040 MRCOG forecasts
- Santolina Scenario does not add population or employment to the region
  - Only population and employment growth was used to assign development to Santolina
  - No existing development was relocated to Santolina
- MRCOG regional control totals are maintained

# Socioeconomic Forecast Summary – from MRCOG Futures 2040 MTP

- Albuquerque Metropolitan Planning Area (includes portions of Sandoval County, including Rio Rancho, Valencia County)
  - Population increase – 438,522 – 50% increase from 2012
  - Employment increase – 182,188 – 47% increase from 2012
- Bernalillo County
  - Population increase – 311,532 – 46% increase from 2012
  - Employment increase – 131,585 – 39% increase from 2012

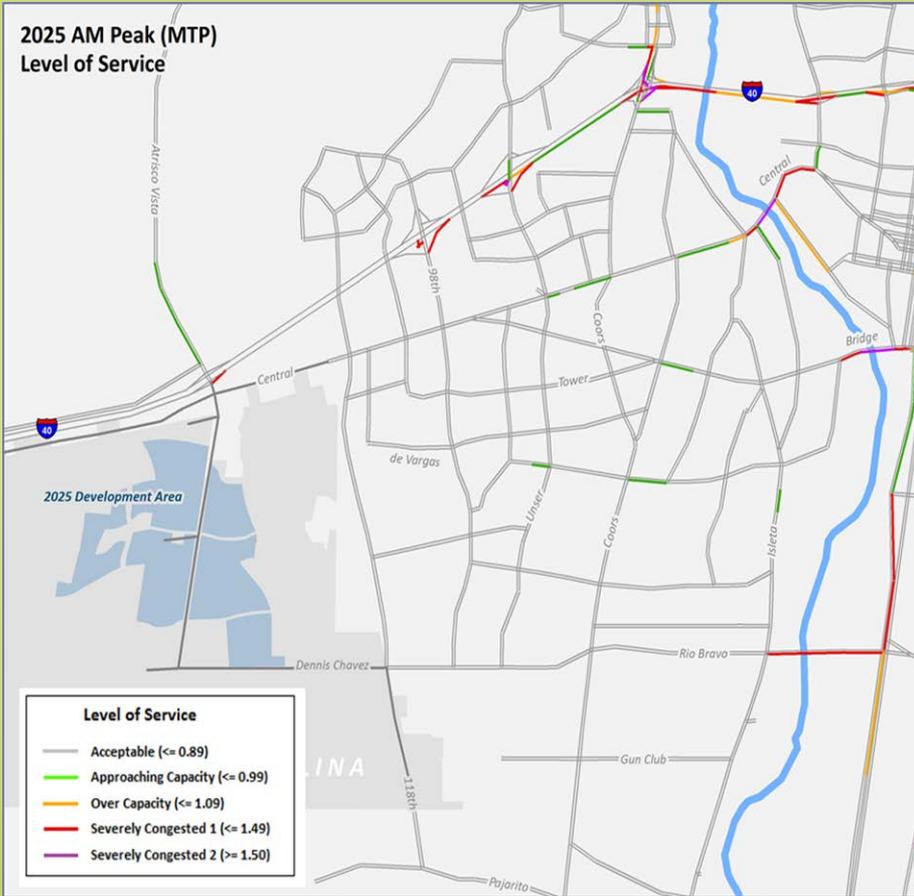
# Transportation Model – 2025 Results

- Santolina 2025 Forecast
  - 6,201 Dwelling Units
  - 15,320 population
  - 8,700 jobs
- Impacts compared to MRCOG 2025 limited to Atrisco Vista interchange with I-40
- River Crossings reduced from 3%-5%

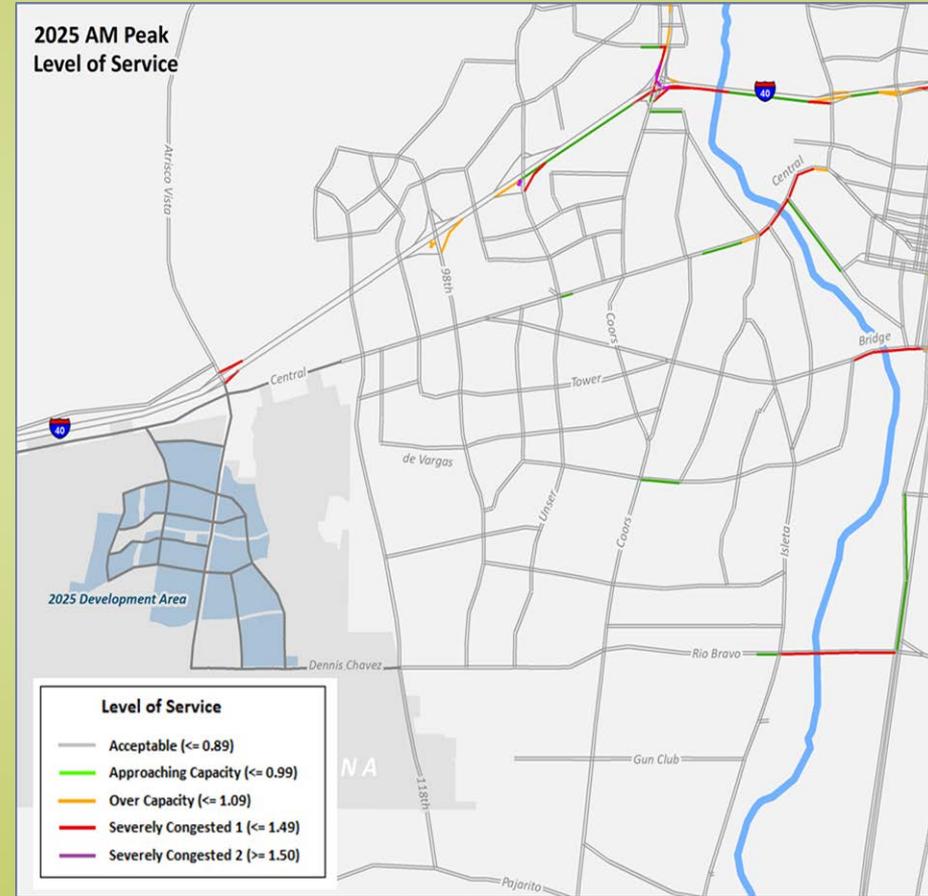
2025	Eastbound AM	Westbound PM
MTP - Trend	39,397	40,497
Santolina	38,006	38,488
Difference - %	-3.5%	-5%

# Transportation Model – 2025 AM Results Compared to 2025 MTP AM

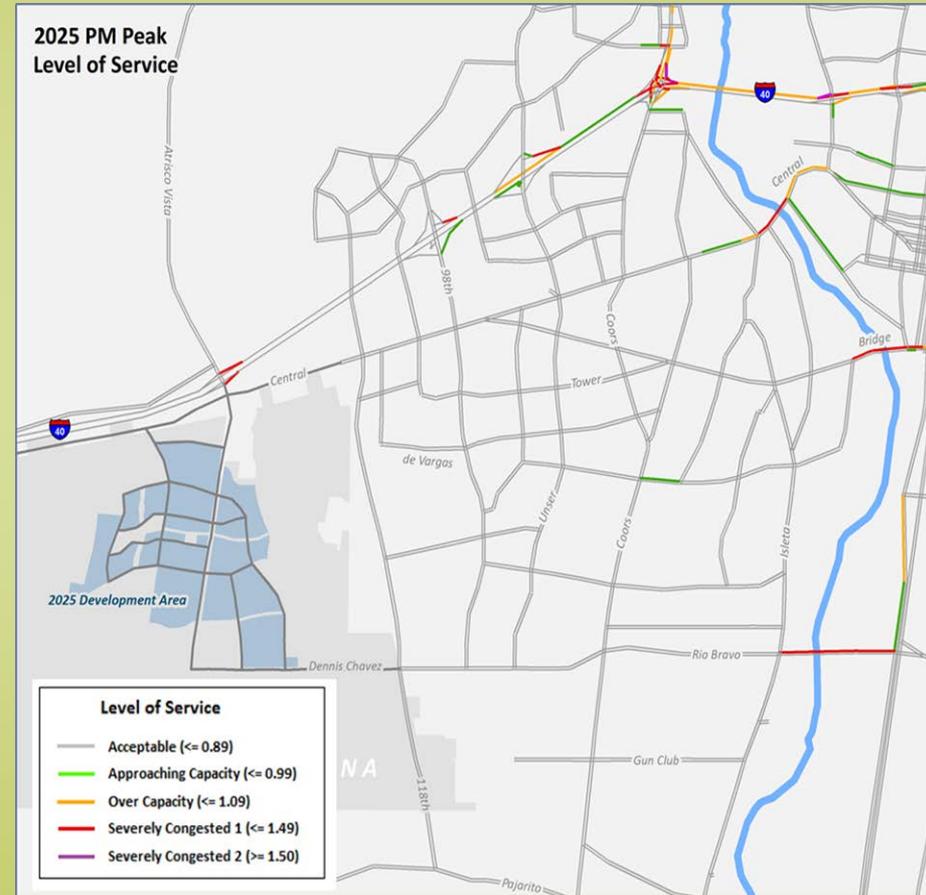
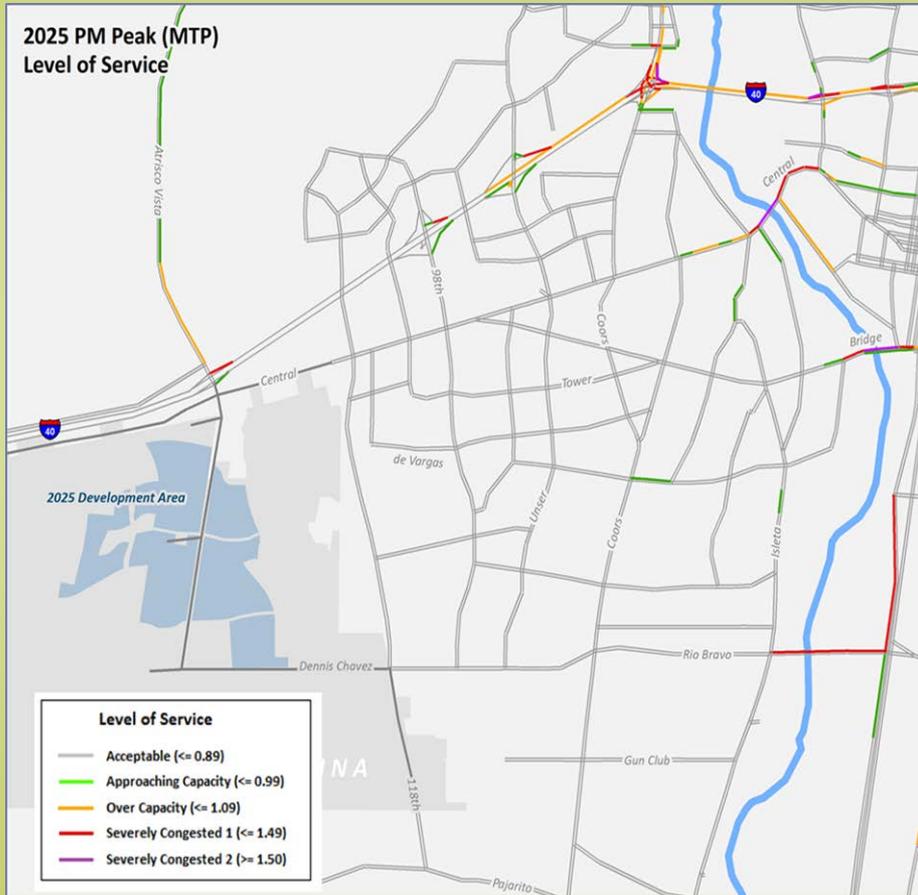
2025 AM Peak (MTP)  
Level of Service



2025 AM Peak  
Level of Service



# Transportation Model – 2025 PM Results Compared to 2025 MTP PM



# Transportation Model – 2025 Results

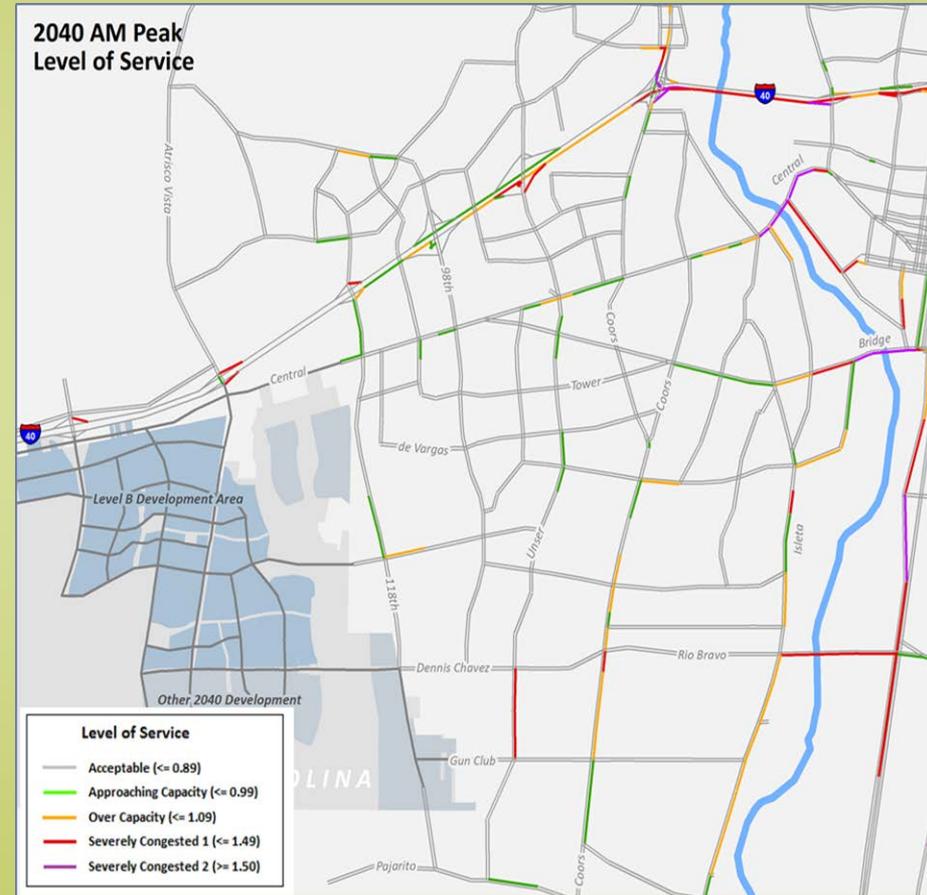
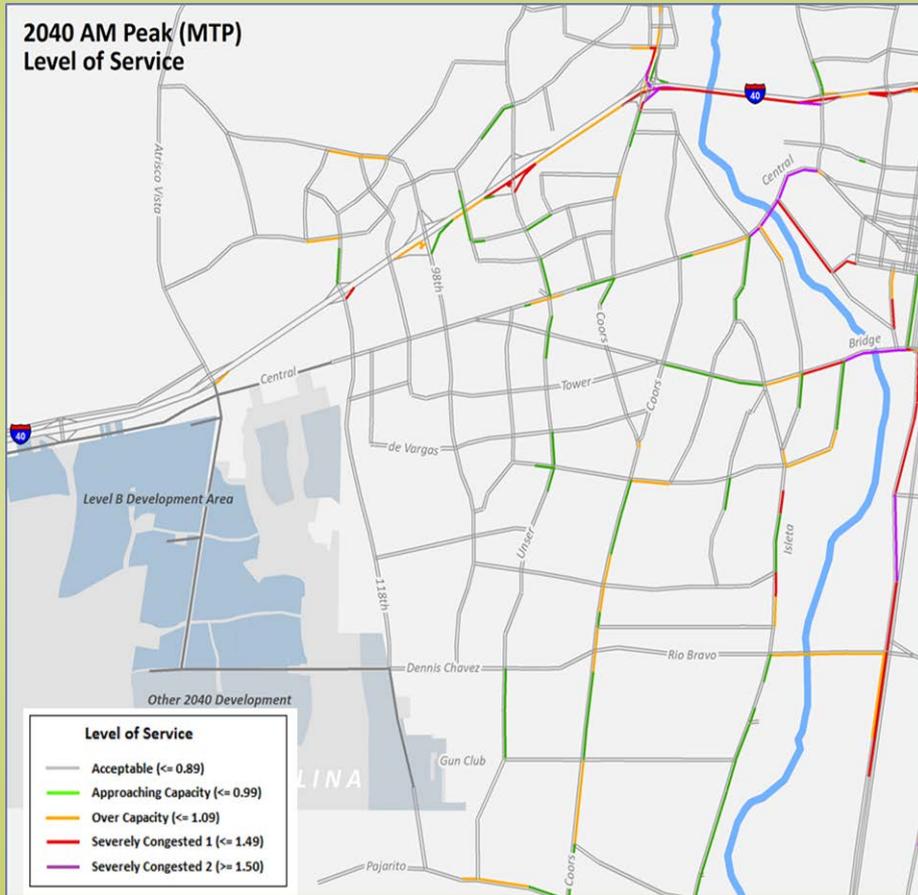
Parameter	MTP*	Santolina	Difference	
			Absolute	Percent
VMT	2,330,307	2,292,628	-37,679	-1.6%
VHT	80,663	69,004	-11,659	-14.5%
VHD	33,002	22,686	-10,316	-31.3%
Average Speed	28.9	33.2	+4.3	+15.0%
% VHT in Delay	40.9%	32.9%	-8.0%	-19.6%
VMT Over Capacity	298,600	230,072	-68,528	-22.9%
% VMT Over Capacity	29,739	18,668	-11,070	-37.2%
Congested Lane Miles	223	170	-53	-23.8%
VMT per Capita	23.8	23.38	-0.4	-1.8%
*- 2025 roadway performance summaries derived using MRCOG 2025 datasets				

# Transportation Model – 2040 Results

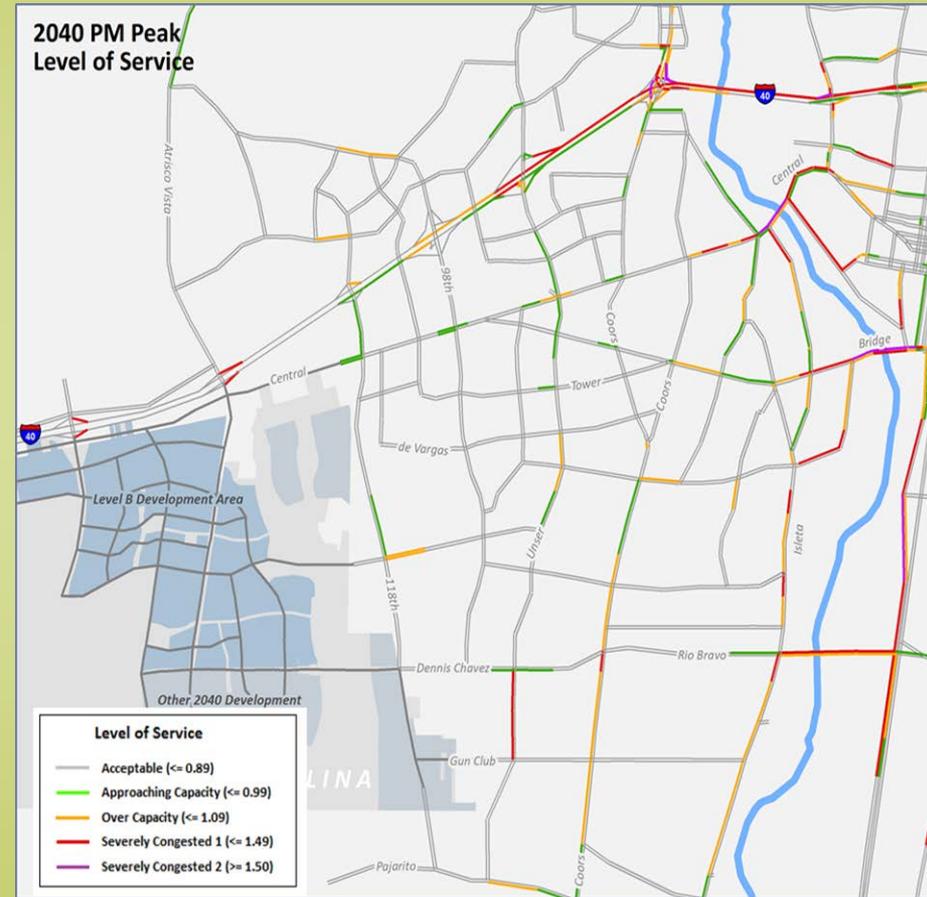
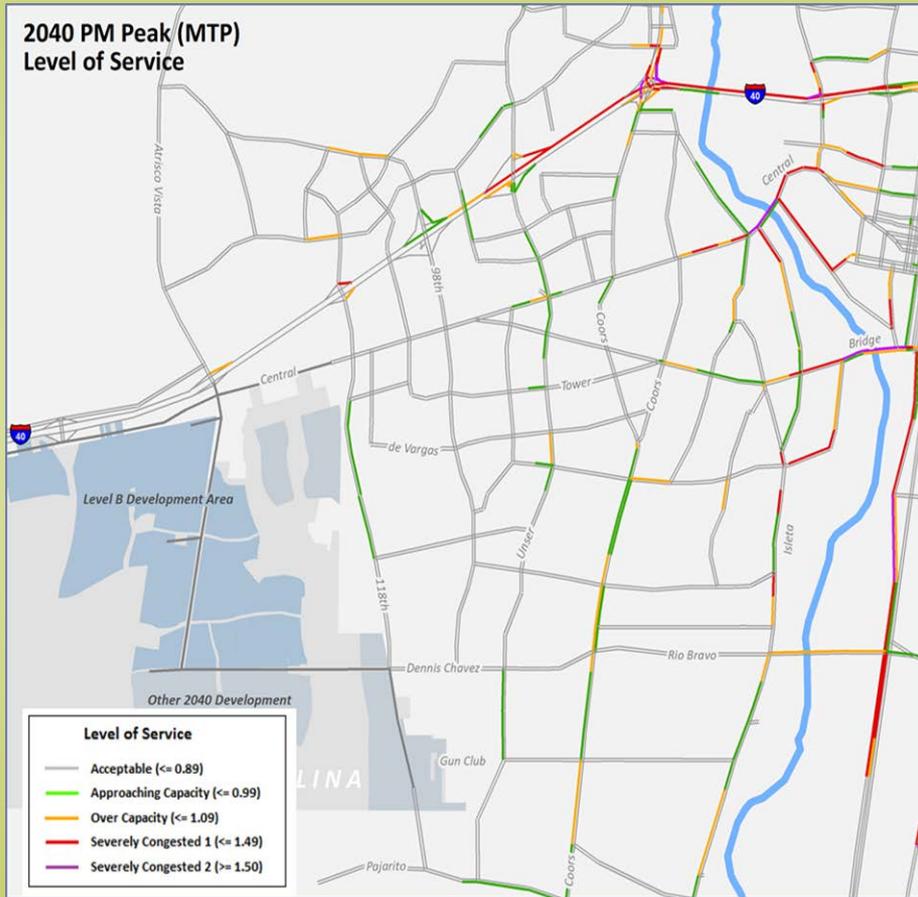
- Santolina 2040 Level B Forecast (2016 Level B)
  - 9,443 Dwelling Units
  - 23,325 population
  - 31,456 jobs
- Impacts identified, all locations can be mitigated to LOS D
- River Crossings essentially the same as 2040 MTP

2040	Eastbound AM	Westbound PM
MTP – Trend	43,592	45,925
Santolina	43,410	45,906
Difference - %	-0.4%	-0.04%

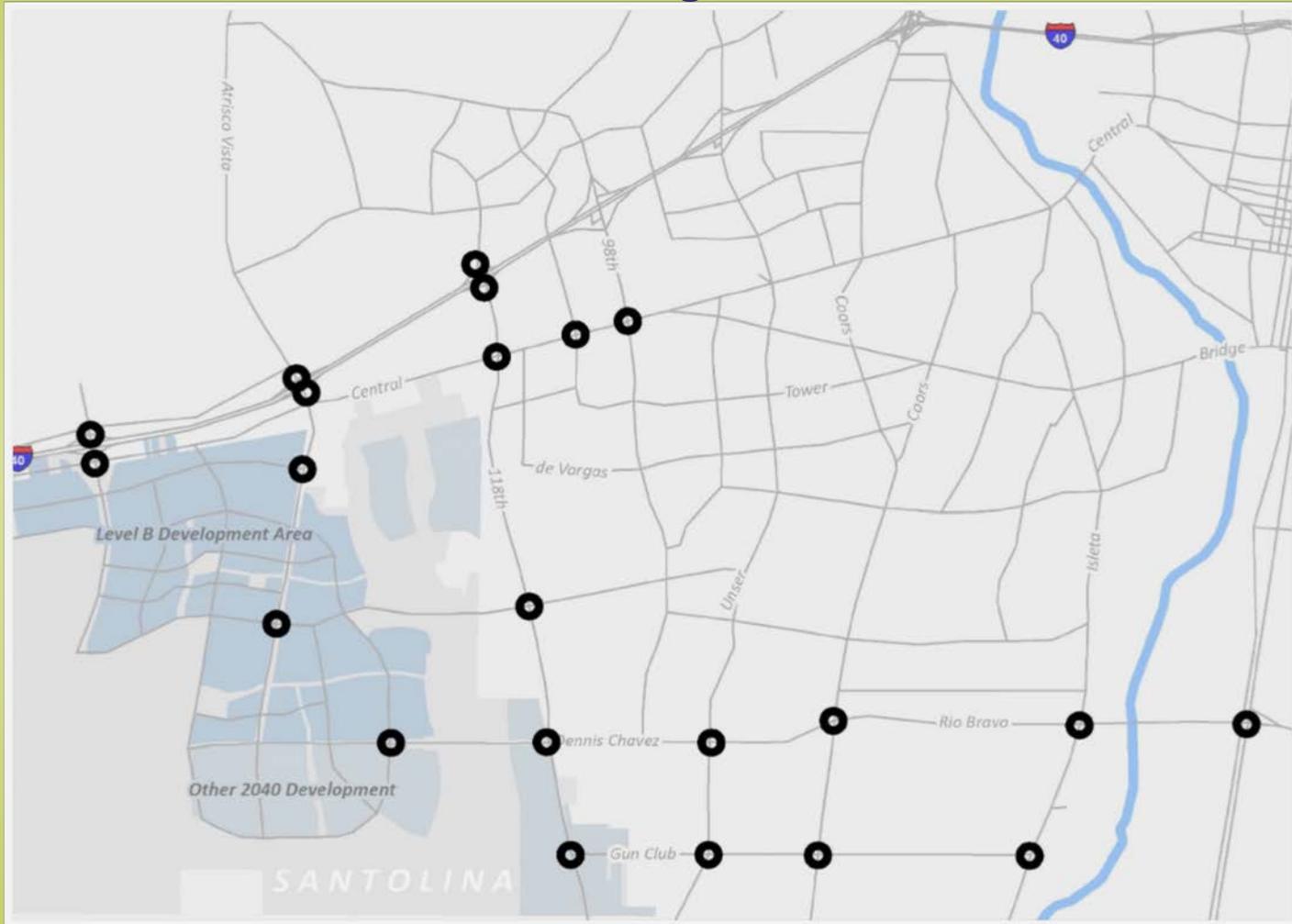
# Transportation Model – 2040 AM Results Compared to 2040 MTP AM



# Transportation Model – 2040 PM Results Compared to MTP 2040 PM



# On-Site and Off-Site Study Locations



# On-Site and Off-Site Roadway Costs

- Estimated costs for the 2025 roadway network within Santolina
  - Primarily Project Infrastructure
  - \$98.659 million
- Estimated costs for the 2040 roadway network within Santolina
  - Primarily Project Infrastructure
  - \$86.2 million
- Estimated costs for off-site improvements
  - System Infrastructure
  - \$64.651 million

# Transportation Model – 2040 Results

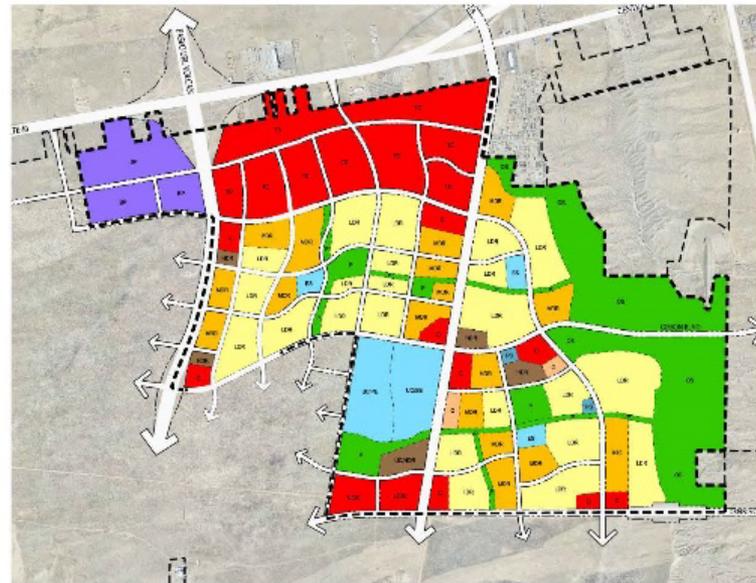
Parameter	MTP	Santolina	Difference	
			Absolute	Percent
VMT	2,894,913	2,978,559	+75,646	+2.6%
VHT	132,932	129,354	-3,578	-2.7%
VHD	71,293	68,588	-2,705	-3.8%
Average Speed	21.8	23.0	+1.2	+5.5%
% VHT in Delay	53.6%	53.0%	-0.6%	-1.1%
VMT Over Capacity	644,967	585,917	-59,050	-9.2%
% VMT Over Capacity	22.3%	19.7%	-2.6%	-11.5%
Congested Lane Miles	429	418	-11	-2.4%
VMT per Capita	22.70	23.25	+0.55	+2.4%
*- 2040 MTP roadway performance summaries from Table 3-6, page 3-33, MRCOG 2040 Futures Metropolitan Transportation Plan, April 17, 2015				

# CONCLUSION

## ★ LEVEL B

- 500-3,000 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.



Transportation Master Plan and submittals have addressed all Staff and Agency comments and PCC criteria

Impacts have been analyzed and mitigation requirements identified

# NEXT STEPS...

- CPC Land Use and Zoning Hearing – May 26, 2016
- CPC Environment and Open Space Hearing – June 23, 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)