PROJECT DEVELOPMENT TEAM:

Garrett Development Corporation

Bohannan Huston Inc.

SEC Planning, LLC

Consensus Planning, Inc.
November 6, 2013  
 County Planning Commission Hearing

Presentation:

1. Why Here? Why Now?

2. Santolina Level A Plan Overview

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

4. Next Steps
REGIONAL CONTEXT of the WALH PROPERTIES

13,700 Acres

Garrett Development Corp.  Bohannan Huston, Inc.  SEC Planning, LLC  Consensus Planning, Inc.
METROPOLITAN AREA
Growth vs. Land Availability

- MRCOG Projects Metropolitan Area Growth
  - 1.3 Million People by 2035
  - On Numbers Economic Index predicts the Albuquerque Population will reach 1 Million by 2018

- Limited Land Availability to Accommodate Growth
  - Access
  - Public Land
  - Tribal Land
  - Floodplains and Irrigated Agriculture
  - Antiquated Subdivisions
  - Fractured Ownership
  - Lack of Regional Infrastructure

- Logical Location for Growth
  - Santolina and Estrella Master Planned Communities
METROPOLITAN ALBUQUERQUE
Historic Land Absorption

1951 ± 20,000 Acres Developed

2011 ± 170,000 Acres Developed

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

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METROPOLITAN ALBUQUERQUE Access

Interstate Highways and Proposed Regional Roadways
METROPOLITAN ALBUQUERQUE
Public Land

Interstate Highways and Proposed Regional Roadways

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

Not Available for Growth
METROPOLITAN ALBUQUERQUE
Tribal Land

Interstate Highways and Proposed Regional Roadways

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

Tribal Land
Not Available for Growth
METROPOLITAN ALBUQUERQUE Floodplains

Interstate Highways and Proposed Regional Roadways

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

Tribal Land

Floodplains and Irrigated Lands

Not Available for Growth
METROPOLITAN ALBUQUERQUE
Antiquated Subdivisions

Interstate Highways and Proposed Regional Roadways

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

Tribal Land

Floodplains and Irrigated Lands

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

Not Available for Large Scale Growth
METROPOLITAN ALBUQUERQUE Available Land

Interstate Highways and Proposed Regional Roadways

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

Tribal Land

Floodplains and Irrigated Lands

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

Available Land with WALH Properties Highlighted

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METROPOLITAN AREA
Land Absorption

• Projections
  ✓ MRCOG 2035 Metropolitan Transportation Plan states:

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

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

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

  -- Urban Land Institute
WHY A PLANNED COMMUNITY?

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

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

- **Pro-Active vs. Reactionary**
  - Planned Community Master Plan to plan BEFORE growth happens
THE SANTOLINA LEVEL A MASTER PLAN

- 40-50 year development timeframe
- 13,700 acres, all located within Bernalillo County
- A Planned Communities Criteria Level A Master Plan
- Designed with a mixture of land uses that will offer a variety of employment and housing opportunities in close proximity to commercial services, and educational and recreational opportunities
SUSTAINABILITY: Balances the needs of the present community with that of the future.
ELEMENTS OF SANTOLINA SUSTAINABILITY

Water

YEAR TO DATE WATER USE
Jan 1 - July 28

20,500,000,000
20,000,000,000
19,500,000,000
19,000,000,000
18,500,000,000
18,000,000,000

20,073,760,000
19,257,600,000
18,713,960,000

2011 2012 2013

ANNUAL SAVINGS FROM CONSERVATION

GALLONS

BILLIONS OF GALLONS

0 5 10 15 20 25 30


2 BILLION

6 BILLION

15 BILLION

21 BILLION

24 BILLION

Western Albuqueruqe Land Holdings LLC
Efficiency of New Construction

**Energy Consumption**
15% Reduction
New Home vs. Older Home

**Residential Water Use**
20% Reduction
New Home vs. Older Home
Transportation and Land Use

- Mixed use community with convenient services
- Multi-modal connectivity
Fiscal & Economic Benefits

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

[Map with various designations and labels such as 'RURAL', 'RESERVE', 'SEMI-URBAN', 'ESTABLISHED-URBAN', 'DEVELOPING-URBAN'].

Legend:
- North

[Map legend showing the meaning of the designations].

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LEVEL A APPROVAL PROCESS

Level A
- Santolina Master Plan, Level A Development Agreement & PC
- Zoning
  - Approved by the Bernalillo County Commission

Level B
- Village Master Plan, Community Center, Employment Center or Urban Center
  - Approved by the Bernalillo County Commission

Level C
- Subdivision, Site Development Plan
  - Approved by Bernalillo County Staff/CDRA

Level B and Level C may be combined or processed concurrently.
SANTOLINA PC (PLANNED COMMUNITY) ZONE
RIGHT PLACE, RIGHT TIME

• Demonstrated Need & Trends
  ✓ Population Growth
  ✓ Land Absorption
  ✓ Historic Building Permit Data

• Limited Supply
  ✓ Public and Tribal Land, Flood Plains and Irrigated Agricultural Land, & Antiquated Subdivisions

• Anticipated
  ✓ Comprehensive Plan
  ✓ Planned Communities Criteria
  ✓ PC Zone

• Efficiency & Sustainability
  ✓ Master Planned Communities
  ✓ Systems Thinking
NEXT STEPS...

• First County Planning Commission Hearing Today, November 6, 2013

• Santolina Team will meet with the departments and agencies and will submit a letter in response to all written comments

• Santolina Team has scheduled a meeting with the South Valley Coalition of Neighborhoods on November 19th to discuss the Master Plan

• We request that that Santolina Level A Master Plan be heard again at the January 2014 County Planning Commission Hearing