Santolina Level B Master Plan
Complete Matrix of Comments & Responses
for Hearings on:

April 27, 2016
May 26, 2016
June 23, 2016

Submitted on July 1, 2016 for Hearing on July 21, 2016

Transportation Hearing

April 27, 2016

Santolina Level B Master Plan Accela Comments

##	Department	Note Date	Comments	Document to be modified	Response	Staff Response	Status
1	PW Development Review	2/8/2016	Comments on Level A (Revised) and B Transportation Plan and Technical Report 1. Prepare a guideline that defines the parameters in which the Level A and Level B plans remain relevant and when exceeded shall require appropriate modifications to these plans and the subsequent review by the County. This guideline and the associated parameters shall apply to all appropriate sections of the plans.	N/A	Bernalillo County Staff has indicated this comment will be removed. See PCC criteria and Level A Development Agreement. These protections are built into the process.		
2	PW Development Review	2/8/2016	2. Include adequate information to ensure that appropriate land/ROW for all major onsite corridors shall be provided to allow for the transition from interim to ultimate buildout conditions. This is especially relevant regarding the extension of PDV south of I40, as there is the possibility that this road will ultimately become a freeway.	N/A	This is addressed in the Level B Land Use Plan. PdV south of I-40 has been planned to be consistent with the ROW north of I-40.		
3	PW Development Review	2/8/2016	3. Functional Classification Maps Provide consistent language or footnote differences: primary = principal arterial, secondary = minor arterial. Consider minor and major collectors.	2016 Level B Master Plan and Updated Level A and 2016 Level B Transportation Master Plan	Level B MP - Exhibits 3, 4, 5 and 6; Updated Level A Transportation MP, Figures 1, 2, 3 and 21 and Level B Transportation MP, Figures 1, 10, 11, 12 will be modified to maintain consistency with Functional classification. Updated Level A Transportation MP, Figures 13 and 43 and Level B Transportation MP, Figures 2, 13 and 21 has been revised to clarify the functional classification is based on MRCOG model link definitions.		
4	PW Development Review	2/8/2016	4. LRTS Guide/ Complete Streets Add text describing green infrastructure techniques used in roadways. Provide a section describing ITS techniques and adaptive signals as a best practice to consider in Santolina.	2016 Level B Transportation Master Plan, Section V, p. 41	Text describing green infrastructure techniques used in roadways and describing ITS techniques and adaptive signals as a best practice to consider in Santolina has been added to the 2016 Level B Transportation Master Plan, Section V, p. 41.		

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5	PW Development Review	2/8/2016	5. 2040 V/C Off-site LOS Change (>10%) Analysis: *Provide AM Peak off-site mitigation recommendations: a. I40 and PDN/Atrisco Vista/118th St Ramps b: I40 WB between Unser Blvd and 98th St interchanges. c. 118th St SB between Central Ave and I-40 and approach to Gibson d. Unser Blvd NB between D. Chavez and Gun Club; Coors Blvd NB between Rio Bravo and Gun Club; and Isleta Blvd NB between Rio Bravo and Gun Club. e. Gun Club Rd WB approach to 118th St. f. 114th St NB approach to Central Ave g. Central Ave WB near 118th St; Central Ave EB approach to 98th St *Provide PM Peak off-site mitigation recommendations: a. I-40 and PDN/Atrisco Vista Ramps b. I-40 EB between 118th St and Unser Blvd interchanges c. 118th St SB between Central Ave and I-40 d. Dennis Chavez Blvd WB approaches to Unser Blvd and Broadway Blvd e. Central Ave WB and EB approaches to 118th St and 98th St f. Unser Blvd SB between D. Chavez and Gun Club; Coors Blvd SB between Rio Bravo and Gun Club; and Isleta Blvd SB between Rio Bravo and Gun Club.	Supplemental report submitted to Bernalillo County.	A supplemental report has been submitted to Bernalillo County to discuss these locations and identify mitigation requirements.		
6	PW Development Review	2/8/2016	6. 2040 V/C On-site LOS Analysis: Provide AM/PM Peak on-site mitigation recommendations: * 118th St NB/SB between Dennis Chavez and Gun Club Rd	Supplemental report submitted to Bernalillo County.	A supplemental report has been submitted to Bernalillo County to discuss these locations.		
7	PW Development Review	2/8/2016	7. 2025 V/C LOS Change (>10%) Analysis: * Provide AM Peak off-:site mitigation recommendations: I-40/Atrisco Vista WB on-ramp * Provide PM Peak off-site mitigation recommendations: I-40/Atrisco Vista WB off-ramp	Supplemental report submitted to Bernalillo County.	A supplemental report has been submitted to Bernalillo County to discuss these locations.		

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8	PW Development Review	2/8/2016	8. Transit MP: Page 62. Although no commuter/ BRT service currently exists on Dennis Chavez & Mention there is an existing Route 222 transit service on Dennis Chavez that serves South Valley Railrunner Station and an existing Route 98 transit service on 98th St and Dennis Chavez that serves Rio Bravo/Coors commercial center.	Updated Level A Transportation Master Plan Technical Report	The text on page 62 of the Updated Level A Transportation Master Plan has been revised to mention existing Routes 222 and 98.		
9	PW Development Review	2/8/2016	9. Pedestrian and Bikeways MP: Proposed trail network runs through the proposed street network. Describe how trails will cross roadways (grade separation, signalized arterial crossings, mid-block crossings, etc.). Disconnected trail network through urban center and other locations. Add more connectivity to trail network. Describe how trails will integrate with on-street bicycle and pedestrian network. Describe safety design features for on-street bike-ped network (buffered bike lanes, cycle tracks, bike intersections, etc.).	Updated Level A Transportation Master Plan Technical Report and 2016 Level B Transportation Master Plan	Updated Level A Transportation MP Section F.3 (p. 67) and Level B Transportation MP Section V11.A (p. 58) has been revised. as follows: "Mid-block, unsignalized pedestrian/trail crossing treatments has been evaluated using the latest research procedures, such as TCRP 112/NCHRP 562 "Improving Pedestrian Safety at Unsignalized Crossings." This research identifies the safest approaches for safely crossing roadways at mid-block and unsignalized locations." "At the intersection of the trails and on-street network, the trails will enter at-grade with the sidewalk and provide access to the on-street bicycle network, or proposed crossing. At locations where high traffic volume and high pedestrian or bicycle traffic volume are present, if a traffic signal is not present, a pedestrian traffic signal (such as a HAWK) has been evaluated. In rare circumstances, a grade separated structure has been		

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10			Continued from previous line		considered." Text from the Level B Tech report section V Typical Sections (p. 53), has been added to both the Updated Level A (p. 65) and Level B Transportation (p. 58) MP's bicycle sections (p. 65 Level A and p. 58) to highlight that the proposed typical sections for principal and minor arterials provide for a buffer between the vehicular and bike lanes. The base for the Level A exhibits has been corrected to show this open space connection. The overall open space network hs been finalized with future Level B plans.		
11	PW Development Review	2/8/2016	10. Performance indicators, page 59. While vehicle hours travelled (VHT), congested lane miles and vehicle hours of delay (VHD) are reduced on the system network in 2040, vehicle miles travelled (VMT) increases by 2.6% in 2040. This measure has implications for regional air quality degradation and related health outcomes, meeting new federal ozone standards, and increased greenhouse gas emissions. Describe possible reasons for increases to network VMT e.g. induced demand and provide realistic mitigation recommendations e.g. promoting transit use, mixed use development, compact/ walkable development, etc.	Updated Level A Master Plan	The likely reason for the increase in VMT is the location of the jobs in Santolina results in slightly longer commute trips, as residents of the east side travel to the west side for employment. Although this does result in increased VMT, it more efficiently utilizes the existing transportation infrastructure that is underutilized in the current west-to-east morning commute, and the east-to-west evening commute. The Transportation Demand Management section of the Transportation section (Section 4.7, p. 49) of the Level B Master Plan describes the strategies for promoting transit use, mixed use development, walkable development, etc. Air Quality is also discussed in the Level B Master Plan, in Section 5.4, page 53, and a separate Air Quality analysis is being prepared for submittal.		

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12	PW Development Review	2/8/2016	11. Transportation infrastructure no net costs. Page 19 identifies total 2040 MTP public and private costs. The 2040 MTP estimates $155.5 million on-site Santolina transportation costs ($55.5 million by 2025) not including PDN interchange ($15A million) and PDN roadway through Santolina ($11.6 million), and Gibson through escarpment {$1.6 million) by 2040. Off-site improvements listed in the MTP include 118th St roadway ($4.8 million) and 118th St/1-40 interchange ($25 million) by 2040. Provide on-site and off-site Santolina roadway costs and potential funding mechanisms for Level B 2025 and 2040 build-out.	Supplemental report submitted to Bernalillo County.	A supplemental report has been submitted to Bernalillo County to discuss these locations. This report will include cost estimates of the on-site and off-site infrastructure. The cost sharing arrangements has been included in the Development Agreement. The funding mechanisms will likely include PID's, TIDD's, developer imposed fees or other methods to be developed in concert with the County over the lifetime of the development of Santolina.		
13	PW Development Review	2/8/2016	12. Level A Minor corrections: * Page 14. Long Range Transportation System (LRTS) Roadway Design Guidelines * Page 22. Footnote: For purposes of this analysis& * Page 41. &providing opportunities for commuting in the reverse of the typical west-to-east anticipated in the MPO forecast.	2016 Level B Transportation Master Plan, p. 14, p. 22, and p. 41	We are in agreement with these changes and they have been incorporated into the document.		
14	PW Development Review	2/8/2016	13. Level B Minor corrections: * Page 45. Transit service within the County areas is provided on a contract basis with ABQ Ride. * Page 46. An existing Route 222 provides transit service on Dennis Chavez to South Valley Railrunner Station and an existing Route 98 on 98th St and Dennis Chavez serves Rio Bravo/Coors commercial center. * Page 55. As a transit market grows, the Santolina Master Plan.	2016 Level B Transportation Master Plan, p. 45, p. 46, and p. 55	We are in agreement with these changes and they have been incorporated into the document.		
15	PW Development Review	2/8/2016	14. Level B Major Corrections: Page 43 & Exhibit 10: Replace "Local Street 3: with a cross-section of a "Major Local" which has 60ft: ROW and 36ft: face-of-curb to. Face-of-curb drivable width. Contact BCPWD for a copy of the cross-section typical of County Street Standards.	2016 Level B Transportation Master Plan	14. The major local typical section have been included in the revised Technical Appendix. The proposed Local Street 3 will be maintained, but we have added clarifying language to indicate it is proposed for low volume streets with ADT < 1,500.		

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16	City of Albuquerque Planning	2/18/2016	The Engineering Division of the Department of Municipal Development has reviewed the subject applications and submits the following comments: Permit # ZSPR 2016-0001 Santolina Planned Community Level B Master Plan Transportation Section for a half-mile West of 118th St the future Gibson Blvd will be a City-owned and maintained Community Principal Arterial that is planned to contain bicycle lanes and a paved multi-use trail, per the Long Range Roadway System Map and the Long Range Bikeway Systems Map. From Dennis Chavez Blvd. to Gibson Blvd. 118th St. is also a City-owned facility. Secondly, Gibson Blvd. through the eastern escarpment (much like Dennis Chavez Blvd.) will likely have to be constructed at design grades that are flatter than existing topography, which may require the dedication of more right-of-way than a community principal arterials typical 156 feet. Dennis Chavez's right-of-way through the eastern escarpment varies from 400 feet to 600 feet wide, due to it being cut into existing topography that is significantly steeper than minimum allowable design slopes.	N/A	The proposed typical section includes bicycle lanes and a sidewalk/trail. Right-of-way or easements will be provided for the necessary width for construction of the proposed roadways.		
17	City of Albuquerque Planning	2/18/2016	Identification of impacts to City-owned and maintained transportation facilities should be coordinated in detail between the County Public Works Division; the NMDOT, and the City's DMD/Planning Department during post-master plan reviews in order to effectively define Santolina's offsetting traffic mitigation measures.	N/A	Agreed		

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18	City of Albuquerque Planning	2/11/2016	GENERAL COMMENTS MRMPO concerns are largely related to the size of the Level B Plan Area. At 4,243 acres, it is nearly one third of Santolina's total 13,851 acres. The Planned Communities Criteria (PCC) indicates that Level B Plans are to be submitted for Village Master Plans, Community Center, Employment Center, or Urban Center Plans, and that these plans are typically 650 to 1200 acres in size (PCC, page 38). Having an appropriately sized Level B Plan is important because, in the case of Santolina, the Level B plans are equated with phasing (Level A Plan, page 35). If the Santolina Level B Plan is approved at the currently proposed size, MRMPO strongly recommends a more detailed phasing strategy to ensure predictable and contiguous development, as well as to evaluate important benchmarks (see comments for SANTOLINA Level B MASTER PLAN, pages 80-84). A detailed phasing strategy for the Level B Master Plan would alleviate the majority of MRMPO concerns. Closely related to phasing, MRMPO is concerned about different stages of development of roadways within Santolina during the course of its development: Specifically MRMPO has concerns regarding funding of roadway widening projects, and how multi-modal elements will be accommodated at each stage of roadway development. (see comments for SANTOLINA LEVEL A MASTER PLAN UPDATED TRANSPORTATION MASTER PLAN, page 17). MRMPO appreciates that the Long Range Transportation System (LRTS) Guide is referred to for roadway designs. However MRMPO has some specific roadways design concerns (see comments for SANTOLINA LEVEL B MASTER PLAN, pages 41-42).	N/A	As part of this Level B Plan, we are allocating approximately 1,000 acres, or 22% of the Plan area, to Open Space. Additionally, this level B Plan includes the entire Town Center that will serve all of Santolina at full buildout. We recognize that the Town Center will develop over the life of the project. In order to meet the benchmarks set out by the Level A Development Agreement, we are allocating approximately 45% of the Level B Plan area to support institutional, commercial, and businesses. MRCOG Transportation comments have been addressed in later sections.		
19	City of Albuquerque Planning	2/11/2016	Finally, MRMPO has concerns about the way in which the 2040 MTP Trend Scenario is referenced in the Level B documents in specific areas. MRCOGs Socioeconomic Program Manager was consulted throughout the development of the alternative 2025 and 2040 socioeconomic datasets that were required for the analyses contained within the Level B Master Plan Transportation Master Plan. The methodology is consistent with those discussions. However, several references to the 2040 MTP Trend Scenario in the Level B documents need to be modified or clarified (See multiple comments). For more comments from MRMPO please see attachments.	2016 Level B Transportation Master Plan	See MRCOG comment response matrix.		

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20	NMDOT	2/9/2016	Department Comments: " The NMDOT has programmed funding in the STIP (Statewide Transportation Improvement program) to begin acquiring right -of-way for the proposed NM 347 (Paseo del Volcan) corridor. The final alignment has not been identified and the spacing between interchanges shall be determined by NMDOT and FHWA. " The NMDOT has not identified any funding for the construction of the proposed roadway extensions or proposed interchanges or underpasses shown in the 2040 Metropolitan Transportation Plan (MTP). If any of these improvements do become funded, there is no guarantee that the design and/or construction would coincide with the time frame of the plan phasing. The developer shall commit cost sharing or matching a portion of the construction costs associated with any future roadway extensions and infrastructure outside, but in the vicinity of, the Santolina area. If Santolina's phased development occurs prior to funding becoming available for the proposed MTP improvements, then those improvements must be installed at the cost of the developer. " Based on the transportation analysis prepared in the Level 'B' report, increased congestion is projected as early as 2025 at several existing interchanges including but not limited to, Atrisco Vista Boulevard, 98th Street and Unser Boulevard. The developer shall identify mitigation alternatives for each of the impacted locations at each development phase for review by the NMDOT and FHWA prior to finalization of these measures.	N/A	It is our understanding that right-of-way for the proposed PdV alignment has been identified and is in the process of being acquired. This includes right-of-way for the roadway from I-40 to US550, as well as the right-of-way for the proposed interchange location. A supplemental report identifying mitigation alternatives is being developed for County review, and all future development proposals requiring NMDOT review will include NMDOT review and approval.		

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21	NMDOT	2/9/2016	Revise, Note 5, from The Notice of Decision dated December 12, 2014 as follows: Written approval from the NMDOT will be obtained prior to the improvement or expansion of state roads identified in the Level 'A' and Level 'B' submittal. NMDOT and FHWA (Federal Highway Administration) review and approval will be required for any Level 'C' plan defining any required modifications and improvements to Interstate 40 and to other state facilities as a result of the development of Santolina and its roadway network. The approvals shall itemize financial obligations with participation and commitments spelled out. The coordination of the time frames for the offsite roadway improvements and the Plan phasing will also need to be identified.	N/A	It is our understanding the FHWA does not review local land use development plans, and therefore will not approve future Level C Plans. However, we do agree that the approval of the NMDOT and/or FHWA will be required prior to any construction modifications on I-40 or associated ramps, State facilities, or projects with Federal funding. We also concur that all roadway improvements must be listed in and follow the procedures of the MRCOG Metropolitan Transportation Plan (MTP) and Transportation Improvement Plan (TIP), which are ultimately approved by the NMDOT and FHWA. We anticipate that the approved Level A Master Plan and future Level B plans will impact future MTP efforts.		
22	NMDOT	2/9/2016	Continued from previous line	N/A	We suggest the following revision to the proposed condition: Written approval from the NMDOT will be obtained prior to the improvement or expansion of state roads identified in the Level 'A' , Level 'B' and Level 'C' submittals. NMDOT and/or FHWA (Federal Highway Administration) review and approval, as appropriate to the nature of the request (i.e., FHWA review will be sought only for interstate facilities and during the design review process), will be required for any Level 'C' plan defining any required modifications and improvements to Interstate 40 and to other state facilities, that are proposed under a Level C plan in Santolina as a result of the development of Santolina and its roadway network.		

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23	PW Development Review	2/26/2016	1) Traffic Modeling Comment, Page 9: - Is the existing frontage road south of I-40 adequate as a 2-lane (1 lane per direction) facility adequate to carry the future full buildout traffic volumes? Might a 4-lane (2-lane per direction) be considered?	N/A	NMDOT wishes the Frontage Road to remain a two-lane road and the modeling was done to satisfy that request. Turn lanes may be required at some point in the future at major intersecting roadways to achieve acceptable levels of service.		
24	PW Development Review	2/26/2016	2) General Comment, Pages 11 - 13: for the full buildout traffic volume maps (ADT page 11, AM Peak page 12 and PM Peak page 13) should consider providing a legend for the reader to identify the volumes shown are in hundreds or thousands.	2016 Level B Transportation Master Plan	Agreed, the maps have been revised to include a legend.		
25	PW Development Review	2/26/2016	3) Traffic Modeling Comment, Page 14: How many lanes for the full buildout I-40/PDV interchange WB exit ramp and EB entrance ramp are considered? Since this interchange is planned for future buildout after 2025 shouldn't it have a better LOS and v/c condition in 2040 other than severe? Maybe consider increasing the number of ramp lanes (if only considering 1 lane) and re-run the model to improve the condition.	N/A	The MRCOG model assumes a single lane for the ramps, and at the intersections with future PdV. The poor performance is due to the low capacity used on the off-ramp or on-ramp link in the model. This indicates the expectation that the intersection will be signalized. Improvements will be identified in the supplemental report at the intersection with PdV, however final configuration will be dependent on future NMDOT studies of the interchange.		
26	PW Development Review	2/26/2016	4) General Comment, Page 15: Same comment as #2 above.	2016 Level B Transportation Master Plan	Agreed, the maps have been revised to include a legend.		

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27	PW Development Review	2/26/2016	5) General Comment, Page 16, second paragraph: Regarding the discussion of the roundabouts. Maybe consider providing potential candidate locations for future roundabouts. If only to earmark those intersections for possible roundabouts and planning real estate needs. Right-of-Way most of the time becomes an issue when constructing a roundabout footprint.	2016 Level B Transportation Master Plan	It is considered unlikely roundabouts will be located on major principal arterials (Atrisco Vista, Paseo del Volcan, Gibson, Dennis Chavez and the Loop Road). Minor/minor intersections, and minor/collector intersections could be considered possible candidates for roundabouts. A statement have been added that says "Roundabouts are not precluded in this Master Plan, and can be considered at appropriate locations, in consultation with Bernalillo County Transportation Staff. Right-of-way will be provided in the event previously granted ROW is not adequate."		
28	PW Development Review	2/26/2016	6) General Comment, Pages 26 – 28: for the 2025 build traffic volume maps (ADT page 26, AM Peak page 27 and PM Peak page 28) same comment as #2 above, should consider providing a legend for the reader to identify the volumes shown are in hundreds or thousands.	2016 Level B Transportation Master Plan	Agreed, the maps will be revised to include a legend.		
29	PW Development Review	2/26/2016	7) Traffic Modeling Comment, Pages 27 – 28 and 34 – 35: – In the AM/PM peak hour volumes exhibit, in the year 2025, there are traffic volumes at the end of Shelly Road but in the year 2040, this traffic volume “disappears”. Could this be explained?	N/A	There was a coding error in the connector from the zone south on Shelley Road for 2040. The existing uses (Detention Center, Landfill and Motor Sports Park) were mistakenly connected to the Loop Road. However the base year model (2012) from MRCOG shows just 100 vph in the peak hour on Shelley, and also shows no employment growth for the existing uses in 2040. Adding these 100 trips to the 2040 volumes shown in Figures 25 and 26 would still result in v/c less than 0.90 in 2040. No change is proposed.		
30	PW Development Review	2/26/2016	8) General Comment, Page 34 and 38: Did the traffic modeling analysis factor in traffic to/from the Metropolitan Detention Center and Sandia Motorsports?	N/A	2025 has it incorporated correctly, 2040 does not. See response above.		

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31	PW Development Review	2/26/2016	9) General Comment, Page 66: - Is there sufficient evidence to justify that the Santolina development will affect EB traffic on US-550 and Alameda Blvd? Can this scenario be explained as to how the model factored these volume reductions?	N/A	These reductions on US 550 and Alameda are due to the normalization of the socioeconomic forecast required to maintain regional control totals of households and employment, as directed by MRCOG. Households, and retail and service jobs, from the west side of Albuquerque/Bernalillo County and Rio Rancho were reassigned to Santolina (to maintain regional control totals). This reduces the traffic generation in those parts of the metro area. The result is fewer river crossings on US 550 and Alameda in the Santolina scenario as compared to the MRCOG Trend scenario.		
32	PW Review	3/10/2016	Prepare a Transportation Conformity Determination for air quality by June 2016.	N/A	Per discussions with Bernalillo County Staff, an Air Quality analysis has been submitted prior to the June Environment Hearing.		

Santolina Level B Master Plan MRCOG Comments

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1	SANTOLINA LEVEL A MASTER PLAN UPDATED TRANSPORTATION MASTER PLAN (JAN 22.2016)				
2	Page 1: Atrisco Vista widening from Dennis Chavez to north of 1-40 is not proposed to be publicly funded in the 2040 MTP. Would this widening project fall under 719.0 and 719.1 in the 2040 MTP project listing under proposed privately funded projects? Paseo del Volcan (PdV) construction south of 1-40 is also not proposed for public funding. Please specifically identify which projects in this paragraph are proposed for public funding and which are proposed for private funding per the 2040 MTP.	N/A	The Level A and Level B Development Agreements identify the shared funding responsibilities for system and project infrastructure, and should be incorporated into future MTP's as the Development Agreements identify. The supplemental mitigation evaluation report submitted to Bernalillo County identifies the updated funding amounts for 719.0 and 719.1. Widening of Atrisco Vista is included in those project numbers, as are all roadways within Santolina.		
3	Page 17A: Under Strategies for Street Construction and Dedication, the statement is made that "the initial 2-lanes of permanent roadways, intersections, and other elements to serve the development will be constructed by the developer, per the Planned Communities Criteria and the Development Agreement." It then states that additional widening, based on "actual demand and short term projections," could be conducted through local government capital funding mechanisms. The transportation analysis demonstrates the need for additional on-site roadways to be widened to 4 or 6 lanes in order to adequately serve the proposed levels of development seeking approval. This means the results of the study are dependent on the widening occurring. The potential for reprioritization of public monies for roadway infrastructure needed to serve any approved levels of development is a concern, given the emphasis on "no net expense" language throughout the submitted documents. MRMPO expects limited additional public funding options in the future, especially for capacity expansion projects (2040 MTP, page EX-1). The current program 2040 MTP, with the exception of the widening of Dennis Chavez east of Atrisco Vista, does not anticipate any public funding for roadways within Santolina before 2040, with the exception of the PdV I-40 interchange at the north boundary of the Santolina, which is expected to have combined private and public funding.	N/A	A. Not quite. This language simply repeats the PCC language regarding roadway improvements. The Level A and Level B Development Agreements have and will identify under what conditions the developer will pay for project and system infrastructure, which are based on proportional use of the required improvements. The transportation analysis shows that widening is required to support development. Therefore, it is reasonable to conclude that a portion of the improvements will be funded by the developer. However, to be clear, the Level A Development Agreement defines “no net expense” as the following: “The "no net expense" policy is a mutual commitment to achieve the goal of a responsible balance of infrastructure costs, including construction, operation and maintenance, shared between the public and private sectors. The "no net expense" test is satisfied if the County's on-site public expenditures and off-site public expenditures reasonably allocated to the Project have been, or will be, offset by revenues and/or economic and fiscal benefits (direct, indirect and induced) from the Project.” It is also assumed that as the MTP is updated every 5-years, that specific funding and construction projects will be updated to reflect decisions, and approvals relate to both public and private funding.		

Santolina Level B Master Plan MRCOG Comments

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4	Page 17B: Relatedly, MRMPO is also concerned with how additional elements in the roadbed will be covered in each phase of roadway construction, such as bike lanes, paths, sidewalks, and landscaping, which are depicted in the street sections on page 16. Will these elements be implemented only at the final phase of roadway construction? If so, this would greatly diminish bicycle and pedestrian systems during the interim period, which in the case of a project this size, could span decades.	N/A	B. Multi-modal and landscape improvements will be phased and it is expected that all roadways will include a reasonable portion of these elements at each stage of construction. Phased implementation of these improvements will be ensured through each individual Level C Plan applications and improvement agreements. For example, until transit service is anticipated, the construction of dedicated bus lanes is not warranted and cannot be constructed. However, an emphasis will be placed on ensuring that pedestrian and bicycle improvements are in place as soon as practical. The phasing of development within Santolina is included in the Level A Development Plan document under section 6.3 Phasing of Project and Infrastructure: "The Project shall be developed in multiple phases at such times, location and size as determined by market demand or the Owner. The Project Infrastructure improvements shall be installed in phases on an as needed basis and sized to serve the phase of Project then proposed for and/or being developed." The phasing of development through future Level C Plan applications will also be delineated further in the Level B Development Agreement.		
5	Page 19: The first sentence on this page incorrectly cites the University of New Mexico's Bureau of Business and Economic Research (BBER). It should cite the UNM's Geospatial and Population Studies (UNM-GPS).	Updated Level A Transportation Master Plan	Agreed, thishas been revised throughout the document.		
6	Page 19: The last statement references $5 billion of publicly financed roadway capacity projects. This is incorrect. The 2040 MTP identifies almost $6.3 billion for all types of transportation projects by 2040, including roadway capacity, rehabilitation, as well as multimodal projects. Of this $6.3 billion, publically financed roadway capacity projects account for only $1,036,980,106 and privately funded roadway projects account for only $1,555,881,922 for a combined total of $2,592,862,028 in roadway capacity projects by 2040.	Updated Level A Transportation Master Plan	Agreed, this has been revised		
7	Page 21: The first sentence of the Socioeconomic Forecast section should read 'Population projections for each county in New Mexico were developed independently by UNM's Geospatial and Population Studies department, and refined by MRCOG for the metropolitan area.'	Updated Level A Transportation Master Plan	Agreed, this has been revised		

Santolina Level B Master Plan MRCOG Comments

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8	Technical Appendix T-1, Page 16: The fifth paragraph incorrectly cites (BBER), the UNM Bureau of Business and Economic Research. It should read 'and UNM's Geospatial and Population Studies department, who independently produces county level population projections'	Updated Level A Transportation Master Plan	Agreed, this has been revised		
9	SANTOLINA LEVEL 'B' MASTER PLAN TRANSPORTATION MASTER PLAN (JAN 25, 2016)				
10	Technical Appendix, page 5: The 2nd paragraph in Section E. states ''The original Level A Transportation Master Plan used the MRCOG 2035 MTP socioeconomic forecast, which was found to have overestimated population and employment in 2035. These overestimated forecasts were discovered after the completion of the original Level A Santolina Transportation Master Plan analyses." MRCOG informed the Santolina project team during the initial planning meetings for the Level A plan that a new, lower, projection would be forthcoming. In addition, we request removal of the term overestimation, which is an oversimplification. MRMPO requests language similar to the following - "The original Level A Transportation Master Plan used the MRCOG 2035 MTP socioeconomic forecast. Since that time, the MRCOG board has approved a 2040 MTP socioeconomic forecast. The 2040 forecast is lower than the 2035 forecast due to the availability of new information regarding growth trends in the region. The 2040 forecast was not finalized for use at the completion of the original Level A Santolina Transportation Master Plan analyses."	2016 Level B Transportation Master Plan	Agreed, the text has been revised as suggested		
11	Technical Appendix, page 9: A table displaying the number of modelled/proposed lane-miles by functional classification should be included to compliment Figure 3, which depicts number of directional lanes at Full Buildout.	2016 Level B Transportation Master Plan	Agreed, the table has been added.		
12	Technical Appendix, page 15: A map should be included showing the number of directional lanes for the Level B network (similar to Figure 3 for the Full Buildout network). This map should also be accompanied by a table displaying the number of modelled/proposed lane-miles by functional classification.	2016 Level B Transportation Master Plan	Agreed, the map and table has been added.		

Santolina Level B Master Plan MRCOG Comments

##	Comments	Document to be modified	Response	Staff Response	Status
13	Technical Appendix, page 22: The MTB establishes the regional transportation project programming priorities for the AMPA, using estimates of anticipated travel demand based on approved socioeconomic data and reasonably anticipated funding levels. The current set of regional priorities identified in the 2040 MTP anticipates the funding of Paseo del Volcan (PdV) north of I-40 including the interchange at I-40 as being comprised of a combination of public and private funding sources. PdV north of the interchange is not anticipated before 2040, with the exception of potential right-of-way acquisition. The section of Paseo del Volcan south of I-40 is anticipated to be funded entirely with private sources.	N/A	This is the correct summary of the current MTP. Discussions in Santa Fe and recent Legislative funding requests may result in changes to the current policy and funding availability with respect to PdV.		
14	Technical Appendix, page 39: The "off-site roadway effects" can be considered with inbound and outbound cordon-analyses and summary tables. See comment above in the Level A update comments.	2016 Level B Transportation Master Plan	Screenline volumes for the Santolina Scenario are included in Technical Appendix T-2 of the 2016 Level B Transportation Master Plan Technical Appendix, p. 15 (full Build), p. 27 (2025) and p. 51 (2040).		
15	Technical Appendix, page 45: Discussion of the interface between transit and bike/ped should include "last mile" language and the need for an effective transit system to have robust bicycle and pedestrian infrastructure connectivity to stations in order to effectively penetrate the origins/destinations of neighborhoods and employment areas.	2016 Level B Transportation Master Plan	The current text addressing this has been expanded as suggested.		
16	SANTOLINA LEVEL 'B' MASTER PLAN (JAN 2016)				
17	Page 2, Section 1.2.1: This section incorrectly cites the Bureau of Business and Economic Research (BBER) as the source for the projections. It should city the University of New Mexico's Geospatial and Population Studies (UNM-GPS).	Santolina 2016 Level B Master Plan	Agreed, see previous response.		
18	Page 3, Section 1.2.1:The statistics in this sentence have been corrected and a projection year added - "The projections suggest that by 2040, approximately 44% of the Albuquerque metropolitan area housing units will be located on the area west of the Rio Grande River (West Side). Yet, employment distribution for the West Side is projected to represent 27% of the jobs within the AMPA."	Santolina 2016 Level B Master Plan	Agreed, this has been corrected.		

Santolina Level B Master Plan MRCOG Comments

##	Comments	Document to be modified	Response	Staff Response	Status
19	Page 3, Section 1.2.1: The last statement in the first paragraph "The projections highlight the longstanding need for new employment centers on the West Side" is an opinion stated in the context of MRCOG's projections. MRCOG supports the idea that we need successful employment centers on the West Side (whether they are new or not). Please modify this statement or remove it from the context of MRCOG's projections. Similarly, the first sentence of the second paragraph "Due to land constraints, limited areas of the region can accommodate the forecasted population growth" is an assumption framed in the context of MRCOG's projections. MRCOG's forecast does indeed accommodate the vast majority of the forecasted growth without Santolina, as described in Santolina's Transportation Master Plan. Please remove this sentence or clarify that this is the viewpoint of the project team and not a finding associated with the MRCOG forecast.	Santolina 2016 Level B Master Plan	Agreed, the text has been clarified.		
20	Page 34, Section 4.1: Paragraph 3 in the Overview presents a comparison between the Level A Transportation analysis using the 2035 Forecast and the Level B Transportation analysis using the 2040 Forecast (volumes go down on Central, 118th ...). MRCOG asserts that any comparison between the 2035 and 2040 forecasts is invalid due to the differences in the control totals. Please keep all comparisons between the 2040 MTP forecast and the 2040 Santolina Scenario.	Santolina 2016 Level B Master Plan	Agreed, the text has been clarified.		
21	Page 34, Section 4.1: The statement regarding a 2040 reduction in river crossings (0.1% and 0.5%) is well within the limits of model variability ("noise") and should not be presented as a benefit.	Santolina 2016 Level B Master Plan	Agreed, the text has been clarified.		
22	Page 36, Section 4.2.1: The Auto Transit Circulation, Full Buildout network takes advantage of major opportunities to connect to surrounding areas. The Level A Master Plan (page 74) states that a gridded roadway network would be identified at Level B and C Plans. MRMPO appreciates that the area of Santolina north of Dennis Chavez has achieved this, which includes the entire first Level B Plan Area. The internal grid fulfills the Long Range Transportation System (LRTS) Guide's connectivity recommendations with the approximate quarter mile spacing of the collector and arterial network together. MRMPO asks that this gridded network continue to areas south of Dennis Chavez in future Level B Plans, and that Minor Arterial connections be made south of Santolina.	N/A	When future Level B Master Plans come forward, the additional roadway networks will be developed. It is anticipated they will be similar to the gridded network considered in the 2016 Level B submittal.		

Santolina Level B Master Plan MRCOG Comments

##	Comments	Document to be modified	Response	Staff Response	Status
23	Page 37, Section 4.2.1: The phrase "once development occurs north of the interstate" is inappropriate. There is currently no approved master plan in the area north of I-40 near Shelly Road and an interchange there is not listed in the 2040 MTP. The federal long range transportation planning process conducted by MRMPO will determine which transportation improvement projects are prioritized in the future.	N/A	The Level A Master Plan Area extends past the 2040 horizon, so this statement was presented in the context of post-2040 roadway network requirements.		
24	Page 39, Section 4.3: This section is presented as though the Level B traffic volumes are based on the 2040 MTP. Please add a clarifying statement to the opening paragraph that states that the Level B transportation analysis required modifications to the 2040 MTP forecast to create a "Santolina Scenario" because the 2040 MTP forecast does not reflect the level of anticipated development. This is an important detail that belongs in the Level B Master Plan.	Santolina 2016 Level B Master Plan	Agreed, the text has been clarified.		
25	Page 40, Section 4.3.2: This page should reference or include language related to the ultimate cross section anticipated in the Full Build/Level A Plan.	Santolina 2016 Level B Master Plan	Agreed, the text has been added.		
26	Page 40, Section 4.3.2: Conduit associated with new intersections must be built with input from agency staff and be consistent with regional Intelligent Transportation Systems plans.	Santolina 2016 Level B Master Plan	Agreed, the text has been clarified.		
27	Page 41, Section 4.4.1: The sentence "roadways within the Level B Plan Area consist of typical roadway functional classifications" is incorrect. FHWA classifies roads as interstates, other freeways & expressways, principal arterials, minor arterials, major collectors, minor collectors, and local roads. This section needs to be rewritten using language according to federal criteria (for more information see https://www.fhwa.dot.gov/planning/processes/statewide/related/highway functional classifications/section03.cfm). Specifically, what is depicted and shown as "local" in the Level B plan more closely resembles "minor collectors" according to federal criteria.	Santolina 2016 Level B Master Plan	Agreed, the text has been clarified.		
28	Page 41, Section 4.4.1:186 feet is an exceedingly large right-of-way. A roadway this wide is challenging for pedestrians to cross, and would difficult to integrate with activity centers. Please see comments below related to activity centers, BRT, and median size.	N/A	The proposed ROW has additional width for sidewalks/path compared to the LRTP guideline, so this accounts for some of the additional width, as does the ROW provided for dual left turn lanes. The typical sections have been reviewed to more accurately considered curb and gutter and median curb widths.		

Santolina Level B Master Plan MRCOG Comments

##	Comments	Document to be modified	Response	Staff Response	Status
29	Pages 41-42, Section 4.4.1: Please relate the roadway cross-section design to the surrounding context by providing cross sections for roadways within activity centers. Wider sidewalks in the urban, town and village centers are highly encouraged. For example, please consider a multi-way boulevard where principal arterials boarder the urban center or the town center (see Attachment 7.B). This would allow free flow of regional traffic while also allowing access to the higher intensity adjacent land uses.	N/A	Agreed. We have developed a new cross section for major streets adjacent to the Urban Center. We have developed a new cross section for the minor streets that pass through the Urban Center.		
30	Pages 41-42, Section 4.4.1: Please explain the purpose of a 30' wide median on the principal and minor arterials. Is this to accommodate left-hand and right-hand turn lanes at intersections? Or is this for the BRT routes to accommodate station platforms? Or is this this space intended for future expansion? This is a remarkably large median.	N/A	The LRTP guideline has an 18' median. As many of the principal and minor arterial intersections are expected to require dual left turn lanes, an additional 12' was added to the LRTP guideline median.		
31	Pages 41-42, Section 4.4.1: The cross sections on the arterials and collectors show trail widths of 6'-10'. The AASHTO minimum trail width is 10', typically trail widths range from 10' to 14'. The recommended clear sidewalk width in urban areas is 10'. The bicycle lane width shown in the 4-lane minor arterial cross section and the 4-lane collector cross sections meets LRTS recommendations. For minor arterials and collectors, please consider having the outside lane be wider (12') instead of the inside lane. This helps if transit is provided along the roadway as it will most likely run in the outside lane. Wider outside lanes also help with the level of comfort for bicyclists and pedestrians and improve multi-modal level of service scores.	N/A	The typical sections has been revised accordingly.		
32	Page 42, Section 4.4.1: It is difficult to understand the elements that will make up a 77' or 99' right-of- way for a 2-lane collector. The combined minimum bicycle lane and parallel parking width needs to be 13'.This also is an opportunity for back angle parking in urban areas.	N/A	These typical sections were based on the LRTP major collector typical section, and include ROW widths for wider sidewalks, as well as the possibility of a two-way left turn lane in the median.		

Santolina Level B Master Plan MRCOG Comments

##	Comments	Document to be modified	Response	Staff Response	Status
33	Pages 45-47, Section 4.5.1: The two transit routes entering into Santolina have been identified-Central Ave and Dennis Chaves Blvd. Please also take into consideration Gibson Blvd which could provide a connection to the Bridge/Westgate Route 54. Given the low density on Dennis Chavez Blvd the Bridge/Westgate Route is probably more important than the Dennis Chavez Blvd route. The likelihood of BRT within Santolina is minimal, and would be a significantly lower priority than providing high-capacity and high-frequency service in more dense parts of the region with proven ridership. More important than identifying routes is developing a roadway network that does not preclude transit. The current proposed grid network with approximate quarter mile spacing of the arterial & collector network goes a long way to assist transit.	2016 Santolina Level B Master Plan and Transportation Master Plan Technical Appendix	The typical sections were developed with the provision for BRT in the future. A Gibson transit connection has been added to the Transit section graphic and discussion, p. 45-47.		
34	Pages 45-47, Section 4.5.1: The current transit centers are adjacent to minor arterials within the Town Center and Urban Center. Please continue to plan for minor arterial and collector roadways to be integrated within centers and concentrations of employment and retail so that these roads can be used by transit. At some point in a transit round-trip, transit users need to cross the road to get to a bus stop. If transit routes are aligned on minor roadways, then transit users do not have to cross regional principal arterials, which improves pedestrian safety and the regional network traffic flow.	N/A	Agreed.		

Land Use Hearing

May 26, 2016

Santolina Level B Master Plan Accela Comments

##	Department	Note Date	Comments	Document to be modified	Response	Staff Response	Status
1	PW Natural Resources	2/8/2016	As observed in the Level B Village Master Plan 21% of land use is proposed as low density residential zones. Outdoor usage is the significant variable between the identified land use classifications, particularly between low density and high density residential - there is generally less land to irrigate per unit within high density residential areas as compared to that of low density and rural residential areas. Level B should incorporate design standards or criteria designed specifically to lower water usage for outdoor landscaping in Low Density Residential zones to meet 135gpcd 2024 ABCWUA Water Conservation Plan goal.	2016 Level B Master Plan, Zoning Chapter	We are working in coordination with County Zoning on Design Standards to supplement the Zoning Chapter of this Level B Plan to be incorporated as a separate section, addressing low water usage landscaping in all zones, but specifically Low Density Residential zones. Future residential development will be required to participate in the Home Builders Association of Central NM Build Green NM program. Standards specifically address ABCWUA 2024 Water Conservation Plan goal to meet 135 GPCD.		
2	PW Natural Resources	2/8/2016	Additionally landscape design standards with appropriate techniques and specifications to address lower water usage should also be included. Santolina Master Community will be located in an area with predominantly silty and sandy soils, less than average precipitation, higher than average temperatures and higher evapotranspiration rates compared to other parts of the region. Outdoor water usage could be significantly higher than in other service areas because of this natural variability. The Water Conservation Plan should address exterior best management practices and design criteria specific to the zone that significantly reduce water use and chemical use by proposed densities. For example soil amendment program, passive water harvesting, irrigation design standards and other techniques should be included to address water usage in landscape design.	2016 Level B Master Plan, Zoning Chapter	We are working in coordination with County Zoning on Design Standards to supplement the Zoning Chapter of this Level B Plan for low water usage landscaping. Future residential development will be required to participate in the Home Builders Association of Central NM Build Green NM program. As requested, a revised Water Conservation Plan (Chap 6, Section 1.4) will be supplied prior to the June 26th Environment Hearing to address exterior best management practices.		
3	PW Natural Resources	2/8/2016	A good example of the level of detail and explanation of what is needed is provided in the Stormwater Master Plan. In many instances, the techniques and approaches listed may serve both purposes, particularly as regards outdoor water use and conservation. However, these elements should be evaluated separately with respect to the use of reclaimed water and water conservation principles. This would include separately addressing capture and reuse of rooftop rain water capture from other site runoff which has to be treated as stormwater runoff.	2016 Level B Master Plan, Zoning Chapter	We agree. A revised Water Conservation Plan (Chap 6, Section 1.4) has been provided and includes the level of detail and explanation sought for by this comment.		

Santolina Level B Master Plan Accela Comments

##	Department	Note Date	Comments	Document to be modified	Response	Staff Response	Status
4	PW Natural Resources	2/8/2016	SANTOLINA LEVEL B LAND USE PLAN p. 5 ABCWUA letter. The letter was adequate per CPC decision. However it is not adequate for Level B approval a fully executed development agreement is needed prior to approval. Zoning p.16 - The Level B Plan includes portions by land type use Design principles, guidelines; and standards demonstrating how 2024 Water Conservation goals are to be met should be included in the proposed zoning for each land type use. That discussion probably should be addressed in either Chapter 5 or Chapter 6.	2016 Level B Master Plan, Zoning Chapter	The Zoning Chapter now includes 2024 Water Conservation goals for each land use. Future residential development will be required to participate in the Home Builders Association of Central NM Build Green NM program. Chapter 6, Section 1.4 addresses how the ABCWUA's 2024 goals will be met.		
5	PW Natural Resources	2/8/2016	Stormwater Plan p.15. The MS4 permit requirements are briefly summarized, but fail to mention post-construction stormwater management requirements including on-site management of the 90th percentile storm event, the need for post-construction and recurring inspection requirements, and on-going mechanism to ensure effective post-construction operation and maintenance of best management practices. The details of these requirements can be addressed at Level C, but should be at least mentioned in passing at Level B. Stormwater Plan - p.15 The stated percentages listed in Table 4 should be considered as maximum impervious cover limitations allowed. The use of LID techniques implies that efforts, techniques, and approaches should strive to minimize the amount of impervious cover, and particularly the amount of directly connected impervious cover. Please address this table as maximum anticipated impervious cover percentages and techniques that can be used to address the high parking/paving percentages for commercial/industrial; and low density mixed use, and educational/institutional. Also there is a reference to a Table 22.13.1 that doesn't exist in this document.	2016 Level B Master Plan, Zoning Chapter	Additional narrative and design standards has been included in the Level B Plan to address the use of LID techniques. A revised Stormwater Plan will be supplied to address post-construction stormwater management, impervious cover limitations, and removal/correction of the table reference.		

Santolina Level B Master Plan Accela Comments

##	Department	Note Date	Comments	Document to be modified	Response	Staff Response	Status
6	PW Natural Resources	2/8/2016	Water Master Plan p.10 How will reclaimed sewage for reuse purposes be used within the boundaries of this level B, given the lack of infrastructure in the water plan to deliver the same? Where is the conceptual infrastructure identified to convey sewage to the potential future satellite Water Reclamation plant in the southern portion of the Santolina Level A Plan Area and or what is the phasing/ timeline to do so for this Level B plan? And on page 11 the timing of that construction should likely be included in the Development Agreement though here you say its to correspond with the WRMS policy document. But you say later on page 11 that it may be available to the Santolina Level B Plan area will it or will it not be constructed and available for this Level B plan area and if so, in which phasing?	2016 Level B Master Plan, Zoning Chapter	We agree with the request for additional clarity. Accordinlgly, further explanation has been supplied to address the question of reclaimed sewage infrastructure. Reclaimed (reuse) water distribution infrastructure will be provided in appropriate street corridors at the time of initial subdivision/site development activity. Additionally, please note that reclaimed water will not be available to Level B until the Water Reclamation Plant is installed in the Master Plan area (see Level A plans), as can be seen in the Level B Sewer Master Plan. A Development Agreement with the ABCWUA may have more to say about specific timing of the Reclamation Plant.		

Santolina Level B Master Plan Accela Comments

##	Department	Note Date	Comments	Document to be modified	Response	Staff Response	Status
7	APS	2/9/2016	SPR2016-0001 Santolina is a Level A Master Planned Community that is approximately 13,851 acres, and is bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, the Pajarito Mesa on the south and the escarpment area adjacent to the Rio Puerco Valley on the west The master planned area (Level A) will consist of 34,000 residential units built out over the next 40-50 years. After approval of the Level A Master Planned Community in June 2015, the developer is currently requesting approval for Phase 1 Level B Master Planned Community. This phase will include 9,444 dwelling units and will encompass 4,243 acres. Santolina development (Level A Master Plan) will impact G.I Sanchez ES, Painted Sky ES, Jimmy Carter MS, Atrisco Heritage Academy HS and West Mesa HS. Currently, Painted Sky ES, Jimmy Carter MS and Atrisco Heritage HS enrollments exceed capacity; these schools are overcrowded. Albuquerque Public Schools recently built and opened George I. Sanchez K-8 school in 2015-16 to address growth and overcrowding of schools in the southwest quadrant of the District. In addition, with the recent passage of the Bond/Mil Levy 2016 election, APS will continue plans to construct a new K-8 school to alleviate current overcrowding in the Northwest; and specifically, to relieve overcrowding at Painted Sky ES, Jimmy Carter MS, and SR Marmon ES.	N/A	We agree.		
8	APS	2/9/2016	To address overcrowding at schools noted in the table above, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools. (i) Provide new capacity (long term solution) a. Construct new schools or additions b. Add portables c. Use of non-classroom spaces for temporary classrooms d. Lease facilities e. Use other public facilities	N/A	We agree.		

Santolina Level B Master Plan Accela Comments

##	Department	Note Date	Comments	Document to be modified	Response	Staff Response	Status
9	APS	2/9/2016	(ii) Improve facility efficiency (short term solution) a. Schedule Changes i. Double sessions ii. Multi-track year-round b. Other 1. Float teachers (flex schedule) (iii) Shift students to Schools with Capacity (short term solution) a. Boundary Adjustments/Busing b. Grade reconfiguration (iv) Combination of above strategies All planned additions to existing educational facilities are contingent upon taxpayer approval	N/A	We agree.		
10	APS	2/9/2016	(i) APS finds that the residential development of 34,000 housing units proposed by the Santolina Master Plan Level A would generate 15,846 K-12 students at build out. These students would need taxpayer approved school facilities at a cost of $587 million (does not account for cost of land) in today's dollars for construction of 13 elementary schools, 3 middle schools, and 2 high schools. (ii) APS would need approximately 366 acres to develop the 18 schools needed to serve the Santolina Level A Master Development Plan at full build out.	N/A	We have been in coordination with APS throughout this Level B Plan process. We are in discussions with APS to ensure effective planning of future facilities within the Level B Plan area.		

Santolina Level B Master Plan Accela Comments

##	Department	Note Date	Comments	Document to be modified	Response	Staff Response	Status
11	APS	2/9/2016	The following is an addendum to Albuquerque Public Schools comments for SPR2016-0001, a request for approval of Phase 1 Level B Santolina Master Planned Community. (i) This Phase 1 Level B plan covers 28% of the entire Level A Santolina Master Planned community in terms of dwelling units. (ii) APS will be contacting WAHL and seeking to find a consensual and collaborative process that will facilitate the smooth provision of school sites and to possibly obtain assistance from WAHL with the building of schools in the subject area. (iii)According to APS standards, to meet the school needs of the proposed 9,444 housing units in Phase I Level B Santolina Master Plan; the District would need to provide four (4) elementary schools, one (1) middle school and one half (.5) of a high school. Alternatively, if the District chooses to deliver a K8 instructional model, this would call for two (2) K-8 schools and one half (.5) of a High School. APS will provide educational program models that are cost effective and in alignment with the District Curriculum models of instruction. See Attachment for further comments	N/A	We agree.		
12	MRCOG	2/11/2016	GENERAL COMMENTS MRMPO concerns are largely related to the size of the Level B Plan Area. At 4,243 acres, it is nearly one third of Santolinas total 13,851 acres. The Planned Communities Criteria (PCC) indicates that Level B Plans are to be submitted for Village Master Plans, Community Center, Employment Center, or Urban Center Plans, and that these plans are typically 650 to 1200 acres in size (PCC, page 38). Having an appropriately sized Level B Plan is important because, in the case of Santolina, the Level B plans are equated with phasing (Level A Plan, page 35). If the Santolina Level B Plan is approved at the currently proposed size, MRMPO strongly recommends a more detailed phasing strategy to ensure predictable and contiguous development, as well as to evaluate important benchmarks (see comments for SANTOLINA Level B MASTER PLAN, pages 80-84). A detailed phasing strategy for the Level B Master Plan would alleviate the majority of MRMPO concerns. Closely related to phasing, MRMPO is concerned about different stages of development of roadways within Santolina during the course of its development: Specifically MRMPO has concerns regarding funding of roadway widening projects, and how multi-modal elements will be accommodated at each stage of roadway development. (see comments for SANTOLINA LEVEL A MASTER PLAN UPDATED TRANSPORTATION MASTER PLAN, page 17).	N/A	As part of this Level B Plan, we are allocating approximately 1,000 acres, or 22% of the Plan area, to Open Space. Additionally, this level B Plan includes the entire Town Center that will serve all of Santolina at full buildout. We recognize that the Town Center will develop over the life of the project. In order to meet the benchmarks set out by the Level A Development Agreement, we are allocating approximately 45% of the Level B Plan area to support institutional, commercial, and businesses.		

Santolina Level B Master Plan Accela Comments

##	Department	Note Date	Comments	Document to be modified	Response	Staff Response	Status
13	MRCOG	2/11/2016	MRMPO is concerned about certain design elements of Santolina in the Level B Master Plan. MRMPO is very encouraged to see the high level of non-residential land uses proposed in the Level B Master Plan. As was demonstrated by the Level A Transportation plan, the development of these non-residential uses will be critical to performance of the surrounding regional roadway network. MRMPO is also encouraged to see a variety of housing densities proposed in the Level B plan and the close proximity of housing to services. This will help shorten automobile trips as well as make alternative transportation options, such as walking, biking, and future transit, more viable. However, MRMPO is concerned that the proposed zoning will be inadequate to ensure the development of certain aspects of the built environment envisioned in the Level A Plan (see comments for SANTOLINA LEVEL B MASTER PLAN, page 12, and pages 16-31).	N/A	We are working in coordination with County Zoning on Design Standards to supplement the Zoning Chapter of this Level B Plan. The addition of these standards will alleviate these concerns.		

Santolina Level B Master Plan MRCOG Comments

##	Comments	Document to be modified	Response	Staff Response	Status
1	Page 4, Section 1.2.1: This is the only mention of the Jobs-housing ratio in the Level B Plan, and does not provide any additional information other than what is found in the Level A Development Agreement.	N/A	It is anticipated that any further refinement of this shall be addressed in the Level B Development Agreement.		
2	Condition #2 of the Findings and Conditions passed with the Level A Plan states that "A plan for attaining the ratio shall be provided in subsequent Level B Plans, such that the anticipated job development shall occur in relation to residential development."	N/A	Please see our response to the Level A Conditions of Approval included as part of this Matrix.		
3	Pages 8-14, Section 1.5.1 and all of Chapter 2: MRMPO is very encouraged to see the high level of non-residential land uses proposed in the Level B Master Plan. As is demonstrated by the Level A Transportation Plan, the development of these non-residential uses will be critical to performance of the surrounding regional roadway network as Santolina develops. MRMPO is also encouraged to see a variety of housing densities proposed in the Level B plan and the close proximity of housing to needed services. This will help shorten automobile trips as well as make alternative transportation options, such as walking, biking, and future transit, more viable. MRMPO is also very encouraged to see that each proposed elementary school is located along an open space trail, separate from automobile traffic. This will provide safe opportunities to for students to walk and bike to school, helping to address public health issues articulated in the 2040 MTP (Section 3.8).	N/A	We Agree.		
4	Page 11, Section 2.2.2: The boundaries of the Residential Village Centers, which have zoning implications described in Chapter 3, are not clearly defined in the Level B Plan.	2016 Level B Master Plan	The Residential Village Boundaries are based off of the approved Level A Land Use Plan and are also shown in Exhibit 3 of this Level B Plan.		
5	Page 12, Section 2.2.3: MRMPO has concerns about the proposal for a Primary Education Campus and a Secondary Education Campus in the Urban Center District. The character of the Urban Center will be critical to the success of the multi-modal transportation system. In the Level A Plan, the Urban Center is described on page 44 as "a dynamic, high-density core where office, commercial, civic, educational, multi-family residential, retail and entertainment uses come together and serves as a destination for residents to live, work, shop and play. It is defined by a tight network of streets, wide sidewalks, tree- lined streets, unique architectural elements, street furnishings, pedestrian scale elements and urban green space." While educational land uses are among those listed above, the character described is that of an integrated urban environment. MRMPO is not concerned with the proposed educational land use itself, but rather how well it will be integrated into the urban center environment described in the Level A Plan. Underlying these concerns is that recent secondary and primary education developments have not been designed in a way that would fit with the described character of the Urban Center District.	N/A	We have been in coordination with APS thorughout this Level B process. We are in discussion with APS/CNM to ensure effective planning of future facilities within the Level B Plan area.		

Santolina Level B Master Plan MRCOG Comments

##	Comments	Document to be modified	Response	Staff Response	Status
6	Rather, these developments have been built in a suburban style, with closed access, and are not well-integrated with the surrounding environment (see Attachment 1). MRMPO believes that, in order to fit into the vision of the Urban Center described in Level A, the proposed educational uses must be developed in and urban style with a pedestrian campus, and must be fitted to the Urban Center District as described (see Attachments 2 and 3). MRMPO is also concerned about the size of the proposed education campuses, which totals 177.9 acres (91.3 primary education campus, 86.6 secondary education campus). For reference, that is slightly larger than the of portion UNM main campus bounded by Central Aye, Campus Blvd/Las Lomas Rd, University Blvd, and Girard Blvd 172.04 acres, see Attachment 4).	2016 Level B Master Plan	We have updated the land use map to indicate general school locations that are based on our conversations with APS. The Urban Center Land uses have also been revised to include a more general office/institutional, and education area with additional roadways to better facilitate the grid in this area. This also reduces the size of the land use blocks to a more urban framework. This allows flexibility per our evolving coordination with APS/CNM. We have included institutional/civic uses in this land use area.		
7	Pages 16-31, all of Chapter 3: The Level A Master Plan states on page 29 that the activity centers in Santolina are intended to "serve as vibrant, transit-oriented urban places that encourage walking to destinations throughout each center." This vision is complemented in several other places in the Level A Plan that show the intention to use innovative land use planning strategies in Santolina including form-based zoning (pages 42, 53), transit oriented development or TOD (pages 43, 44, 53) and mixed-use development (pages 31,43, 44, 52). These strategies are important tools that are becoming more widely used across the nation to create built environments that support multi-modal transportation systems. However, the zoning proposed in the Level B Plan is largely based on traditional single-use Euclidian zoning with some variation by district, and there is no mention of TOD or form-based zoning. Certain zoning categories in the proposed Level B Plan do allow for mixed-use, but only as a conditional use. MRMPO recommends, per their mention in the Level A Plan, that TOD and form-based zoning strategies be articulated in the Level B Plan. MRMPO also recommends an incorporation of a true mixed-use zone, and that mixed-use be considered a permissive use where it is currently designated a conditional use in the Level B Plan. These concerns apply in particular to the Urban Center and Village Center Districts. For reference, the Mesa del Sol Level B Plan submitted diagrams and tables to articulate building form dimensions (see Attachment 5). Also for reference, the draft (October 2015) zoning districts proposed for the city of Albuquerque's Integrated Development Ordinance (IDO) provide a good example of how mixed-use zoning strategies can be implemented (see Attachment 6).	2016 Level B Master Plan	We have provided language in the Land Use Chapter that addresses Transit Oriented Development. The Santolina Master Plan envisions a mixed-use community of non-residential and residential uses that are further defined in the Zoning Chapter of this Level B Plan. We have also included Design Standards to ensure that the future built environment supports this mixed-use vision.		

Santolina Level B Master Plan MRCOG Comments

##	Comments	Document to be modified	Response	Staff Response	Status
8	Pages 41-42, Section 4.4.1: Please relate the roadway cross-section design to the surrounding context by providing cross sections for roadways within activity centers. Wider sidewalks in the urban, town and village centers are highly encouraged. For example, please consider a multi-way boulevard where principal arterials boarder the urban center or the town center (see Attachment 7.B). This would allow free flow of regional traffic while also allowing access to the higher intensity adjacent land uses.	N/A	We have provided three new roadway cross-section designs that address this comment and various design considerations.		
9	Page 47, Section 4.6.2: The open space network has the opportunity to provide an off-street trail network that makes highly meaningful connections (to the urban center, village centers, office parks and schools) as well as integrating and connecting with residential development to make for a high quality of life. Depending how the open space trail network interfaces with residences and with roadway crossings, this trail system could provide a locally unique non-motorized network, particularly since it penetrates the urban center from three different directions. MRMPO encourages further planning and development of the open space network to make meaningful connections and foster public space, where people will want to live, travel and recreate. The on-street bikeway network in Exhibit 12 goes above and beyond the Long Range Bikeway System. If the gridded street network continues for the southern portion of Santolina in future Level B submittals, MRMPO expects the on-street bikeway network to be included.	N/A	As future Level B Master Plan areas are submitted, additional on-street bike and pedestrian network will be provided, as they are included in the typical roadway sections.		
10	Page 77, Section 7.6: Remove two references to the MRCOG 2040 projected population on this page. The connotation is that the need for new schools within the Santolina Master Plan area is determined by our projections, and that is not the case.	2016 Level B Master Plan	These references have been removed.		

Santolina Level B Master Plan Staff Comments

##	Topic	Hearing Date	Comments	Document to be modified	Response	Staff Response	Status
1	Land Use & Zoning	5/26/2016	It could be argued, given the goals of the request and for the Reserve Area, that a greater variety of uses and descriptions of them could be provided either in the Land Use Chapter, or in the Zoning Code for Santolina. Additional details could also be provided for how all of these connect to the wider area in which the site is located.	2016 Level B Master Plan, Zoning Chapter	"We have been in coordination with the County Zoning Manager on the Zoning Chapter. We have worked closely with her to update the Zoning Chapter based on our discussion and her comments. We havemet 2-3 times a week during the month of June to revise the zoning chapter. We have submitted this chapter as part of the redline to the level B plan document."		
2	Land Use & Zoning	5/26/2016	**Types of and density/scale of land uses and zoning should be clearer and consistent.** The Santolina Level B Master Plan provides a more detailed Land Use Map and details for each of the land uses than the Level A Plan. However, more detailed information could be provided in the current request about the more specific land uses and densities within Santolina Land Use Areas - for the various areas or neighborhoods that will develop with residential uses, with some additional parameters for density (e.g., average, maximum). Areas that may be of mixed use or mixed densities, or areas that should have residential (urban center, town center) are not detailed as such in the plan. It is still not clear if residential use will be allowed in the Town Center.	2016 Level B Master Plan, Zoning Chapter	"We have been in coordination with the County Zoning Manager on the Zoning Chapter. We have worked closely with her to update the Zoning Chapter based on our discussion and her comments. We havemet 2-3 times a week during the month of June to revise the zoning chapter. We have submitted this chapter as part of the redline to the level B plan document."		
3	Land Use & Zoning	5/26/2016	The information listed in the Level B Plan for density under zoning (up to 50 dwelling units per acre) should be described (e.g., in a table or map) in a manner that demonstrates the development will not exceed the 3 dwellings per acre limit in the Reserve Area. Based on the information provided staff in the Level B Plan, a density higher and number of dwelling units could be achieved than the approximate 9,444 units stated in the plan (page 4).	2016 Level B Master Plan, Zoning Chapter	We have provided narrative and a table as part of Chapter 2 Land Use Tables 3 & 4 to indicate how we will not exceed the 3 du/acre limit for the Reserve Area.		

Santolina Level B Master Plan Staff Comments

##	Topic	Hearing Date	Comments	Document to be modified	Response	Staff Response	Status
4	Land Use & Zoning	5/26/2016	Additional information could also be given about the different characteristics of business, commercial, and industrial areas, including the range of Floor Area Ratios, and commercial building size. Zoning information for some of the new land use areas, such as open space, educational campus are not provided or consistent with the Level A Plan. Some particular land uses that fall in the residential areas or more intense land use areas such as town center and business park could be identified or described following the original zoning chapter in the Level A Plan (see pages 43-53), Level A Plan. It is not clear if the definitions of land uses included in the Zoning in the Level A Plan should apply to the Level B Plan and will be added to or if the Level B Zoning will adhere to the definitions, land uses, and procedures in the County Zoning Code. Site characteristics and Design Features as in the Level A PC zoning Chapter also do not appear to be carried through into the Level B Zoning.	2016 Level B Master Plan, Zoning Chapter	This Level B Plan builds off of the general intent and vision of the Level A Plan. We have been in coordination with the County Zoning Manager on revisions to the Zoning Chapter (see previous previous response). We have included definitions, where needed, following/referenced the County Zoning Code (when available).		
5	Land Use & Zoning	5/26/2016	**Address Compatibility of Land Uses as in the Land Use Plan.** The proposed Land Use areas in the Santolina Plan Level B Plan are limited in number and are presented as discrete zones. More information could be provided on how the zones articulate with each other (e.g., residential and industrial). There could also be discussion of how mixed use areas will be achieved or if there will be transitional areas between more intense and less intense uses within or on the edges of the site. In addition, information could be provided about how the development will articulate in areas of existing development-e.g., along West Central Ave. and the 1-40 Frontage Rd. where there already exists various developments, and some parcels connect to these roads while others do not.	2016 Level B Master Plan, Zoning Chapter	We have provided additional narrative to address the compatibility of land uses. We have also addressed horizontal mixed-use and vertical mixed-use as well as land use connectivity considerations.		
6	Land Use & Zoning	5/26/2016	Although the Master Plan proposes mixed uses, and states it will meet the other requirements of the Reserve Area, such as self-sufficiency, protecting the non-urban development, and being bounded by open space, additional information could be provided.	2016 Level B Master Plan, Zoning Chapter	We have included additional language in the Land Use Chapter that speaks to mixed-use development and Transit Orient Development.		

Santolina Level B Master Plan Staff Comments

##	Topic	Hearing Date	Comments	Document to be modified	Response	Staff Response	Status
7	Land Use & Zoning	5/26/2016	It appears that a majority of the property in the Level B Plan falls within the Reserve (3.0 dwelling units per acre density) or the Rural Area (1 dwelling unit per acre). The request shows the intent to meet this requirement, with approximately 9,444 dwelling units proposed on 4,243 acres (shown at approximately 2.23 dwelling units per acre). However, as stated above given the proposed zoning (Zoning Chapter) - with possible densities of up to 30 or even 50 dwelling units per acre, the applicant will need to demonstrate how the allowed gross density will not be exceeded. Staff comment: In order to ensure this overall allowed density is maintained, staff recommends more specific information be provided on the land use map or in a table that shows: Average and maximum residential densities in each of the land use areas. Allocation of the residential units allowed by the Comprehensive Plan in each of the land use areas.	2016 Level B Master Plan, Land Use Chapter	We have provided additional narrative and a table, as part of section 2.2.1, that identifies density caps based on residential dwelling units by type.		
8	Land Use & Zoning	5/26/2016	Policy c states development within Reserve Area shall take place either in accordance with an approved planned community master plan (up to three dwelling units per acre), or in accordance with the standards applicable to Rural Areas. It should be stressed that if the Master Plan fails to meet the criteria, the policies for the Rural Area are used instead of those of the Reserve Area. If this is the case, the allowable density would be approximately one dwelling unit per acre. The Reserve area thus creates a density bonus when the policies are complied with. Staff comment: ensure the allotted density is maintained in the development of Santolina.	2016 Level B Master Plan, Land Use Chapter	We have provided additional narrative and a table, as part of section 2.2.1, that identifies density caps based on residential dwelling units by type.		
9	Land Use & Zoning	5/26/2016	In summary, more information is needed on the specific land use and densities for the Santolina site with reference to their compliance with the Comprehensive Plan goals and policies. It appears that the proposed residential density for the site could exceed that allowed by the Comprehensive Plan. In addition, a conceptual development agreement eventually will need to be provided to show the willingness and ability of the developer to implement the land uses and infrastructure proposed in the Level B Plan.	2017 Level B Master Plan, Land Use Chapter	We have provided additional narrative and a table, as part of section 2.2.1, that identifies density caps based on residential dwelling units by type. The preparation of a Level B Development Agreement is underway.		
10	Land Use & Zoning	5/26/2016	Land Use - Activity Centers - designates existing and future activity centers and corridors in Bernalillo County----on a map and in terms of a hierarchy of centers with specific features (see p.19, Plan). This section could be further addressed in the Santolina Level B Plan, which has different types of commercial and activity centers. It might be helpful to situate the development within the framework provided for Activity Centers in the Comprehensive Plan. In some locations within the Level B plan area, it is not clear where the Village Centers or Neighborhood Centers are located.	2018 Level B Master Plan, Land Use Chapter	This has been more clearly identified in the introduction to the zoning chapter.		

Santolina Level B Master Plan Staff Comments

##	Topic	Hearing Date	Comments	Document to be modified	Response	Staff Response	Status
11	Land Use & Zoning	5/26/2016	IV. Zoning Ordinance/ The Planned Community Zoning for Santolina has been established with the approval of the Level A Plan. However, the request must continue to address the requirements specified in the Planned Communities Zone. The request appears to be relatively consistent with Section 19.5 (Planned Community Zone) for a large-scale community. However, the request may be larger than the village or employment center type development that is identified in both the Level B Planned Communities Criteria and those for Level B development in the B Zoning, where the typical Village size range is 650 to 1200 acres. The applicant will also need to clarify that other Level B Plans will be submitted, with appropriate naming, for the remaining portions of the Santolina development.	2016 Level B Master Plan, Zoning Chapter	We have included narrative in Chapter 8 (Approval Process) that speaks to future Level B Plans. The size of this Level B plan is only slightly larger than and comparable to the first two Level B plans at Mesa Del Sol. The reason for this is to follow through on two seperate commitments mad as part of the Level A Plan process. 1. To preserve the La Ceja Escarpment (almost 1,000 acres of Open Space is preserved), and 2. The designation of a significant acreage to job producing land uses.		
12	**Hearings 1,2, & 3**		It appears that these criteria do serve as a guideline for the Santolina Level B Plan, but that more information is needed to show that they have been adequately addressed. As noted in the above comments related to the 'Reserve Area' and also shown in staff and agency comments below, a more detailed analysis of the Level B Santolina Master Plan should be provided for each of the areas -Land use -Environment and Open Space -Transportation system -Government and Public Service In addition, because of limited time to review the Plan and the application, staff will need to provide additional analysis and comments specifically related to the Planned Communities Criteria in the subsequent staff report.	N/A	We have reviewed the subsequent Staff Report and feel that we have address initial and new comments raised regarding Land Use and Zoning.		
13	**Hearings 1,2, & 4**		V. Southwest Area Plan/Westside Strategic Plan -The Southwest Area Plan and the Westside Strategic Plan both recognize the importance of Master Planned Communities for the vacant areas within the Southwest Area/West Side. They also recognize the importance of attention to environmental issues and jobs development, and location of industrial development and design. It would appear the Santolina Level A Master Plan generally addresses policies in the Southwest Area Plan and the Westside Strategic Plan.	N/A	We agree.		

Government & Public Services Hearing

June 23, 2016

Santolina Level B Master Plan Accela Comments

##	Department	Note Date	Comments	Document to be modified	Response	Staff Response	Status
1	Fire	1/28/2016	Final plans of the water supply system for fire protection shall be submitted to the Fire Marshal's Office for Review and approval. Development Shall meet the requirements of the Fire code with adopted amendments at time of build out.	BHI	We agree. The FMO may review these Level C plans when available/approved by the ABCWUA. We agree.		
2	PW Development Review	2/1/2016	COMMENTS FOR LEVEL B PLAN 1) Page 53 - see "Compliance with MS4 permit requirements, as adopted by the County for individual non-residential tracts. Includes requirements that tracts are designed to retain the 90th percentile storm event". Revise to include residential lots also as any development, residential or commercial, over 1 acre will be required to comply with our MS4 water quality requirements.	BHI	We agree and have revised accordingly. See page 64 of the Revised Level B Master Plan.		
3	PW Development Review	2/1/2016	2) Page 54 and other locations - Remove the term "First Flush" and replace with "EPA Water Quality Volume". First Flush is not a defined volume.	BHI	We agree and have revised accordingly.		
4	PW Development Review	2/1/2016	3) Page 55 - Exhibits 14 and 15 appear to be missing from the pdf copy of the plan.	BHI	We have supplied these Exhibits.		
5	PW Development Review	2/1/2016	4) Page 56 - Copy construction phased practices to Terrain Management section from LID section. Also discuss limiting development in sensitive areas such as the escarpment areas as a Terrain Management practice.	BHI	We agree and have revised accordingly.		
6	PW Development Review	2/1/2016	5) Page 58 - Revise references to First Flush, two yr. storm volumes and 0.5'' of rainfall to more precise EPA Water Quality Volume. As this area is currently outside the defined "Urban Area" the 90th percentile storm rainfall event presented in the EPA technical document is not be appropriate.	BHI	We agree and have revised accordingly.		
7	PW Development Review	2/1/2016	The rainfall event that initiates runoff for this area should be determined at this time and used to determine required EPA Water Quality Volumes in the LEVEL C plans. This method is acceptable under e terms of the Bernalillo County MS4 permit and is preferred. See "Estimating Predevelopment Hydrology in the Middle Rio Grande Watershed, New Mexico" (Kosco et al., 201) for the accepted methodology to do this.	BHI	We agree, and have determined this new rainfall value. We have supplied this value.		

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##	Department	Note Date	Comments	Document to be modified	Response	Staff Response	Status
8	PW Development Review	2/1/2016	6) Discuss the possibility of 100% water harvesting within the playa basins due to not having to deliver water to the Rio Grande in these basins.	BHI	100% harvesting within the basin is planned and identified in the Master Plan. Harvesting will occur onsite and offsite relative to individual site development characteristics and in accordance with Bernalillo County MS4 permit.		
9	PW Development Review	2/9/2016	COMMENTS FOR SANTOLINA LEVEL B DRAINAGE MASTER PLAN AND TERRAIN MANAGEMANT PLAN I) Part of the "concept" of this Level B master plan is to have temporary impoundments constructed with engineered earthen berms. Bernalillo County would prefer fully incised impoundments as the Bernalillo County Soil Survey indicates that the soils in the Santolina area are not well suited for dam construction.	BHI	We generally agree. We will seek to "incise" the impoundments to the extent possible, and whenever possible, and/or provide/import the appropriate engineered dam construction material.		
10	PW Development Review	2/9/2016	2) As the Santolina development area is well outside the current designated "Urban Area", Bernalillo County will require the developer to supply calculations for "Pre-Development Hydrology" using the methodology indicated in EPA Publication Number 832R-14-007. This pre-development hydrology will be used to calculate the required water quality volumes needed to mimic pre-development conditions. The discussion regarding the 0.44 inch storm needs to be revised.	BHI	We agree, and this determination has already been made and will be supplied.		
11	PW Development Review	2/9/2016	3) The concept of "first flush" has to do with the first water discharged from a basin that carries the highest concentration of contaminants. An undisturbed basin can have a first flush that carries fine sediment and litter from the basin. The MS4 permit address the concept of "pre-development hydrology" or the point at which runoff begins from an undisturbed basin as the water quality volume. An undisturbed basin will not have a water quality volume.	BHI	We agree.		
12	PW Development Review	2/9/2016	Bernalillo County does not use the term first flush as a surrogate for post-development water quality volume requirements. Please revise the plan by using "water quality volume" in place of first flush.	BHI	We agree and will revise accordingly.		
13	PW Natural Resources	2/8/2016	WATER MASTER PLAN Water Master Plan p. 3 bullet list. Condition & specifies consideration of direct and indirect potable reuse as one of the elements for the Development Agreement. It should specifically be included in this bullet list, accordingly, as it is a summary of Condition 8, which is not yet satisfied.	BHI	We agree and will revise accordingly.		

Santolina Level B Master Plan Accela Comments

##	Department	Note Date	Comments	Document to be modified	Response	Staff Response	Status
14	PW Natural Resources	2/8/2016	Water Master Plan p.4, next of last P. The preceding paragraphs are short on a description of approaches used to achieve the 135 gpcd goal by existing users. It fails to identify which of WATER MASTER PLAN those might be incorporated as design criteria for this Level B. This paragraph calls out the opportunity to utilize new development standards and practices to achieve significant water savings over time, but fails to identify what those may be. Please identify and discuss these new development building standards and practices as part of the Water Conservation Plan section for each type of land use. Also if existing system users can achieve 135 gpcd, as stated as having already occurred, and the WRMS draft indicates that new construction is expected to use between 25 to 50 percent less water relative to existing residential properties, than that expectation should be expressed in Santolina water conservation goals and the design criteria used to achieve should be conceptually identified at Level B and identified in the Water Conservation Plan.	BHI	We agree and will revise accordingly.		
15	PW Natural Resources	2/9/2016	Water Master Plan p.4 the potential for utilizing water reclamation methodologies is mentioned here. However, the water conservation plan fails to discuss this opportunity, specify design criteria for doing so, does not specify expected opportunities in this Level B plan to do so, and the water use plan for this Level B shows no infrastructure for implementing this opportunity.	BHI	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied.		
16	PW Natural Resources	2/9/2016	Please revise the water system drawings to incorporate such infrastructure and provide and indication of what phasing will incorporate the use of the reclaimed water which will likely be necessary to meet the eventual full-build out water use estimates of 14,380 acre-feet.	BHI	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied.		
17	PW Natural Resources	2/9/2016	Water Master Plan p.5 continue the conservation practices. Please specify which practices Santolina should continue.	BHI	We agree and will revise accordingly.		
18	PW Natural Resources	2/9/2016	Water Master Plan p.5. The development agreement required in Condition 8 is needed to ensure that ABCWUA is in conceptual agreement with the Level A and Level B master plan. There is no assurance to the County that the proposed Level B water infrastructure is satisfactory to the ABCWUA as this involved cross-trunk connection and jumping of development across multiple pressure zones rather than successive development to higher zones albeit it is consistent with the Level A approach previously approved by the BCC.	BHI	The ABCWUA and the developer are reviewing and studying the water infrastructure at this time (including the above raised funding and phasing issues). The BCC condition refers to sequential extension of infrastructure based on location of existing infrastructure (not successive zone-by-zone extension).		

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##	Department	Note Date	Comments	Document to be modified	Response	Staff Response	Status
19	PW Natural Resources	2/10/2016	Water Master Plan p.5, last bullet. That statement is made that service approach includes participation in new water supply acquisition by paying a Water Supply Charge, which is of course allowable ABCWUA policy for new development. However, on page 7, the document indicates that water supply will generally come from outside the Level A Plan Area from existing infrastructure. If existing sources are available and adequate, then one or the other of these statements needs to be revised.	BHI	We will provide additional clarity. The intent here is to say that water supply (however acquired) will be generally delivered via existing infrastructure (and also new infrastructure).		
20	PW Natural Resources	2/10/2016	Water Master Plan p.6 Water Conservation Plan. This section is inadequate and needs to address Santolina specific design criteria that are above and beyond the Bernalillo County Water Conservation Ordinance. As this is a large and very large user (i.e., a Master Plan) a water conservation plan identifying techniques; approaches, design criteria, and water use goals for various water land use sectors as laid out in the WRMS need to be provided and tied back to the various criteria - show us what you are going to do to meet the reductions specified in the WRMS. For example landscape design standards with appropriate techniques and specifications to address lower water usage should be included in this session.	BHI	The interpretation of the Ordinance's "large user" as being equal to a Level A "Master Plan" requires further discussion. It seems logical that Level C plans should address "techniques, approaches, etc." that can be relevant to the "large user" specifics. The Level A conditions allow for Level C compliance with this comment. The BCC Level A condition references "prior to Level B approval".		
21	PW Natural Resources	2/8/2016	Condition 9 is dependent on the approved ABCWUA development agreement being provided prior to a Level B approval. Without submittal of such an agreement, the water use and phasing cannot be placed in context of the 2024 Water Conservation Plan Goal and Program Update.	BHI	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.		
22	PW Natural Resources	2/8/2016	There is no clear explanation of how the proposed phasing fits within the Goal and Program Update.	BHI	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.		

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23	PW Natural Resources	2/8/2016	There is no discussion or design criteria listed which aligns with the new program elements listed in that plan such as xeriscaping requirements or installation of rainwater harvesting. Figure 1 of the goals and updates call for reuse and recycling, yet this Level B does not identify how or when this might be implemented. Consistent with Table 1 and Figure 6 of the Goals and Update, the Level B plans are expected to provide a breakdown of expected water use by land use type and proposed design criteria that will be incorporated in to each type of land use to achieve or maintain the ABCWUA 2024 water usage of 135 GPCD.	BHI	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.		
24	PW Natural Resources	2/8/2016	Condition 10. Compliance with Condition 10 has not been satisfied. The section of the Water Master Plan (p.6) captioned as Water Conservation Plan is inadequate and is a solely a summary of existing Water Conservation Ordinance requirements. No additional concepts or measures needed to meet the planned water use of 135 gpcd have been identified in this Level B. This need for revision is consistent with Level B criteria. for land use wherein there is to be definition of important design characteristics, including streetscapes, setbacks, landscaping, parking, etc.	BHI	(1) We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time. (2) No additional measures are being required by this Master Plan (though they may be encouraged on a Level C plan basis). (3) 135 qpcd already met under existing Water Conservation ordinances. Additional conservation requirements are not presented here, but are subject to future County and ABCWUA regulation changes.		
25	PW Natural Resources	2/8/2016	The Water Conservation Plan (which can be used across several Level B plan submittals, and modified as needed for submittal specifics) should address by design principles, standards, or guidelines how the development is going to ensure compliance with ABCWUA and Bernalillo County water conservation provisions, guidelines and design standards and the related development agreements. For instance, Level A plans mention water reuse, to the Level B plan should include indirect potable reuse as more than just a remote possibility. One would expect at Level B to see more detail and conceptual infrastructure to address eventual water reuse, for example a design criteria that all development would be constructed with piping to allow future introduction of water reuse.	BHI	(1) We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time. (2) No additional measures over and above current County Ordinances, are being required (though may be encouraged), though specific future Level C or Level B plans may do so. (3) 135 qped has already been met (even with old water technology).		

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26	PW Natural Resources	2/8/2016	Stormwater System Design Approach page 53 Compliance with MS4 permit requirements, as adopted by the County for individual non-residential tracts. Language must be corrected to read Compliance with MS4 permit requirements, as adopted by the County for all new development and redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale.	BHI	We agree and will revise accordingly.		
27	PW Natural Resources	2/8/2016	Terrain Management p.60 Level B criteria requires analysis of slopes, soils, and other environmental characteristics which identify unique and important site features. Please specifically address the fragility of dune related soils to wind erosion, their locations within the Level B plan, and the particular techniques that will be used to prevent excess wind erosion during construction and development.	BHI	We agree and will revise accordingly.		
28	PW Natural Resources	2/8/2016	Water System Planning page 63 The proposed Santolina Level B Water System remains consistent with the system as proposed with the Level A Master Plan approval. Level B does not incorporate into the water and wastewater design maps a reclamation/reuse plan nor does it incorporate the infrastructures to deliver the reclaimed/reused water. Please revise the water system drawings to incorporate such infrastructure and provide an indication of what phasing/timing will incorporate the use of the reclaimed water which will likely be necessary to meet the eventual full-build out water use estimates of 14,380 acre-feet.	BHI	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.		
29	PW Natural Resources	2/8/2016	Stormwater Plan - p.5 High density urban development results in increased impervious area, leading to increased runoff volumes and velocities. Accordingly, reduced application of the water harvesting principles is counter intuitive the MS4 permit specifies system alternatives, but only if on-site measures cannot be obtained. Only alternatives demonstrated and allowed by the MS4 permit will be considered at the Level C review.	BHI	We agree.		
30	PW Natural Resources	2/8/2016	Stormwater Plan P.11 Level B criteria requires analysis of slopes, soils, and other environmental characteristics which identify unique and important site features. Please specifically address the fragility of dune related soils, their locations within the Level B plan, and the particular techniques that will be used to prevent excess wind erosion during development.	BHI	We agree and will revise accordingly.		

Santolina Level B Master Plan Accela Comments

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31	PW Natural Resources	2/8/2016	Stormwater Plan p13 - The MS4 permit requirement is for on-site management of the 90th percentile storm. Because of the west mesa location of this development, the applicant needs to define and develop the numeric values for runoff using the methodology specified EPA 832-R-14-007 and using site appropriate data. This may be in excess of the 0.44-inch storm event or other first-flush volumes called out in the DPM and in the Stormwater Master Plan.	BHI	We agree and will revise accordingly.		
32	PW Natural Resources	2/8/2016	Stormwater Plan p.15. The MS4 permit requirements are briefly summarized, but fail to mention post-construction stormwater management requirements including on-site management of the 90th percentile storm event, the need for post-construction and recurring inspection requirements, and on-going mechanism to ensure effective post-construction operation and maintenance of best management practices. The details of these requirements can be addressed at Level C, but should be at least mentioned in passing at Level B.	CP/BHI	Additional narrative and design standards will be added to the Level B Plan to address the use of LID techniques.		

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##	Comments	Document to be modified	Response	Staff Response	Status
1	SANTOLINA LEVEL A MASTER PLAN UPDATED TRANSPORTATION MASTER PLAN (JAN 22.2016)				
2	Pages 80-84, Section 8.2: MRMPO is generally concerned that the Level B Plan does not provide enough detail in the development phasing chapter. This makes it difficult to assess the overall concept of the Level B Plan. The PCC states that the Level B development agreement should contain a more detailed phasing plan than what was is in the Level A (PCC, page 40). The proposed Level B Plan shows only two phases, a 2025 phase and a 2040 phase. It is critical to have appropriately sized phases because Level B Plans include an analysis of important performance benchmarks including the jobs/housing balance (Level A Plan, page 35) and "no net expense" policy (Level A Development Agreement, page 9). If the proposed Level B Master Plan is approved with its current boundaries, MRMPO requests a more detailed phasing strategy where such performance benchmarks can be evaluated (for reference, the Mesa del Sol Level B Plan included four phases for development, see Attachment 8).	CP/GDC	To address the phasing of development within this Master Plan area, we have provided additional narrative to be included as part of section 8.2 of the Level B Plan. As part of the material we prepared for the Land Use and Zoning CPC Hearing, we submitted this new redline on May 6, 2016.		

Santolina Level B Master Plan Staff Comments

##	Topic	Hearing Date	Comments	Document to be modified	Response	Staff Response	Status
1	Environment & Open Space/ Government and Public Services	6/23/2016	Address the Phasing of the Development. From a regional perspective, there could be more information provided about the phasing and implementation of the Santolina development. The Level B Plan indicates two phases-2025 and 2040. Where there are still opportunities for different types of development and infill in the more urbanized areas and some areas near the site that have some development that could relate to the Santolina development (e.g., Westland North, Atrisco Heritage High School), the proposed phasing could be elaborated or further justified.		As part of our effort to address comments relative to Land Use and Zoning (in preparation for the May 26, 2016 CPC Hearing), we included additional narrative to the Level B Plan, section 8.2, that addresses phasing of development.		
2	Environment & Open Space/ Government and Public Services	6/24/2016	A Level A Development Agreement has been agreed to for the Level A Development. A Level B Agreement will also be required to ensure the specifics of the plan and the financial responsibilities and the employment-housing ratio are adhered to. Additional information on how employment goals will he achieved is necessary.		We agree. The Level B Development Agreement will address this.		
3	Environment & Open Space/ Government and Public Services	6/25/2016	Policy d of the Reserve Area states that "A planned community master plan shall not be approved if it fails to demonstrate its own sense of place, self-sufficiency, environmental sensitivity, separation from the contiguous Albuquerque urban area by permanent open space and the provision of infrastructure which is not a net expense to the local government." Staff comment/recommendation: The Level A Plan and the Level A Development Agreement addressed this requirement The current Level B request needs to more specifically demonstrate how these policies will be addressed in the proposed development, for instance in such areas as water and sewer availability, provision of parks and open space, residential neighborhoods, commercial areas, and more specifically, unifying design standards, as well as demonstrating not incurring expenses to the local government.		We have provided new narrative to be included as part of the Level B Plan. Section 2.2.8 addresses the implementation mechanisms for parks and recreation facilities. Section 8.4 has been added to deliniate the various funding mechanisms for future development in this Level B Plan area.		
4	Environment & Open Space/ Government and Public Services	6/26/2016	Land Use- Open Space Network- calls for setting aside Major Open Space, parks, trail corridors throughout the Comprehensive Plan area. Policies encourage connections between and within the facilities. Open Space is shown on the Santolina Land Use Map, although staff is requesting additional information on the Open Space network, its dedication and maintenance, and the required development agreement related to it.		The Level B Development Agreement will address Open Space, Parks, and trails. The Development Agreement will be submitted to the County Manager. Additionally, we have provided new narrative that speaks to parks, open space, and recreational services, their dedication, and funding mechanisms. Please see section 2.2.8 and 8.4		

##	Topic	Hearing Date	Comments	Document to be modified	Response	Staff Response	Status
5	Environment & Open Space/ Government and Public Services	6/27/2016	Community Resource Management - recognizes the importance of provision of services in community development. The services include water, energy, transportation, housing, economic development. In particular, as in staff and agency comments provided below, additional information should be provided on the proposed transportation system, water availability, along with mechanisms for achieving economic development for the community.		The Level B Plan addresses economic developmnt through allocation of specific uses designated by the Land Use Plan for employment. Furthermore, the Level A and Level B Development Agreements provide requirements for jobs (economic development) as the Santolina community develops over time.		
6	**Hearings 1,2, & 3**		It appears that these criteria do serve as a guideline for the Santolina Level B Plan, but that more information is needed to show that they have been adequately addressed. As noted in the above comments related to the 'Reserve Area' and also shown in staff and agency comments below, a more detailed analysis of the Level B Santolina Master Plan should be provided for each of the areas -Land use -Environment and Open Space -Transportation system -Government and Public Service In addition, because of limited time to review the Plan and the application, staff will need to provide additional analysis and comments specifically related to the Planned Communities Criteria in the subsequent staff report.		We have reviewed the latest Staff Report. Recent comments and responses from parks and open space have been added in this matrix. This matrix addresses Agency Comments received relative to the topics for Hearing 3.		
7	**Hearings 1,2, & 4**		V. Southwest Area Plan/Westside Strategic Plan -The Southwest Area Plan and the Westside Strategic Plan both recognize the importance of Master Planned Communities for the vacant areas within the Southwest Area/West Side. They also recognize the importance of attention to environmental issues and jobs development, and location of industrial development and design. It would appear the Santolina Level A Master Plan generally addresses policies in the Southwest Area Plan and the Westside Strategic Plan.		We agree.		

Planned Communities Criteria

Planned Communities Criteria

##	Comments	Response	Staff Response	Status
1	**Land Use**			
2	1. Identification of land uses by parcel, acreage and type - including residential and retail/commercial or other non-residential space.	The Land Use Chapter 2 Tables 2 & 3describe the acreage, and uses for each Level B Land Use District. The Level B Land Use Map Exhibit 2 provides the location, size, and use of each parcel within the Level B boundaries.		
3	2. Conceptual description of village characteristics in terms of market potential and opportunities, including location and description of village center--parcel sizes by use, suitability to natural topography, intensities; service area of center.	The Land Use and Zoning Chapters delineate the location, acreage, and mix of uses provided within the Village Center. We have also provided a zone map to identify the various zones and their relation to each other. Please refer to the land use and zoning maps.		
4	3. Location and densities of neighborhoods and neighborhood centers within the village.	The Land Use and Zoning Chapters identify the location and allowable densities of the neighborhoods within residential villages. See page 13 of the Revised Santolina Level B Master Plan as well as Exhibit 2.		
5	4. Delineation of open space system, parks, recreation areas and links among land uses, with identification of proposed ownership, management, and maintenance.	The Land Use and Environment and Open Space Chapters discuss the Level B open space, parks, and recreation areas and identify means of management, maintenance, and ownership. We have provided additional text that address this topic in Santolina Level B Master Plan Land Use Chapter 2 Section 2.2.7 & Environment & Open Space Chapter 5 .		
6	5. Definition of important design characteristics, including typical streetscapes, signage, building massing and setbacks, landscaping, connections, ·parking, civic spaces.	The Zoning Chapter identifies regulations for streetscape, signage, building massing, setbacks, connections, parking, civic spaces, etc. We have worked closely with county Zoning to revise and update this chapter.		
7	**Transportation**			
8	1. A disclosure statement regarding strict conformance with the Level A Transportation System Plan will be required, or a substitute traffic analysis, with consequential findings, recommendations, and proposed amendments to the Level A Transportation System Plan and Level A Community Master Plan, must be conducted prior to formal submittal of the Level B plan.	The Transportation Chapter 4 Sections 4.1.1 Conformity with the Level A Transportation Master Plan & 4.2 Proposed Street Network identify the Level B proposed street network and its conformance with the Level A Master Plan.		
9	2. A Level B transportation system analysis, including specific traffic studies for the particular plan submittal plus all other approved Level B plan elements in the community, existing and projected demand (phased as appropriate), and consequential noise and air quality impacts, must be conducted prior to formal submittal of the Level B plan.	The Revised Santolina Level B Transportation Master Plan Technical Appendix has been submitted on July 1, 2016.		

##	Comments	Response	Staff Response	Status
10	3. The traffic circulation system must be identified, including: a. major roadways within the Level B area; b. major roadway connections between the Level B area and the remainder of the Level A area; c. concept location for local street intersections with major roadways; and d. major street access and access limitation concepts.	A traffic circulation system has been identified by the Level B Transportation Master Plan Figure 1 Level A Land Use and Road Network.		
11	4. Typical roadway cross-sections for major roadways, including: a. right-of-way widths; b. number of lanes, including high occupancy vehicle lanes; c. medians and median treatment; d. streetscape character and special design features; e. bus bays and other transit facilities; and f. trails or bicycle lanes.	Level B Master Plan Transportation Chapter 4 Section 4.4 Access Exhibit 7 provides typical roadway cross-sections for major roadways.		
12	5. The type and approximate location of pedestrian, bicycle, and transit elements of the transportation system must be specified.	The location and types of elements within the transportation system for this Level B Plan area are identified in the Level B Master Plan Transportation Chapter 4 Section 4.5 Transit and 4.6 Pedestrian and Bicycle Facilities.		
13	6. A plan which identifies performance objectives for increasing transit ridership as appropriate, as well as strategies for achieving a mode split that maintains level of service D or better on all roads in the affected area, must be submitted.	Performance objectives for increasing transit ridership are included in the Level B Master Plan Transportation Chapter 4 Section 4.7 Transportation Demand Management. Strategies regarding "complete streets" along with the multi-modal cross sections are provided.		
14	7. Any remaining transportation problem or issues identified in the Level A Transportation Systems Plan and appropriate to the detail of Level B review must be resolved.	Congested locations have been identified and can be improved to acceptable levels of service. Due to the jobs anticipated, the transportation system is improved with minor problem areas identified at certain Interstate on/off ramps.		
15	**Environment and Open Space**			
16	1. Analysis of slopes, drainage, soils, animal life, groundwater, vegetation, airport noise zones, and other environmental characteristics which identify unique and important site features for protection and optimum use or which restrict development.	Site specific, unique environmental characteristics, which are important to consider and restrict certain development, are identified in the Environment and Open Space Chapter. A geotechnical study was conducted and provided on XXX. The environmentally sensitive areas, that were identified in the Level A Plan (the escarpments), are identified and proposed to be zoned PC-S-MPOS. See Zoning Chapter 3 Section 3.4.11) Major Public Open Space.		
17	2. Strategy for meeting community air quality objectives and standards.	Air quality and noise standards are provided within the Environment and Open Space Chapter. The revised Air Quality Impact Analysis - Santolina Level B Master Plan has been submitted to County Staff June 1 as part of this CPC process.		

##	Comments	Response	Staff Response	Status
18	3. Strategy for promoting energy efficiency, maximizing options for alternative energy sources.	Energy efficiency and alternative energy sources are delineated in the Environment and Open Space Chapter. 5 Section 5.6 Energy Efficeincy and Alternative Energy sources.		
19	4. Conceptual drainage plan for management of watersheds and floodplains and preservation of arroyo corridor multiple-use opportunities.	A conceptual drainage plan is provided in the Level B Master Plan Exhibits 14 & 15.		
20	5. Update Class I literature search/and do Class II sample of geotechnical and archaeological features; mitigation strategy.	A Class II Archaeological study has been completed and has been submitted to the State Historic Preservation Office with a copy provided to County Staff on July 1, 2016.		
21	6. Siting of industrial land uses to avoid groundwater contamination and toxic air emissions impacts on nearby residential or other sensitive areas.	Industrial uses are allocated for the Industrial Park and Business Park of this Level B Plan area. The location of these land uses is consistent with the Level A Plan. Permissive uses in these districts are specified in the Zoning Chapter 3 Section 3.4.9) & 10) Industrial & Business Park.		
22	**Government and Public Services**			
23	1. Strategy for funding and maintenance of public facilities and sites, including open space.	Funding and maintenance of public facilities and sites will be outlined in the Level B Development Agreement and have been delineated in the Level B Plan as additional redline text. See Revised Level B Master Plan Chapter 2 Section 2.2.7 Open Space. Additionally text has been provided outlining the implementation strategy for Parks and Recreation facilities. These facilities have been added to the Land Use Map Exhibit 2.		
24	2. Facilities plan including detailed location, phasing of water systems, sewer systems, drainage systems, and mobility systems.	The Utilities and Infrastructure Chapter of the Level B Master Plan as well as the Drainage (Stormwater) Master Plan and Terrain Management Plan identify the location and phasing of water systems, sewer systems, drainage systems, and mobility systems.		
25	3. Annexation plan/agreement.	No annexation is proposed.		
26	4. Statements of water availability and availability of public services including liquid and solid waste management/recycling, cultural and human service facilities, fire and police protection, transit services, and schools.	Water and public service availability is discussed in Chapter 6, Utility Infrastructure and Services. See also Water and Sanitary Sewer Master Plan.		
27	5. Level B Development Agreement to:			
28	5.a. Follow through with more detailed infrastructure/service agreement covering phasing of the village master plan and its public services/facilities, and designation of financial, operations, and management responsibility over time.	These items shall be included in the Level B Development Agreement to be reviewed and approved by the Bernalillo County Commission. We have added additional narrative to the plan that addresses the phasing of development in Level B Master Plan Chapter 8 Section 8.2 Development Phasing.		

##	Comments	Response	Staff Response	Status
29	5.b. Specify measures to mitigate negative consequences of the village's development.	The village center and urban center are identified and controlled with more detailed zoning as provided in Chapter 3 Sections 3.4.6) & 7). The level B Plan implements both the Reserve Area and Centers and Corridors policies of the Comprehensive Plan.		
30	5.c. Augment Level A development agreements expressing items mutually agreed to by the City and/or County and the planned community developer and committing to their permanency unless re-negotiated; any limitations on development established at Level A cannot be increased at Level B.	The Level B Development Agreement to be reviewed and approved by the Bernalillo County Commission will be consistent with and augment the provisions of the Level A Development Agreement. .		
31	5.d. Provide a legal recording instrument.	The Level B Development Agreementshall be recorded following the review and approval by the Bernalillo County Commission.		
32	5.e. Identify more specifically any public incentives to the developer, or public/private partnerships, including provisions for affordable housing.	These items shall be included in the Development Agreement to be reviewed and approved by the Bernalillo County Commission. A funding strategy section has been added to Chapter 8 Section 8.5.		
33	5.f. Identify more specifically any public incentives or agreements between the local government and developer for the appropriate protection and maintenance of the open space system.	The Major Public Open Space is identified in this Level B Plan and the protection, dedication, and maintenance shall be included in the Level B Development Agreement to be reviewed and approved by the Bernalillo County Commission.		

Level A Conditions of Approval

Santolina Level A Conditions of Approval

##	Comments	Response	Staff Response	Status
1	1. A Level A Development Agreement shall be entered into between Bernalillo County and the applicant which reflect this approval and a) clearly identifies responsibilities for development of and infrastructure and other facilities in Santolina; b) requires a link between housing and employment development in Santolina; c) maintains an overall residential density that is consistent with the Albuquerque/Bernalillo County Comprehensive Plan density requirements and is included in the Santolina Level A Plan; d) shall adhere to water use and conservation requirements of Bernalillo County and the Albuquerque/Bernalillo County Water Utility Authority.	The Level A Development Agreement was entered into between Bernalillo County and Western Albuquerque Land Holdings on August 10, 2015. The Development Agreement was officially recorded on August 21, 2015.		
2	2. Bernalillo County and the applicant agree on the "no net expense" clause of the Planned Community Criteria. Nothing in any development agreement shall commit this Commission and future Commissions to public funding or financing mechanisms.	The Level A Development agreement defines this policy on lines 24 through 32, page 9: “The Comprehensive Plan provides that planned communities shall not be a net expense to the County. The “no net expense" policy is a mutual commitment to achieve the goal of a responsible balance of infrastructure costs, including construction, operation and maintenance, shared between the public and private sectors. The "no net expense" test is satisfied if the County's on-site public expenditures and off-site public expenditures reasonably allocated to the Project have been, or will be, offset by revenues and/or economic and fiscal benefits (direct, indirect and induced) from the Project.”		
3	**Jobs-housing** 3. The Santolina development shall achieve a reasonable balance between residential uses and employment uses such that it maintains the characteristics of a self-sustaining community. As stated in the Santolina Level A Master Plan, an approximate jobs to housing ratio of 2-1 shall be achieved with a goal of creating no less than 75,000 jobs as indicated in the Level A Santolina Plan at the time of full buildout of Santolina. A plan for attaining the ratio shall be provided in subsequent Level B Plans, such that the anticipated job development shall occur in relation to residential development.	This Level B Plan sets the stage for achieving the jobs to housing ratio set out by the Level A Development Agreement in Section 4.4 Housing/Employment, Dwelling Units Thresholds/Jobs Table. See Santolina Level B Master Plan pg 4 Table 1: Jobs to Households. We are anticipating over 9,000 dwelling units for the first Level B Plan, which requires 1.25 jobs per dwelling unit at full build out of the Level B Plan area. The Level B Plan provides for and is anticipated to exceed this requirement.		

Santolina Level A Conditions of Approval

##	Comments	Response	Staff Response	Status
4	4. The applicant shall make the following modifications to the Level A Plan (dated 12/1/14) as required by staff and agencies: The applicant will submit a proposed Level B Transportation Plan consistent with the Level A Transportation Master Plan, as revised, of the Santolina Level A Master Plan, prior to a Level B approval or future development activities such as building permits, that generate 500 or more cumulative peak hour trips when upon coordination with the developer BCPWD deems it necessary.	The Level B Transportation Plan was completed, submitted, and has been revised to address ongoing comments. The Level A Transportation Plan has been revised to address previous staff comments.		
5	a. The Santolina Access Management Plan (SAMP) with the Traversable Median column added to Access Spacing Standards Table on Page 3 is approved. The SAMP shall be added to the Santolina Level "A" Transportation Master Plan.	This has been completed, and was incorporated into the Level a Transportation Plan.		
6	b. Revise the Level A Transportation Network model as required by BCPWD. Revisions/reanalysis shall include, but not be limited to, the 118111 St./I-40 interchange, the new proposed arterial roadways, the new urban center layout, and any other changes to the Santolina roadway network. In accordance with PCC criteria, when substantial variations are identified to the Level A Master Plan, subsequent revision/reanalysis of the Level A Transportation Network model shall be required, when upon coordination with the developer, BCPWD deems it necessary.	The overall Level A Plan has been re-modeled per this condition.		
7	c. All appropriate items in the Addendum to the Transportation Master Plan dated November 4, 2014 shall be placed in the appropriate Level A document.	These have been incorporated into the Updated Level A Transportation Master Plan.		
8	5. Written approval from the proper state and/or federal authority will be obtained prior to the improvement or expansion of State roads identified in the Level A submittal. NMDOT and FHWA (Federal Highway Administration) review and approval will also be required for any required modifications and improvements to Interstate 40 as a result of the development of Santolina and its roadway network. Future coordination with NMDOT and FHWA will be done in subsequent procedures including the Metropolitan Transportation Plan, the Transportation Improvement Plan and the State-wide Transportation Improvement Plan. The coordination of timeframes for the offsite roadway improvements and the Plan phasing will also need to be identified.	Coordination with these agencies is and will be ongoing. No improvements to NMDOT facilities are proposed at this time.		

Santolina Level A Conditions of Approval

##	Comments	Response	Staff Response	Status
9	6. Funding for arterial streets and linkages, which are needed for Santolina and not programmed in the Bernalillo County Capital Improvements Program (CIP) or the Metropolitan Transportation Plan (MTP), shall be identified and submitted to the County for recommendation for inclusion in the CIP or the MTP.	The MTP already has placeholders for Santolina arterials and collectors, pre 2025 and post 2025. This is something the applicant has and will continue addressing as studies are reviewed and presented to the County and shared with MRCOG. It is anticipated that modification to the MTP and CIP will be amended in the future to include these facilities		
10	7. The submitted Drainage (Stormwater) Master Plan, dated December 1, 2014, contains an addendum which includes minor inconsistencies within the calculations to the revised Land Use Master Plan. However, these inconsistencies do not alter the concept of the overall Drainage Master Plan and therefore are acceptable for this Level A Master Plan. The applicant must provide a Drainage (Stormwater) Master Plan consistent with the proposed Level A Master Plan with any Level B submittal.	This is addressed in the accompanying Drainage Master Plan.		
11	8. Prior to approval of any Level B or Level C planning document, the applicant will provide a fully executed development agreement with the ABCWUA. The development agreement should be structured to ensure compliance with the ABCWUA's existing guidelines, policies, and ordinances and as may be amended from time to time. The development agreement should, at a minimum, address residential, industrial, institutional and commercial water conservation provisions, guidelines, and design standards. The development agreement should, at a minimum, address infrastructure improvements, direct and indirect potable reuse, and water supply charges, as well as provide; a Phasing Plan consistent with ABCWUA policies. This condition shall in no way constrain the ABCWUA from imposing such requirements as it may deem necessary.	We are coordinating with the ABCWUA staff regarding Santolina. A draft Development Agreement has been provided to the ABCWUA. ABCWUA is currently updating their Water Resources Master Plan, which is anticipated to provide additional policy guidance for the Santolina project. We respectfully request that this condition be addressed prior to BCC approval.		
12	9. Prior to approval of any Level B or Level C document, the applicant shall, based on the approved ABCWUA development agreement, provide to the County a written explanation of the projected Master Plan water use and phasing and the subsequent level plans within the context of the 2024 Water Conservation Plan Goal and Program Update (July 2013) or subsequent updates.	The Water Master Plan Technical Report is included in this submittal and we are in discussion with ABCWUA.		

Santolina Level A Conditions of Approval

##	Comments	Response	Staff Response	Status
13	10. Prior to approval of any Level B or Level C planning document, the applicant shall provide to the County a water conservation plan that is compliant with Bernalillo County and ABCWUA's guidelines, standards and requirements and which achieves the conservation goals expressed in the Bernalillo County Ordinance and ABCWUA's 2024 Water Conservation Plan Goal and Program Update, July 2013 and which requires compliance with subsequent revisions of the such guidelines, standards, requirements, and plans. Residential development shall occur in a sequential manner adjacent to existing infrastructure and consistent with ABCWUA's policies.	This will be completed in concert with the ABCWUA. The Level B submittal addresses all County requirements. In addition, a number of design guidelines have been included that address landscaping and Low Impact Design (LID) strategies to guide future development.		
14	11. Water and wastewater issues for the Santolina Master Planned Community shall be resolved between the Albuquerque/Bernalillo County Water Utility Authority (ABCWUA) and the applicant prior to any Level B approval. An agreement between the applicant and ABCWUA and regarding timing, responsibilities, and maintenance of water and sewer facilities required to service Santolina will be developed and agreed upon prior to any Level B approval.	Agreed, see response to Condition #8.		
15	12. A drainage plan and stormwater management plan shall be submitted at the time of any Level B submittal with provisions for revision as needed to ensure consistency with any EPA-issued municipal separate stormwater system permit provisions or requirements as issued for the Urbanized Area of Bernalillo County.	We have provided a Drainage and Stormwater Management Plan Technical Report as part of this Level B application.		
16	13. Prior to any Level B Plan approval, the developer shall provide documentation that the proposed development will comply with Albuquerque/Bernalillo County Air Quality Standards and will demonstrate the intent to comply with air quality standards established by the Environmental Protection Agency (EPA).	The revised Air Quality Impact Analysis - Santolina Level B Master Plan has been submitted to County Staff June 1 as part of this CPC process.		
17	14. Development of Parks, Trails, and Open Space shall comply with the Level A Master Plan. The location of open space corridors shall be developed in accordance with the requirements of the Planned Community zone with regard to the transportation grid. If the more detailed plan deviates significantly from the intent and framework established in the higher level plan, especially in terms of fiscal impacts, then the higher level plan would need to be amended.	The Parks and Open Space facilities and acreage are in compliance with the Level A Master Plan and the Level A Development agreement. Additional text has been provided to address the timing, funding, and implementation of these facilities.		
18	15. The Planned Communities Criteria requirements regarding the study and mitigation of archaeological and geotechnical resources shall be followed in Level B and Level C Santolina Plans. Prior to any Level B approval, documentation regarding the completed study and mitigation measures within the Level B Plan area shall be provided.	This has been In consultation with the SHPO a Class II Archeological Survey was designed and completed in May 2016.		

Santolina Level A Conditions of Approval

##	Comments	Response	Staff Response	Status
19	**Albuquerque Public Schools** 16. The developer will work cooperatively with APS to locate school sites within Santolina, which will be made available to APS on mutually agreeable terms and conditions.	The level A Development Agreement and Level B Plan address this item. The Level B Plan has been updated in response to APS comments. We have and will continue to work with APS throughout the process.		
20	17. Level B and C Plans shall be required prior to development of the Santolina Level A Master Plan Community. Level B and C development agreements, as prescribed in the Planned Communities Criteria, shall be provided. Consistency between Level A, Level B, and Level C plans shall be required throughout the development of Santolina. Ifthe more detailed plan deviates significantly from the intent and framework established in the higher level plan, especially in terms of fiscal impacts, then the higher level plan would need to be amended.	This Level B application satisfies the Level B portion of this condition.		
21	18. The Santolina Development Agreement shall include a section that pertains to Interim Uses. This section shall indicate that all sites within the Santolina Level A boundary area governed by a Special Use Permit or any site expected to be developed with local, state and/or federal support shall be governed by Sections 18, Special Use Permits and Section 24, Administration of the Zoning Code until a Level B Plan, affecting such site, has been adopted by Bernalillo County. No special use permit shall be issued without a demonstration of available necessary infrastructure and utilities, including water, electricity and sewer, to be installed before, or concurrently with, development of the site. No building permits shall be granted on all remaining sites until Level C plan affecting the subject property have been approved. Any subdivision will occur in compliance with the County's Subdivision Ordinance.	The approved Level A Development Agreement and this request for a Level B Plan satisfies this condition. The zoning chapter of this level B plan references County Special Use Permit regulations. Futhermore, level C plans will adhere to the county's subdivision ordinance as indicated in the zoning chapter, future non-residential or apartment development over 5 acres will require site plan review by the CDRA.		
22	19. Prior to or concurrent with the first Level B Plan approval, the subject Level A master planned property shall be legally platted (the "Boundary Plat"). A summary platting procedure, such as that allowed for 'a minor subdivision' under County ordinances, shall be permitted for the Boundary Plat, and for any subsequent platting actions prior to a Level C plan or a Level C subdivision plat approval. The Boundary Plat and any subsequent plats submitted in advance of a Level C plan or a Level C subdivision plat approval shall provide legal access (easements) to all existing and proposed tracts within the platted area, but infrastructure installation or guarantee shall not be required prior to Level C plan or Level C subdivision plat approval, because, before building permits can be granted or development can proceed, additional land use approvals and infrastructure installation and/or guarantees are required at the Level C Plan approval stage and/or at the Level C subdivision plat approval stage.	The Level A Master Plan property has been submitted for a Boundary Plat to the CDRA. The CDRA hearing is scheduled for July 14th. Following adoption of this level B plan, the zoning districts will be platted. Future level C plans will also require platting prior to building permit approval.		

Santolina Level A Conditions of Approval

##	Comments	Response	Staff Response	Status
23	20. Minor corrections to the plan, such as typographical and grammatical corrections, editorial changes agreed to by County staff, or small changes to acreage related to surveying may be incorporated in the final, adopted version of the plan.	These changes have been made and incorporated into the approved Level A Master Plan.		
24	21. The request shall comply with all applicable Bernalillo County ordinances and standards.	This submittal complies with Bernalillo County ordinances and standards.		
25	22. The applicant shall make the following modifications to the Level A Plan (dated 12/1/14) as required by staff and agencies:	These changes have been made and incorporated into the approved Santolina Level A Master Plan.		
26	a. Chapter 4. Zoning, p. 47. Add the following sentence under Level A Governance and Interim Uses (after ..Bernalillo County ..) "No building permits shall be granted on all remaining sites until a Level C plan affecting the subject has been adopted."	These changes have been made and incorporated into the approved Santolina Level A Master Plan.		
27	b. Change the language "publicly funded" on page 92 to "proposed for public funding."	This change has been made and incorporated into the approved Santolina Level A Master Plan.		
28	c. Chapter 6, Transportation, Level A Master Plan on page 95: remove the sentence "The policy supersedes other policies that may be in place for roadways within Santolina" regarding the SAMP, and remove "(by others)" regarding the extension of Gibson Boulevard.	This change has been made and incorporated into the approved Santolina Level A Master Plan.		
29	d. Exhibit I must be corrected to indicate that the Westland Master Plan was approved by both Bernalillo County and the City of Albuquerque. The Board of County Commissioners approved the Master Plan as a Rank III Plan in accordance with the Comprehensive Plan. The City of Albuquerque also approved a separate Sector Development Plan for the portion of the Master Plan that has been annexed.	These changes have been made and incorporated into the approved Santolina Level A Master Plan.		