

The logo for WALH, consisting of the letters 'WALH' in a bold, sans-serif font.

WESTERN ALBUQUERQUE LAND HOLDINGS, LLC

The text 'SANTOLINA LEVEL A' in a large, serif font, positioned above a semi-transparent grey box.The text 'MASTER PLAN' in a large, serif font, positioned below 'SANTOLINA LEVEL A' and above the date.The text 'AUGUST 26, 2013' in a smaller, serif font, positioned below 'MASTER PLAN'.The text 'BERNALILLO COUNTY PLANNING COMMISSION' in a bold, sans-serif font.The text 'GOVERNMENT AND PUBLIC SERVICES HEARING' in a bold, sans-serif font.The text 'JULY 2014' in a bold, sans-serif font.The logo for SANTOLINA, featuring a stylized leaf icon to the left of the word 'SANTOLINA' in a bold, sans-serif font.

WALH

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

PROJECT DEVELOPMENT TEAM:

Garrett Development Corporation

Bohannon Huston Inc.

SEC Planning, LLC

Consensus Planning, Inc.

David Taussig & Associates

Planning Technologies, LLC

July 30, 2014

COUNTY PLANNING COMMISSION HEARING

1. Introduction

2. Letters of Support

3. Response to Staff and Agency Comments

4. Conclusion

LETTERS OF SUPPORT:

- **The Atrisco Heritage Foundation:** We are the Atrisco Companies, the successor to Westland Development. We represent the Atrisco Land Grant and its heirs. We support the Santolina Level A Master Plan.
- **The Pajarito Mesa Neighborhood Association:** We support the Santolina Level A Master Plan. We know all too well the problems associated with a lack of comprehensive planning over an area as large as Santolina.

LETTERS OF SUPPORT:

- **Gary Tonjes, Albuquerque Economic Development:** We desperately need employment centers on the west side of the metro area. The alternative is to do what we have been doing, and that is to contribute to the misery index of the growing population living west of the river but who have to drive east for a paycheck.

LETTERS OF SUPPORT:

- **Albuquerque Economic Development:** For at least twenty years, one of the principal barriers to successfully recruiting major new employers to the Albuquerque metro area has been the lack of quality industrial sites and/or buildings that have zoning secure and infrastructure in place.

LETTERS OF SUPPORT:

- **NM Partnership:** We view the Santolina development as a benefit to AED's value proposition in landing future projects.
- **Mark Ferguson, DR Horton:** We often hear of and/or deal with issues that are exasperated by growth such as lack of adequate road network, and strains placed on our water and sewer systems. Santolina is geared toward addressing these matters well in advance.

LETTERS OF SUPPORT:

- **Statistics from New Mexico Homebuilders Association:**
 - 184 workers are needed to construct 100 single-family houses, generating \$7.6 million in wages, which in turn accounts for more than \$1.3 million in local tax revenue and fees.
 - Over the course of the first year after the home is completed, the “ripple effect” of spending results in an additional \$3.7 million in local wages and salaries, pays another \$465,000 in local taxes, and supports 100 more jobs throughout the local community.

LETTERS OF SUPPORT:

- **NAIOP:** As a rule, NAIOP does not take positions on specific projects. However, Santolina is an excellent example of the importance of master planning...
- **NAIOP:** The Master Plan creates the opportunity to be able to attract large scale employers as well as to rationally plan for essential, well-designed infrastructure, compatible zoning for residential and commercial projects, and strategically located schools, medical facilities and services. Approving this plan is, in short, prudent and the very definition of “smart growth”.

LETTERS OF SUPPORT:

- **John Ellis, Franklin's Earthmoving:** Within the last 18 months these projects have provided almost 1.5 million dollars of income for Franklin's Earthmoving alone. This is equivalent to roughly 60,000 labor hours. With current contracts, this amount will more than double during the next year. Franklin's is just one of several local companies who have had the honor to be involved in construction of these projects.

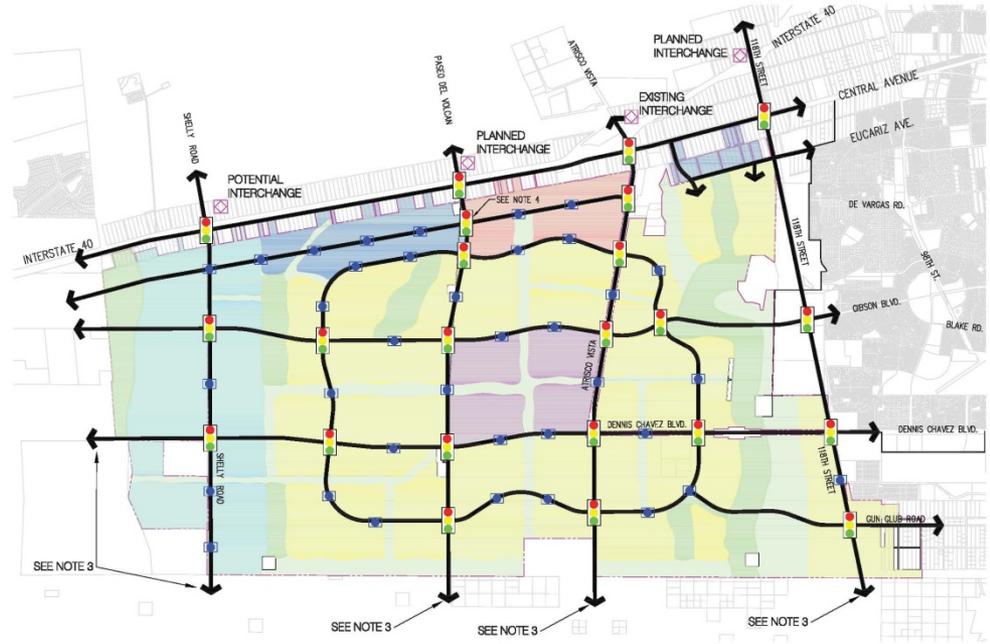
LETTERS OF SUPPORT:

- **Senator Phil Griego:** Policy makers, community leaders, citizens, everyone needs to be proactive in retaining and attracting jobs to our state. My personal career and my service as a legislator have taught me that prospective companies make their decisions based on having a site ready for their business.

TRANSPORTATION

SANTOLINA MASTER PLAN

Exhibit 19: Transportation Master Plan



NOTES:

1. TRAFFIC SIGNAL AND INTERSECTION SPACING GENERALLY CONFIRMS WITH NMDOT STATE ACCESS MANAGEMENT (SAM) MANUAL FOR URBAN PRINCIPAL AND MINOR ARTERIALS.
2. ROADWAY FUNCTIONAL CLASS AND ACCESS MANAGEMENT PLAN ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE.
3. FUTURE ROADWAY EXTENSIONS AND INFRASTRUCTURE OUTSIDE SANTOLINA ARE BY OTHERS (AS REQUIRED BY DEVELOPMENT PATTERNS).
4. SIGNAL LOCATION TO BE EVALUATED PENDING PASEO DEL VOLCAN INTERCHANGE LAYOUT AND LOOP ALIGNMENT.

LEGEND

- | | | | |
|--|---|--|----------------------------------|
| | MAJOR SIGNALIZED INTERSECTION | | PRINCIPAL ARTERIAL |
| | POTENTIAL FUTURE SIGNALIZED INTERSECTION | | OFFSITE IMPROVEMENTS (BY OTHERS) |
| | EXISTING INTERCHANGE OR PLANNED INTERCHANGE | | |



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GRADING, DRAINAGE, AND WATER CONSERVATION

**LEVEL 'A' PLANNED COMMUNITY
TECHNICAL REPORT**

FOR

**SANTOLINA LEVEL 'A'
MASTER PLAN**

**DRAINAGE (STORMWATER)
MASTER PLAN**

AUGUST 26, 2013

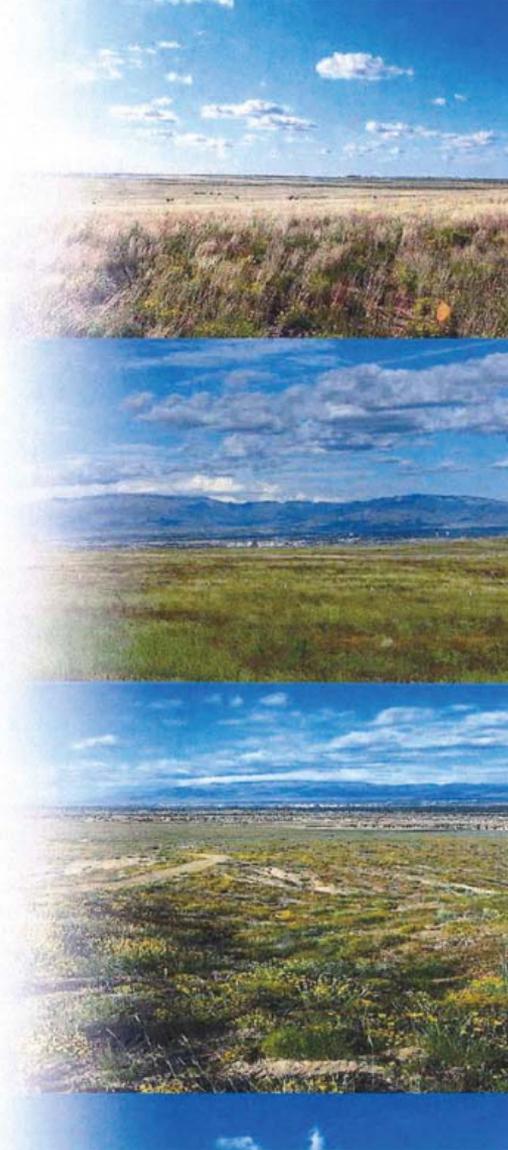
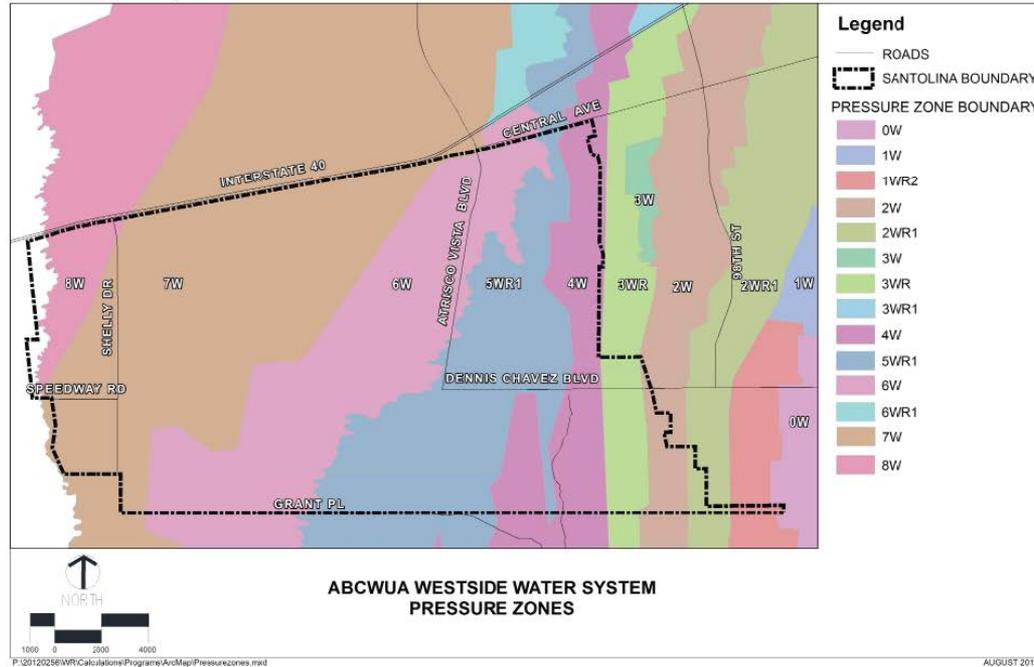


Exhibit 10: Water System Pressure Zones



As with other major systems necessary to service Santolina, the stormwater system has been designed towards meeting the 2035 Projected Development Plan followed by the Final Buildout.

Private and public 'site development' projects will be required to incorporate "low impact development" (LID) and other green development practices that improve stormwater quality and harvest stormwater. These LID improvements will mimic the existing character of the land in which most of the stormwater remains on-site. These measures will be employed only to an extent that does not violate Rio Grande Compact agreements.

Water System

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) has provided a 40 Year Water Plan to the State of New Mexico in which the population growth and water needs of the current and future Bernalillo County/Albuquerque service area are addressed. Santolina is included in the planning scope of the ABCWUA 40 Year Plan, as it is a potential development within the ABCWUA Service Area. Any update to the 40 Year Plan will include and address potential development of Santolina.

ZONING



CHAPTER 4 SANTOLINA PC ZONE



PLANNING AND CIP

SANTOLINA MASTER PLAN

Exhibit 7: Land Use Plan

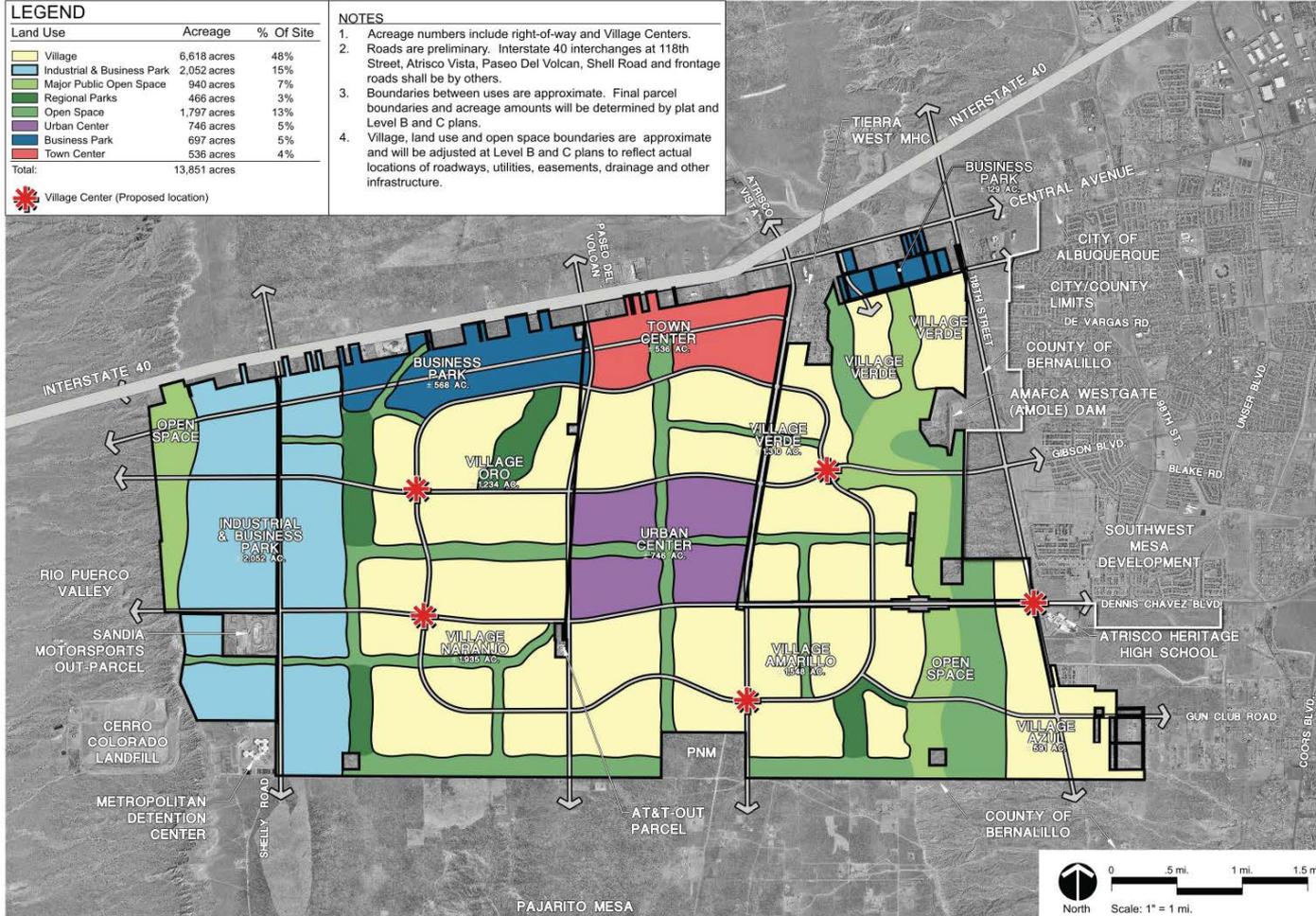
LEGEND

Land Use	Acreage	% Of Site
Village	6,618 acres	48%
Industrial & Business Park	2,052 acres	15%
Major Public Open Space	940 acres	7%
Regional Parks	466 acres	3%
Open Space	1,797 acres	13%
Urban Center	746 acres	5%
Business Park	697 acres	5%
Town Center	536 acres	4%
Total:	13,851 acres	

 Village Center (Proposed location)

NOTES

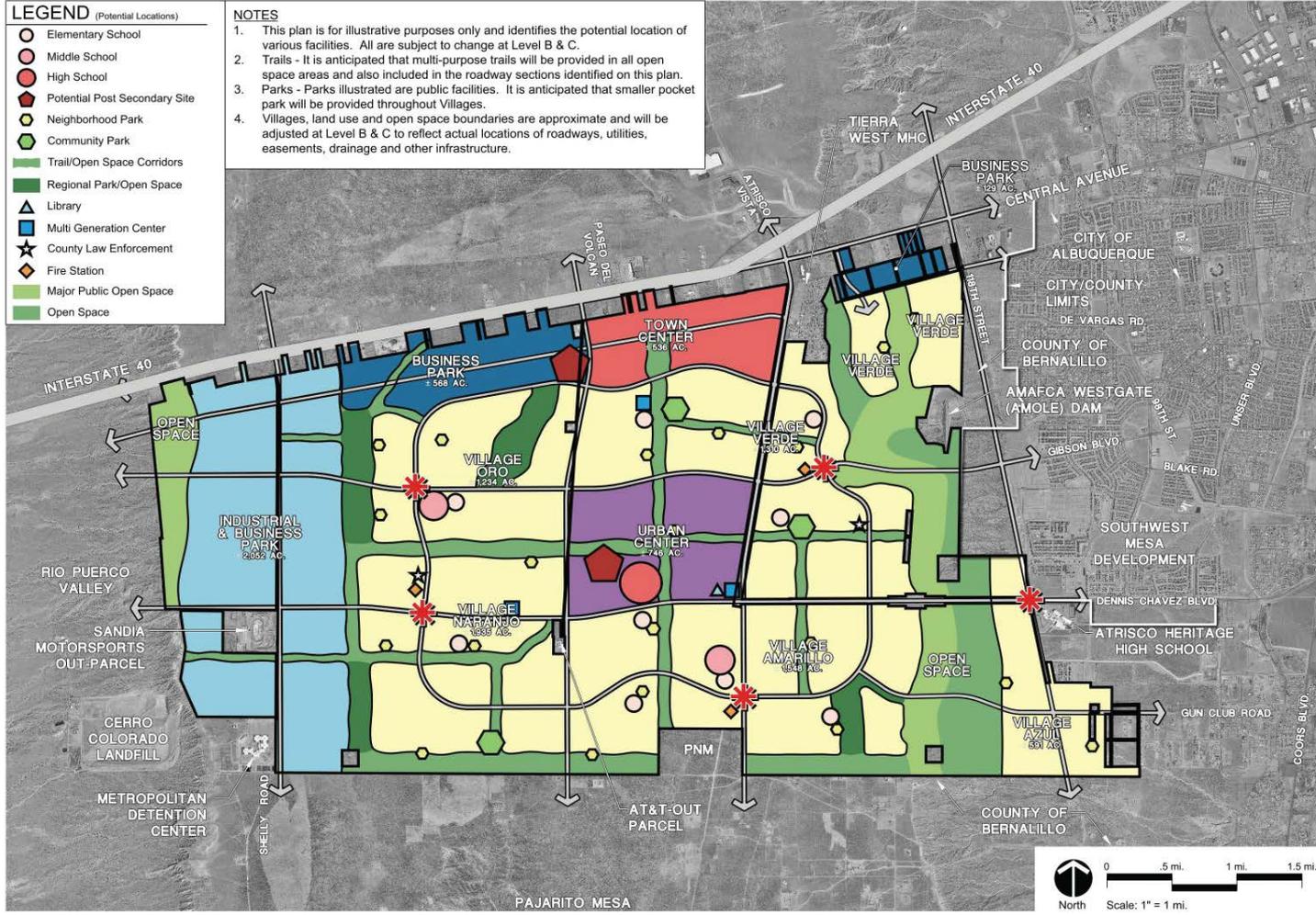
1. Acreage numbers include right-of-way and Village Centers. Roads are preliminary. Interstate 40 interchanges at 118th Street, Atrisco Vista, Paseo Del Volcan, Shell Road and frontage roads shall be by others.
2. Boundaries between uses are approximate. Final parcel boundaries and acreage amounts will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



PARKS AND RECREATION

SANTOLINA MASTER PLAN

Exhibit 27: Santolina Public Facilities Plan



7/9/2014

F. Economic Impact During Construction of the Project

Contractors in the area will work on the project and they will hire workers and pay salaries. Plus, this activity will create and support spin-off or indirect and induced revenues, jobs and salaries in other businesses in the area. In total, the project's development and construction activities will have impact on the area's economy that will generate \$14.5 billion in economic output from this construction activity (the amount of money that the project's construction will pump into the county's economy), support 8,127 direct and indirect construction job each year during the construction period, and generate \$5.2 billion in direct and indirect construction salaries for area workers.

G. Economist Conclusion

This economic impact analysis was prepared using assumptions supplied by the developer. If these assumptions are correct and the project is developed and occupied as projected, the economic and fiscal impacts presented reasonably represent the impact of the projects. Similarly, the economic and fiscal impact projections contained in developer prepared reports appear to be reasonable.

However, there are no concrete assurances that market demand exists or will exist for the homes that are being built, and most importantly, for the commercial, retail, industrial and office property that is being developed.

