PROJECT DEVELOPMENT TEAM:

Garrett Development Corporation

Bohannan Huston Inc.

SEC Planning, LLC

Consensus Planning, Inc.

David Taussig & Associates
April 27, 2016
COUNTY PLANNING COMMISSION HEARING

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

- Revise the Level A Transportation Roadway Network
  - Additional roadway network grid
  - Re-Locate Urban Center
  - Parallel Road to Central/Frontage Road

- Update Level A Transportation Model and Transportation Master Plan

- Document Santolina Access Management Policy in Level A Transportation Master Plan

- Minor corrections to the Level A Plan have been made and incorporated into the approved Master Plan and Transportation Master Plan.

- On-Site and Off-Site improvement costs have been identified and submitted to the County

- Ongoing coordination with MRCOG and other agencies on roadway improvements, phasing, and funding
Level B Buildout - Level A Remainder
Level B Land Use Plan
<table>
<thead>
<tr>
<th>TRANSPORTATION</th>
<th>DOCUMENT CHAPTER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conformance with Level A Transportation System Plan</td>
<td>Level B Transportation Chapter Level A Transportation Master Plan Update</td>
</tr>
<tr>
<td>Level B transportation system analysis</td>
<td>Level B Transportation System Analysis (Technical Appendix)</td>
</tr>
<tr>
<td>Identify traffic circulation system</td>
<td>Transportation Chapter and Level B Transportation System Analysis</td>
</tr>
<tr>
<td>Typical Roadway Cross-sections for major roadways</td>
<td>Transportation Chapter and Level B Transportation System Analysis</td>
</tr>
<tr>
<td>TRANSPORTATION</td>
<td>DOCUMENT CHAPTER</td>
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<tr>
<td>----------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Type and location of pedestrian, bicycle, and transit elements</td>
<td>Transportation Chapter and Level B Transportation System Analysis</td>
</tr>
<tr>
<td>Identify performance objectives for increasing transit ridership</td>
<td>Transportation Chapter</td>
</tr>
<tr>
<td>Resolve any transportation problems identified in the Level A Transportation Systems Plan</td>
<td>Congested locations have been identified and can be improved to acceptable levels of service</td>
</tr>
<tr>
<td>Air quality</td>
<td>Environment and Open Space Chapter Air Quality Analysis being refined per County request - June hearing</td>
</tr>
</tbody>
</table>
Roadway Typical Sections
Pedestrian and Bicycle Network
Level B Transit Network
Transportation Model

- Updated the Level A traffic analysis per the conditions of approval to conform to the 2040 MTP projections and the approved land use plan (road network).

- Designed and modeled as a multi-modal transportation system

- Traffic analyzed for 2025, 2040 (Level B Buildout), and full buildout (Level A Update)
Transportation Model Methodology

• Worked closely with MRCOG and Bernalillo County on scenario and roadway network development
  • Multiple meetings with Bernalillo County, MRCOG and NMDOT

• Traffic forecasting utilized MRCOG’s “Cube” model
  • Initial roadway network for 2025 and 2040 per 2040 MTP
  • Modified to include Santolina roadways
Transportation Model Socioeconomics

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

- **Albuquerque Metropolitan Planning Area (includes portions of Sandoval County, including Rio Rancho, Valencia County)**
  - Population increase – 438,522 – 50% increase from 2012
  - Employment increase – 182,188 – 47% increase from 2012

- **Bernalillo County**
  - Population increase – 311,532 – 46% increase from 2012
  - Employment increase – 131,585 – 39% increase from 2012
Transportation Model - 2025 Results

• Santolina 2025 Forecast
  • 6,201 Dwelling Units
  • 15,320 population
  • 8,700 jobs

• Impacts compared to MRCOG 2025 limited to Atrisco Vista interchange with I-40

• River Crossings reduced from 3%-5%

<table>
<thead>
<tr>
<th></th>
<th>Eastbound AM</th>
<th>Westbound PM</th>
</tr>
</thead>
<tbody>
<tr>
<td>MTP - Trend</td>
<td>39,397</td>
<td>40,497</td>
</tr>
<tr>
<td>Santolina</td>
<td>38,006</td>
<td>38,488</td>
</tr>
<tr>
<td>Difference - %</td>
<td>-3.5%</td>
<td>-5%</td>
</tr>
</tbody>
</table>
Transportation Model - 2025 AM Results Compared to 2025 MTP AM
Transportation Model - 2025 PM Results Compared to 2025 MTP PM
### Transportation Model - 2025 Results

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

*- 2025 roadway performance summaries derived using MRCOG 2025 datasets
Transportation Model - 2040 Results

- Santolina 2040 Level B Forecast (2016 Level B)
  - 9,443 Dwelling Units
  - 23,325 population
  - 31,456 jobs

- Impacts identified, all locations can be mitigated to LOS D

- River Crossings essentially the same as 2040 MTP

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<th>Westbound PM</th>
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</thead>
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<tr>
<td>MTP - Trend</td>
<td>43,592</td>
<td>45,925</td>
</tr>
<tr>
<td>Santolína</td>
<td>43,410</td>
<td>45,906</td>
</tr>
<tr>
<td>Difference - %</td>
<td>-0.4%</td>
<td>-0.04%</td>
</tr>
</tbody>
</table>
Transportation Model - 2040 AM Results Compared to 2040 MTP AM
Transportation Model - 2040 PM Results Compared to MTP 2040 PM
On-Site and Off-Site Study Locations
On-Site and Off-Site Roadway Costs

- Estimated costs for the 2025 roadway network within Santolina
  - Primarily Project Infrastructure
  - $98.659 million

- Estimated costs for the 2040 roadway network within Santolina
  - Primarily Project Infrastructure
  - $86.2 million

- Estimated costs for off-site improvements
  - System Infrastructure
  - $64.651 million
## Transportation Model - 2040 Results

<table>
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<tr>
<td></td>
<td>Absolute</td>
<td>Percent</td>
<td></td>
</tr>
<tr>
<td>VMT</td>
<td>2,894,913</td>
<td>2,978,559</td>
<td>+75,646 (+2.6%)</td>
</tr>
<tr>
<td>VHT</td>
<td>132,932</td>
<td>129,354</td>
<td>-3,578 (-2.7%)</td>
</tr>
<tr>
<td>VHD</td>
<td>71,293</td>
<td>68,588</td>
<td>-2,705 (-3.8%)</td>
</tr>
<tr>
<td>Average Speed</td>
<td>21.8</td>
<td>23.0</td>
<td>+1.2 (+5.5%)</td>
</tr>
<tr>
<td>% VHT in Delay</td>
<td>53.6%</td>
<td>53.0%</td>
<td>-0.6% (-1.1%)</td>
</tr>
<tr>
<td>VMT Over Capacity</td>
<td>644,967</td>
<td>585,917</td>
<td>-59,050 (-9.2%)</td>
</tr>
<tr>
<td>% VMT Over Capacity</td>
<td>22.3%</td>
<td>19.7%</td>
<td>-2.6% (-11.5%)</td>
</tr>
<tr>
<td>Congested Lane Miles</td>
<td>429</td>
<td>418</td>
<td>-11 (-2.4%)</td>
</tr>
<tr>
<td>VMT per Capita</td>
<td>22.70</td>
<td>23.25</td>
<td>+0.55 (+2.4%)</td>
</tr>
</tbody>
</table>

*2040 MTP roadway performance summaries from Table 3-6, page 3-33, MRCOG 2040 Futures Metropolitan Transportation Plan, April 17, 2015*
CONCLUSION

**LEVEL B**

- 500-3,000 Acres (typ.)
- Land Use/Zoning/Civic Uses
- Local/Collector Streets
- Parks
- Open Space/Trails
- Infrastructure Planning
- Preliminary Development Phasing

* Must be approved prior to Level C.

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

Impacts have been analyzed and mitigation requirements identified.
NEXT STEPS...

• CPC Land Use and Zoning Hearing - May 26, 2016

• CPC Environment and Open Space Hearing - June 23, 2016

• County Commission Hearings
  • First BCC Meeting
  • Second BCC Meeting
  • Third BCC Meeting (Final Action)

• Review and Approval of Level B Development Agreement
  • Transmittal of Draft for Review to County Manager
  • County Manager and Staff Review and Negotiations
  • First BCC Meeting
  • Second BCC Meeting (Final Action)