PROJECT DEVELOPMENT TEAM:

Garrett Development Corporation
Bohannan Huston Inc.
SEC Planning, LLC
Consensus Planning, Inc.
David Taussig & Associates
Planning Technologies, LLC
March 26, 2014
COUNTY PLANNING COMMISSION HEARING

1. PCC Transportation Goals

2. Submittal Requirements

3. Santolina Transportation Plan

4. Santolina Transportation Model

5. Agency Topics

6. Conclusions

7. Next Steps
PCC TRANSPORTATION GOALS

This Level A Plan shall provide:

• An integrated, multi-modal network

• A balanced community offering alternative modes of travel

• Development of an integrated system of trails

• A transportation system that creates the structure for the ultimate development level envisioned by the Plan
Integrated, multi-modal network

ROADWAY
FUNCTIONAL CLASS & ACCESS MANAGEMENT MASTER PLAN

NOTES:
1. TRAFFIC SIGNAL AND INTERSECTION SPACING GENERALLY CONFORMS 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 BEYOND SANTOLINA ARE BY OTHERS (AS REQUIRED BY DEVELOPMENT PATTERNS).

LEGEND
- MAJOR SIGNALIZED INTERSECTION
- POTENTIAL FUTURE SIGNALIZED INTERSECTION
- POTENTIAL UNSIGNALIZED INTERSECTION
- EXISTING INTERCHANGE OR PLANNED INTERCHANGE
- PRINCIPAL ARTERIAL
- PRINCIPAL ARTERIAL
- OFFSITE IMPROVEMENTS
A balanced community offering alternative modes of travel
A balanced community offering alternative modes of travel (cont.)
Development of an integrated system of trails
A transportation system that creates the structure for the ultimate development level envisioned by the Plan
Transportation Master Plan

- Discuss major street continuity
- Phased analyses of demand
- Identify major travel corridors
- Consider private and public responsibilities for on-site and off-site improvements
PCC LEVEL A TRANSPORTATION MASTER PLAN

Submittal Requirements

- **Specific Land Use Assumptions** (inform travel demand modeling)
- Strategies for **workable multi-modal opportunities**, in and external to the community
  - Pedestrian
  - Bicycle
  - Transit
- **Hierarchy of internal and regionally connected roadway facilities**
Hierarchy of internal and regionally connected roadway facilities

"COMMUNITY CONNECTIVITY " MAP

LEGEND

EXISTING & PLANNED ROADWAY CONNECTIONS (15)

POTENTIAL ROADWAY CONNECTIONS (9)

NOTE:
1. POTENTIAL ROADWAY CONNECTIONS (SUBJECT TO LEVEL B PLANNING).
2. GRANT ROAD ALIGNMENT IS ASSUMED.

WALH
Hierarchy of internal and regionally connected roadway facilities
Hierarchy of internal and regionally connected roadway facilities
PURPOSE: WHO, HOW, AND WHAT

WHO: Project Team
   – Consensus Planning, Bohannan Huston, Planning Technologies

   Coordinating with:
   – County Transportation, Public Works
   – MRCOG, NMDOT, ABQ Ride

HOW: Utilized MRCOG Regional Travel Demand Model
   – Revised to reflect Santolina land use plan and road network
   – 2035 Projected Level of Development (maintain regional control totals of population and jobs)
   – 2035 to Full Build

WHAT: Transportation Recommendations to Team
   – Roadway ROW, Laneage, Designations
   – Transit, Pedestrian, Bikeway
RESULTS

• Land use plan (jobs-housing balance) encourages reverse (counter) commuting and optimization of roadway capacity

• Regional roadway connectivity

• 15%-35% internal trip capture
RESULTS

- Provided a **transportation framework** for future Level ‘B’ and Level ‘C’ master plans
- Identified an **access management policy** for the community arterial roadways
- Created opportunities for **alternative modes of transportation** through an extensive network of complete streets including transit, pedestrian trails, and bikeways
RESULTS

• **2035 Projected Development and Full Build internal roadway networks** that are sufficient to accommodate anticipated traffic volumes/levels of service (LOS)

• **2035 Projected Development Vehicle Miles Traveled (VMT)** slightly lower (0.56%) than base 2035 MTP VMT

• A *reduction in vehicular river crossings*
2035 - FULL BUILD DEVELOPMENT

NUMBER OF LANES

Directional Lanes
- 1
- 1.3
- 2
- 3

Santolina 2035 Development
Santolina Build Out
2035 - FULL BUILD DEVELOPMENT
AM VOLUME TO CAPACITY (V/C) RATIO
2035 - FULL BUILD DEVELOPMENT
PM V/C RATIO

Santolina Buildout PM V/C

PMVC Short
- Load Links
- Acceptable V/C =0.09
- Approaching Capacity V/C = 0.9-0.99
- Over Capacity V/C = 1-1.05
- Severely Congested V/C >=1.1
- Sandline Build Out
2035 PROJECTED DEVELOPMENT
MINUS 2035 MTP MODEL RESULTS

PM Peak Hour
2035 PROJECTED DEVELOPMENT
ROADWAY NETWORK
2035 PROJECTED DEVELOPMENT NUMBER OF LANES

Lanes

- 1
- 1.3
- 2
- 3

Santolina 2035 Developed Area
Sanotina Boundary
2035 PROJECTED DEVELOPMENT
AM VOLUME TO CAPACITY (V/C) RATIO
2035 PROJECTED DEVELOPMENT
PM VOLUME TO CAPACITY (V/C) RATIO

2035 Santolina PM V/C

- Garrett Development Corp.
- Bohannan Huston, Inc.
- SEC Planning, LLC
- Consensus Planning, Inc.
- Planning Technologies, LLC
RESULTS

• Provided **arterial roadway typical sections** with on-street bicycle lanes, sidewalks, landscape buffers and provision for future transit.

• Potential **Transit Center locations** to serve the Business Park, Town Center and Urban Center.

• Identified potential **bus stop locations** to serve the entire community with transit service.
Integrated, multi-modal network

TRANSIT MASTER PLAN

NOTES:
1. TRANSIT CENTER AND STOPS ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE.

LEGEND

TRANSIT CENTERS
TRANSIT STOP
BRT / ROUTE COMMUTER
Integrated, multi-modal network

FIGURE 4 - TYPICAL SECTIONS
PEDESTRIAN & BIKEWAYS MASTER PLAN

COMMUNITY TRAILS
ALL PRINCIPAL ARTERIALS HAVE ON-STREET BIKE LINES, SIDEWALK AND MULTI-USE TRAIL.

NOTES:
1. ROADS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES.
2. ALL MINOR ARTERIALS AND COLLECTORS WILL ALSO HAVE ON-STREET BIKE LINES, SIDEWALK AND MULTI-USE TRAILS.


**AGENCY TOPICS**

- **Access Management**
  - Have adopted NMDOT spacing on all Santolina roadways
  - Will work with the County on Interim Access approach
  - Prepared an illustrative plan showing access concepts

- **Frontage Road**
  - Have agreed to a parallel roadway within Santolina to accommodate development traffic
  - Future Level B studies will include/model this roadway
ILLUSTRATIVE ACCESS PLAN

LEGEND
- R/RO = RIGHT IN & RIGHT OUT ONLY
- = TRAFFIC SIGNAL
- = INGRESS/EGRESS POINTS

* FOR ROADWAYS OF DIFFERENT SPEEDS SEE ACCESS MANAGEMENT PLAN INTERACTION SPACING STANDARDS

MARCH 2014

SANTOLINA ILLUSTRATIVE TRAFFIC PLAN
REPRESENTING THE ACCESS MANAGEMENT PLAN INTERSECTION/DRIVEWAY SPACING
AGENCY TOPICS

Connectivity
- Have agreed to show additional connections to north, south, west and east Santolina
- Connections to lands outside Santolina exceed 20 points of connection

Phasing
- Provided phased analysis per PCC requirements
- Future Level B studies to address phasing as required by Staff and PCC

118th Street Interchange
- WALH has not proposed any changes to the 118th interchange plans. ROW/easements are in place for interchange and are noted on plats.
AGENCY TOPICS

"COMMUNITY CONNECTIVITY" MAP

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AGENCY TOPICS

Jobs/Housing Balance
The balance will be monitored at each Level B Plan

Urban Center Location
We are proposing moving the Urban Center to the northwest quadrant and increasing the size of the Town Center and Business Park

*Adjustments to land use districts will not change the overall land use mix or land use assumptions
AGENCY TOPICS

Urban Center Location

"COMMUNITY CONNECTIVITY" MAP

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SCALE: 1" = 4,000'

AGENCY TOPICS

Urban Center Location

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Urban Center Location

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CONCLUSIONS

• Transportation Master Plan achieved goals and requirements of the County’s PCC
  – A balanced, multi-modal community
  – Able to meet full buildout needs of the community

• Substantial conformance with the approved Level A Plan, or re-evaluation of the roadway system is required

• Future Level B/C submittals will refine the transportation planning and modeling
NEXT STEPS...

• Presentation at the Westside Coalition Neighborhood Meeting *(date to be determined)*

• Presentation to the Anderson Hills Neighborhood Association *(date to be determined)*

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

• May 28, CPC Hearing Number 5 - Environment and Open Space

• July 30, CPC Hearing Number 6 - Government and Public Services and CPC RECOMMENDATION