Applicant: Western Albuquerque Landholdings, LLC

Agent: Consensus Planning & the Rodey Law Firm

Location: South of I-40, west of 118th St., east of Rio Puerco Valley, north of Dennis Chavez Blvd.

Property Size: 4,243 acres (approximately)

Existing Zone: PC (Planned community)

Proposal: Level B Master Plan Approval

Recommendation: Continuance, with discussion

Summary: Western Albuquerque Land Holdings, is requesting approval of a Planned Communities Level B Master Plan within the Santolina Master Plan area. The Level A Master Plan, covering an area of about 13,700 acres, which provides a general framework for development over the next 40-50 years was adopted by the Board of County Commissioners on June 16, 2015. The Santolina Level B Plan provides more specific information for development of portions of the property that total 4,243 acres. The Santolina plan area is generally bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, Dennis Chavez Blvd. on the south, and the escarpment area adjacent to the Rio Puerco Valley on the west. The Level B Plan is in the northwest and northeast portions of the Santolina property. This second Special Hearing will consider the Land Use and Zoning component of the Santolina Level B Master Plan. Revisions to the land use plan and zoning have been provided and are on-going.

Staff Planner: Catherine VerEecke, Planning Manager

Attachments:
1. Application, fiscal summary
2. Vicinity Maps, boundary survey
3. Notice of Decision and Development Agreement, Level A
4. Planned Communities Criteria; Level B hearing schedule
5. Additional agency comments, March 2, 2016
7. Transportation comments from agent and staff for April 27, 2016
8. Public comments, April 27, and May 26, 2016
9. Land Use and Zoning comments from agent and agencies for May 26, 2016
10. Master Plan, dated 1/25/16 (other technical reports are included on www.berneo.gov/Santolina)
Bernalillo County Departments and other agencies reviewed the application from 1/25/16 to 2/8/16 and as additional revisions to the Level B Plan have been provided. Comments appear at the end of this report, with additional Transportation comments in Attachment 5. New Land Use and Zoning analysis begins on page 33 of this report, with additional comments at the end of the report and in Attachment 9.
Consensus Planning, and the Rodey Law Firm, agents for Western Albuquerque Land Holdings, are proposing a Planned Communities Santolina Level B Master Plan for more specific development within the Santolina Master Plan. The Santolina Level B plan area is generally bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, Dennis Chavez Blvd. on the south, and the escarpment area adjacent to the Rio Puerco Valley on the west, encompassing projected sections 1, 2, 3, 4, 5, 6, 11, & 12, T9N, R1E and sections 6, & 7, T9N, R2E, sections 25, 26, 31, 32, 33, 34, 35, & 36, T10N, R1E, section 31, T9N, R2E, T9N, R2E and section 31, T10N, R2E N.M.P.M., Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico and containing and approximately 4,243 acres, zoned PC (Planned Communities Zone). (CONTINUED FROM THE APRIL 27, 2016 HEARING)

## AREA CHARACTERISTICS AND ZONING HISTORY

**Surrounding Zoning & Land Uses**

<table>
<thead>
<tr>
<th>Plan area</th>
<th>Zoning</th>
<th>Land use</th>
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<tbody>
<tr>
<td></td>
<td>PC (Planned Community)</td>
<td>Vacant</td>
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<tr>
<td>North</td>
<td>A-1, some Special Use Permits</td>
<td>Mainly vacant (West Central Ave.), I-40</td>
</tr>
<tr>
<td>South</td>
<td>A-1</td>
<td>Mainly vacant (Dennis Chavez Rd.)</td>
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<tr>
<td>East</td>
<td>A-1, some C-1, C-LI, M-1</td>
<td>Mainly vacant (Ceja Escarpment), Single family residential</td>
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<tr>
<td></td>
<td>R-1, Special Use Permits, SU-1 (City)</td>
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<tr>
<td>West</td>
<td>A-1</td>
<td>Mainly vacant, escarpment</td>
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BACKGROUND:

The Level B Request (Summary)
Consensus Planning and the Rodey Law Firm, agents for Western Albuquerque Land Holdings, are proposing a Planned Communities Level B Master Plan called the Santolina Level B Master Plan, within the Santolina Master Plan Area. The plan area is generally bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, Dennis Chavez Blvd. on the south, and the escarpment area adjacent to the Rio Puerco Valley on the west, containing approximately 4,243 acres. The Santolina Level A Master Plan, together with Planned Communities Zoning, was adopted by the Board of County Commissioners on June 16, 2015 for the entire 13,700 acre property (approximately). The Level A Development Agreement between Bernalillo County and Western Albuquerque Land Holdings was approved on June 24, 2015.

As with the Santolina Level A request, the current Level B request continues to be guided by the Planned Communities Criteria policy document, which was reinstated in Bernalillo County in May 2012 (SPR-20120002), and the Planned Communities Zone which was adopted by Bernalillo County in 2012 (ZTC-20120002). The Santolina Master Plan has also been guided by the Albuquerque/Bernalillo County Comprehensive Plan Reserve Area policies.

Generally, the Level B Plan builds upon the concepts and frameworks identified in the Level A Plan and provides more specific plans for development within two portions of Santolina. In the easterly portion, a community is proposed that will center around existing and proposed roads, including I-40, Atrisco Vista Blvd., Dennis Chavez Blvd., and Paseo del Volcan. The development eventually will include the following main land use areas: a 570 acre Town Center, a 195 acre Business Park, Residential Villages and Village Commercial Centers (1626 acres), and a portion of the Urban Center (237 acres). In the westerly portion (near Shelly Rd. and I-40), a 671 acre industrial park will be developed. In addition, a total of approximately 940 acres of Open Space will be provided within the Level B development.

The Level B Plan includes a more detailed land use plan (districts) and zoning based on the land use areas, while identifying more specific land use areas including low, medium, and high density residential uses, elementary school, primary education campus, secondary education campus, public safety facility, and urban center high density residential and office. It also includes corresponding zoning districts which have a list of permissive and conditional uses and area (e.g., density, setback) requirements.

The Level B Plan also proposes the next level of planning for the transportation network, including roads and a transportation analysis to ensure that the network is adequate. It also provides a plan for other infrastructure, to include water, wastewater, drainage/stormwater, and other utilities. It also includes a more detailed fiscal and economic analysis to show the possible benefits and revenues from the development.

The main justification for the request includes compliance with the Planned Communities Criteria and the Albuquerque/Bernalillo County Comprehensive Plan. It states that it also encourages relatively predictable planning for the site and will provide many benefits for Bernalillo County in terms of economic development, high quality residential development, parks and open space, and infrastructure development. The Level B fiscal summary is included with the application.
The Santolina Level A Master Plan (Summary)
The Santolina Level B Plan builds upon the adopted Level A Plan. The Level A Master Plan provides general guidelines for development of the entire 13,700 acre property over a 40 to 50 year time frame. It designates general land uses and zoning for the property, and specific goals for the development, including job creation, educational opportunities, a variety of housing types, and recreational opportunities in parks and open space areas. The Level A plan also includes technical plans for water, wastewater, stormwater, transportation, utilities, facilities, and parks and open space. It also includes fiscal and economic analyses that seek to demonstrate the financial viability of the project and relies in regional forecasting that anticipates moderate population and economic growth for the Albuquerque Metropolitan Area in the next 25 years. The transportation network also takes the regional forecasting for the area’s growth into account.

The Santolina Level A Plan anticipates a community with 37,930 dwelling units. This is based primarily on the Comprehensive Plan density allocation of 3.0 dwelling units for properties in the Reserve Area. Based on this allotment, and ‘sustainability principles’ a target of obtaining approximately 75,000 jobs in Santolina has been set in the plan. According to the Plan, Santolina would be a relatively integrated and self-sufficient community, which could help reduce vehicle trips to the east of the River. As shown in the Land Use Plan (above), the uses will include:

- **Villages** (five) to accommodate housing, along with education, public services, neighborhood-scale commercial services (6,626 acres)
- **An Urban Center** with regional public and private facilities, such as government facilities, a post-secondary educational campus, a regional park, and commercial and high-density residential (787 acres)
- **Business parks** (two) with freeway access, for such uses as research, technology, health care, business, universities (676 acres)
- **A Town Center** with freeway access, and regional commercial uses (480 acres)
- A large-scale **Industrial and Business Park** in the western portion of the property suitable for manufacturing, distribution, warehousing, energy production (2,059 acres)
- **Open space** – for recreation and to preserve the beauty of the community (3,158 acres)
The Level A Master Plan also includes conceptual zoning based on the Land Use Areas. Within these, specific uses would be allowed, and elaborated to include site characteristics and design standards. The specifics of the zoning, including uses, area and design standards, along with procedures would be elaborated within Level B Plans.

According to the adopted Level A Plan, phasing of the Santolina development is anticipated to take place in two main phases – 2035 and full build out, with much of the initial development to occur near the Interstate.

Level A Findings and Conditions of approval.
The Level A Plan was approved by the County Commission with 24 findings and 22 conditions (Attachment 3). The findings centered around describing the Plan’s elements and features and also indicated consistency with the various policies and criteria specified in the Planned Communities Criteria document, related to land use mix and density, adequate transportation network and traffic impact analysis, environment and open space, including water availability, and adequate government and service provision, including a development agreement that codifies the land use plan and states financial responsibilities.

The conditions specified requirements to be addressed prior to Level B submittal or final approval. These included a Development Agreement, agreement on the ‘no net expense’ clause, achieving a jobs-housing ratio of 2:1, including 75,000 jobs at the time of full buildout, a Revised Level A Transportation Network Model, and a Level B Transportation Plan. It also included a the requirement of an executed Development Model with the Albuquerque Bernalillo County Water Utility Authority and a Water Conservation Plan (prior to Level B or C), the resolution of water and wastewater issues with the ABCWUA prior to Level B approval, an Air Quality plan, compliance with Level A Parks and Open Space plan. It also required the developer to work cooperatively with APS, and to legally plat the property prior to Level B approval.

Level A Development Agreement.
In accordance with the Planned Communities Criteria, a Development Agreement was executed in August 2015 between the Board of County Commissioners and the Developer--Western Albuquerque Land Holdings (Attachment 3). The agreement codified the requirements of the development related to Land Uses in which the percentages of each land use (of the total area) will be maintained. In addition the Housing/Employment Ratio will be maintained whereby the number of houses developed must be accordance with a specified number of jobs, which will increase over time such that a ratio of 2 jobs for every household built will be achieved at the time of full buildout of the development. The agreement also stated the terms for infrastructure development in which the developer would be responsible for Project Infrastructure, which solely benefits the project, and a proportionate share of System Infrastructure, which benefits the project as well as other properties and in which other entities such as the County may share some of the responsibility. This would apply to such areas as roadway infrastructure, open space, parks, recreation and trail facilities, water and sewer infrastructure, and stormwater infrastructure. In the Agreement, the County also agreed to provide public services to the project consistent with the level of service provided within the unincorporated area of the County.

The Agreement also indicates the need for the development to satisfy the ‘No Net Expense” requirement. The policy is defined as “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 agreement further states that 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. For the Level A Agreement, the Developer used the Santolina Level A Fiscal and Economic Analysis to demonstrate that the No Net Expense test had been satisfied.

**Level B Plan - Summary by Chapter**

The Level B Plan provides guidelines for the development of approximately 30 percent of Santolina—in the easterly portion and westerly portions of the site to take place over the next 25 years for a total of 4,243 acres. The plan expands upon many of the concepts and uses that were introduced in the Level A Plan and follows the topical areas of the Planned Communities Criteria.

**Chapter 1 – Overview**—summarizes the main elements of the Plan—location, general overview, plan goals, land uses, fiscal benefits including jobs and revenue, the jobs-housing ratio to be achieved over time, and the Level A Planned Communities process that was completed in 2015. The chapter also summarizes the Level B Plans for Infrastructure, including water, wastewater, stormwater, and other utilities. It also summarizes the Level B Transportation Plan and the phasing plan—for 2025 and 2040.

**Chapter 2 – Land Use**—the Land Use chapter states substantial growth is projected to occur in the next 25 years. Significant growth is expected to occur on the West Side. The regional goal is to locate more jobs on the west side. Based on the land use/density allocation for the Santolina Level A Plan, it is expected that approximately 23,178 residents and 31,457 jobs will be located in the Level B Area (with about 9300 households) by 2040. The land uses in the Level B Plan are designed to be in accordance with the Level A Plan and the goals to provide opportunities for residential, employment, educational, and recreational and open space uses. About one-third of the level B area will be devoted to residential use, in low density and medium density developments. Along corridors, high density will be allowed. More than 500 acres is proposed in a town center, and more than 800 acres would be devoted to industrial and business park uses. Here is a view of the land use plan:
The Santolina Level B Land Uses are summarized as follows:

**Residential Villages** – the Level B Plan falls within three of the original villages (Amarillo, Verde, and Oro). There are three types of housing density/design – low, medium, and high density. They may also include elementary schools, parks and other civic services, such as firestations.

**Residential Village Centers** – are located along some of the arterials, such as Gibson and Atrisco Vista and Paseo del Volcan. They include a mix of higher density residential, commercial, and office uses.

**Urban Center** – will include a concentration of activities to draw locally and from the region. It will be 238 acres of the total 787 acre Urban Center. Within the urban center it is expected that other uses will take place:
- Educational – 91 acres for APS and 87 acres for CNM campuses
- Commercial – 17 acres along Dennis Chavez Blvd.
- Residential – high density residential will be added to the activities
- Parkland – a 44 acre park is proposed in the center of the Urban Center

**Town Center** – will be on 570 acres between the two interchanges—Atrisco Vista and Paseo del Volcan. It will have the potential to provide several million square feet of lodging, retail and related services, in addition to medium to high density multi-family housing. It could include power centers, malls, car dealership centers.

**Business Park** - 195 acres are proposed near Paseo del Volcan to be developed in a campus like setting, such as energy, research and development, healthcare, technology.

**Industrial and business park** — will be on 671 acres near Shelly Rd. for various and more intense manufacturing use, which will be remote from the developed areas and buffered with open space.

**Open Space** – for the Level B Plan, a total of 761 acres of Open Space is included, with 167 acres on the west side of the development, and 593 acres on the east site.

**Chapter 3 – Santolina Zone** – PC Planned Community Zoning was adopted with in the Level A Plan. The Level B Plan includes specific zoning is based on the above Land Use Districts, with even specific more zones allowed within the districts.

For Residential Areas (Villages), there are Low, Medium and High Density Zones, along with Village Center Commercial Zoning. Residential density varies from approximately 8 dwelling units per acre in the low density zones to up to 50 dwelling units in the high density areas, particularly in locations along major streets.

For Commercial areas, such as the Town Center, there are Neighborhood Commercial, Office Institutional, and Neighborhood Commercial Zones.

For Industrial Areas, there is Business Park, and Industrial and Business Park Zoning. Each of the zones has a list of permissive and conditional uses, and area requirements. It appears that parking and landscaping requirements for non-residential uses will comply with the County Zoning Ordinance.
Chapter 4 – Transportation - The transportation plan, as approved in the Level A Master Plan, is described in further detail in the Level B Plan for the time frame of 2025 and 2040. The phasing includes the development of Paseo del Volcan and an I-40 exchange by 2040, and additional east to west roads within the development, with employers eventually participating in the road network development. It includes street characteristics and street sections (for each type of street), key intersections, access control and spacing requirements, and roadway phasing. It builds upon and slightly modifies the grid road system with more of the roadway network shown with additional connections to the external roadway network, along with pedestrian and bicyclist and safety provisions and the potential to connect to the regional transit system. The transportation analysis shows how the development will tie into and impact the overall transportation flow in the area, with the potential eventually to reduce trips to the east.

Chapter 5 – Environment and Open Space. More specific environmental information is included with the Santolina Level B Plan. In particular, a Level B Archaeological Study will be provided in accordance with the Planned Communities Criteria (required for 20% of the site). Air Quality and emissions is also taken into where the expectation is that emissions will be reduced as the non-residential component of Santolina develops and reduces trips to the east. Stormwater design will include efficient drainage and flood management, and conservation practices, to comply with County and Federal (EPA) requirements. The Level B soils analysis appears to indicate that soils are suitable for development, where any required remediation could be addressed with the terrain management plan.

Chapter 6 - Utility Infrastructure and Services. The Level B Plan provides more details on the water system, the sanitary sewer system, and dry utilities (electric, gas, telecommunications). Water and sewer service will be provided by the Albuquerque/Bernalillo County Water Utility Authority. A serviceability letter was provided by the Authority for the Level A Plan, and negations are under way for the Development Agreement for service to Santolina. Detailed plans for the extension or expansion of service are provided, along with the Phasing of the infrastructure. The Plan notes the positive conservation practices that will be applied in Santolina.

Chapter 7 - Government and Public Services. Public facilities in the Level B Plan include police, fire, solid waste, recycling, transportation, and schools. The facilities will be constructed following the no net expense requirement as stated in the Level A Development Agreement. Facilities will include police and fire stations, and the road network, trails, bikeways that connect the various land uses and open space areas. It also includes three elementary schools, an APS campus, and a CNM campus, connections will also be made to services and facilities outside the site.

Chapter 8 – Approval Process. This chapter states some of the mechanisms for regulating development within Santolina. Approval and amendment processes, zoning regulations, will be followed, along with Development Agreements for Levels A, B, and C.

Level B -- Justification (from Agent)
The Santolina Level A Master Plan and the application and the justification for Master Plan and and PC Zone approval submitted by the agent both argue that the current request is justified (Attachment 1). In summary, in the justification statement the agent argues the following for the Santolina plan effort:

Provides Benefits to Bernalillo County
- A variety of benefits of community scale planning will be gained – including infrastructure, regional open space and land use; avoids piecemeal development; provides a plan for
development in an area projected to experience population and employment growth. The Level B makes provisions for development within 4,243 acres within the Santolina property.

**Is Consistent with Comprehensive Plan and other County-adopted Plans**
- **Is consistent with the Comprehensive Plan---Open Space Network**
- **Is consistent with Comprehensive Plan Reserve Area Goal** that calls for high quality, mixed-use, largely self-sufficient planned communities, bound by permanent open space
- **Is consistent with Policies for the Reserve Area (Comprehensive)**
  - Policy a – the Level B Plan continues to meet guidelines including self-sufficiency, including community centers, adequate jobs and housing, negotiates sharing of service cost by developer and local government in terms of water, sewer and street systems, transit/paratransit capabilities, open space network. The Level A Development Agreement that addressed cost of infrastructure and the no net expense provision.
  - Policy b – the Level B Plan will continue to meet the allowable overall gross density of 3 dwelling units per acre, whereby approximately 23% of the site is proposed as Open Space, where the specifics are detailed in this and other Level B and C plans; historical and archaeological sites will be identified in the required survey.
- **Is consistent with other Policies of the Comprehensive Plan** including Environmental Protection, Transportation and Transit, Economic Development, and Education. In particular, the justification states that the allocation of more than half the site to non-residential uses, and the goal of a jobs to housing ratio of 2:1, should encourage employment growth in the Level B Plan area. The justification further states that educational opportunities will include development of APS and CNM facilities within the Plan area.
- **Is consistent with Policies of the Southwest Area Plan and Westside Strategic Plan** – the natural environment, water quality, soils, natural depressions, escarpment, open space, agriculture, transportation, archaeological sites, community services, designated activity centers, economic development. The Level B Plan also promotes job development, which is critical for the West Side.

**Addresses the Planned Communities Criteria**
- **Addresses the Planned Communities Criteria** in terms of:
  - Land Use
  - Transportation
  - Environment and Open Space
  - Government and Public Services
A table is included in the Level B application that identifies where (e.g., which chapter) the Santolina Level B Plan covers these areas.

The application justification also includes, per staff’s request, an overview of how the conditions of approval from the Santolina Level A Master Plan have been or are being addressed (Attachment 1). The agent states that many of the conditions have been met, such as the required development agreement, the revised transportation plan and drainage elements, and additional details for such
areas as parks and open space, water master plan, air quality, and Albuquerque Public School cooperation. Conditions intended to be met prior to approval of the Level B Master Plan include the resolution of issues related to water and wastewater, development agreement with the Water Utility Authority, platting of the Level A Plan boundary, and the Level II Archaeological survey.

**APPLICABLE PLANS AND POLICIES:**
The following is a partial list of plans and policies that apply to the Santolina Level B Master Plan. Given the scale and complexity of the proposed development, the list is not exhaustive. The analysis of the Master Plan in relation to the policies appears below. In the approval of the Level A Master Plan, the County commission recognized that many of the applicable policies had been addressed. Nevertheless, the policies would need to be considered for the Level B Plan.

I. *Albuquerque/Bernalillo County Comprehensive Plan (amended 2003)*

B. Land Use

Section 1 (Land Use) Open Space Network – “the Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.”

Policy a states that “Open space lands and waters shall be acquired or regulated as appropriate to serve one or more of the following specific purposes:

- conservation of natural resources and environmental features
- provision of opportunities for outdoor education and recreation
- conservation of archaeological and resources
- provision of trail corridors
- protection of the public from natural hazards

Policy c states that “development in or adjacent to the proposed Open Space network shall be compatible with open space purposes.”

Section 2 (Land Use) Reserve Area. A majority of the Santolina property is in the Reserve Area as designated on the Albuquerque/Bernalillo County Comprehensive Plan Map. The Goal of the Reserve Area is to allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities bounded by permanent open space, in appropriate outlying areas and to protect the non-urban development areas as Rural unless such planned communities are developed.

Policy a states that a proportion of new growth may be accommodated in new planned communities. Such communities should meet the following guidelines.

- Political unification with the central urban government.
- Substantial self-sufficiency in provision of employment, goods, and public services, with at least one community center; normally, there shall be adequate jobs and housing in the planned community to support the concept of self-sufficiency; within the planned community, housing should correspond to employment opportunities as to its quality, type and price, and location.
Negotiated sharing of service costs by the developer and the local government, with water, sewer, and street systems installed to meet City requirements; planned communities shall not be a net expense to local governments.

Transit/paratransit capability to provide service within the planned community and to connect with other urban areas.

Designate portions of the Open Space network to distinguish the new community from ultimate Developing Urban Area development; dedication of open space adequate to a clear sense of separation from the Plan’s contiguous Urban Area.

Variety in economic levels and types of housing within carefully planned areas to ensure capability.

Contiguous acreage to meet the above guidelines.

**Policy b** states that overall gross density shall not exceed three dwelling units per acre, and density transfer (clustering) shall be used to accomplish appropriate urban densities in planned communities while ensuring an open space network within and around them. Within this overall density policy, housing densities and land use mix, open space, infrastructure size and location, and other public services and facilities are to be preserved through rank two plans or rank three plans.

- Transfer of development rights in local government shall ensure permanency of the pattern.
- Land which is already in public ownership (whether fee or easement), is not considered in calculating density, but all other land is counted.
- A carrying capacity analysis of each planned community area will identify constraints and opportunities presented by environmental, historical, cultural, archaeological and infrastructure factors.

**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.

**Policy d** states that a planned community master plan approved in accordance with this section and more specific development criteria shall serve to implement the Comprehensive Plan. 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.

**Section 3 (Land Use) Rural Area** The Goal of the Rural Area is, “to maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.” The following are applicable policies:

**Policy b** states that, “Development in Rural Areas shall be compatible with natural resource capacities, including water availability and capacity, community and regional goals and shall include trail corridors where appropriate.”

**Policy f** States that, “Development shall be carefully controlled in the East Mountain Area to prevent environmental deterioration, and to be compatible with the resource base and natural recreational and scenic assets.”
Activity Centers (Section 7)
The Goal is to expand and strengthen concentrations of moderate and high-density mixed use land use and social/economic activities which reduce urban sprawl, auto travel needs, and service cost, and which enhance the identity of Albuquerque and its communities. The Plan identifies four types of Activity Centers, which are shown on the Centers and corridors Map. These are: 1) major activity centers; 2) community activity centers; 3) specialty activity centers; neighborhood activity centers; and 4) rural village activity centers. Community Activity Center, which appears to apply to this development, normally has a core area of 15-16 acres plus contributing uses and has a high concentration of commercial and entertainment uses, in addition to community-wide services, civic land uses, employment, and the most intense land uses in the area. It would serve an area of up to three miles and include a variety of uses such as schools, religious facilities, educational facilities, senior housing, medium density residential, and entertainment.

Policy 7.a (Activity Centers) states "Existing and proposed Activity Centers are designed by a by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost effectiveness of City services. Each activity center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation."

Policy 7.e states new Activity Centers are designated and added to the Comprehensive Plan through local government review and approval based on specific criteria.

Policy 7.h states "Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged."

C. Environmental Protection and Heritage Conservation

Section 1. Air Quality
The Goal is to improve air quality to safe guard public health and enhance the quality of life. Policy 7 states “Pollution from particles shall be minimized.”

- “Use vegetation, landscaping and other erosion control techniques to minimize dust pollution especially from construction sites.”
- Modify the Development process manual to expand requirements for top soil disturbance permits and dust control plans for excavations greater that ¾ acre; monitor and strictly enforce the existing regulations regarding airborne particulates.”

Section 8. Developed Landscape
The Goal is to maintain and improve the natural and the natural and the developed landscapes’ quality.

Policy 8.a states that “The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.”
Section 9. Community Identity and Urban Design
The Goal is to preserve and enhance the natural and built characteristics, social and cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

D. Community Resource Management
Section 1. Service Provision
The Goal is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.

Section 2 Water Management
The Goal is efficient water management and use.

Section 3. Energy Management
The Goal is to maintain and adequate, economical supply of energy through energy management techniques and use of alternative energy sources.

Section 4. Transportation and Transit
The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy a includes a table for street design that is consistent with the Transportation Corridors and Activity Centers map. Design elements include pedestrian circulation, sidewalks, bicycle circulation.

Policy g states “Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.”

Section 5. Housing
The Goal is to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, displacement of low income residents; and assure against discrimination in the provision of housing.

Section 6. Economic Development
The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Section 7. Education
The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age, and educational groups.

Section 8. Human Services
The Goal is to site human service facilities in locations that provide the greatest possible access to services, and to consider human rights and human service needs in development and redevelopment throughout the Plan area.
Section 9. Public Safety
The Goal is to develop a safe and secure community with the public and other governmental agencies.

II. Planned Communities Criteria (re-adopted by Bernalillo County in May, 2012)

Addendum to the Planned Communities Criteria
"The Planned Communities Criteria was initially adopted in 1990. Since that time demographics within Bernalillo County have changed significantly. In addition, changes have occurred within several governmental review agencies. These changes include the establishment of the Albuquerque/Bernalillo County Water Utility Authority, traffic modeling improvements, and changes governing annexation of lands within the unincorporated area by the City of Albuquerque. These changes in government structure shall be recognized throughout the review process for any master plan submittal within Bernalillo County."

Level B Planned Communities Criteria
The Planned Communities Criteria for Level B are listed verbatim below. The complete description and listing of the criteria are in Attachment 7 of this staff report:

LEVEL B: VILLAGE MASTER PLAN, COMMUNITY CENTER, EMPLOYMENT CENTER OR URBAN CENTER
- Level of approval: Environmental Planning Commission, County Planning Commission
- Typical Village size range: 650 to 1200 acres, cluster of neighborhoods
- Review for validity: 4 years after initial approval

A. Land Use
1. Identification of land use by parcel, acreage and type- including residential and retail/commercial or other non-residential space.
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.
3. Location and densities of neighborhoods and neighborhood centers within the village.
4. Delineation of open space system, parks, recreation areas and links among land uses, with identification of proposed ownership, management, and maintenance.
5. Definition of important design characteristics, including typical streetscapes, signage, building massing and setbacks, landscaping, connections, parking, civic spaces.

B. Transportation
1. A disclosure statement regarding strict conformance with 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.

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.

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.

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.

5. The type and approximate location of pedestrian, bicycle, and transit elements of the transportation system must be specified.

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.

7. Any remaining transportation problems or issues identified in the Level A Transportation System Plan and appropriate to the detail of Level B review must be resolved.

C. Environment and Open Space
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.

2. Strategy for meeting community air quality objectives and standards


4. Conceptual drainage plan for management of watersheds and floodplains and preservation of arroyo corridor multiple-use opportunities.

5. Update Class I literature search/and do Class II sample geotechnical and archaeological features; mitigation strategy
6. Siting of industrial land uses to avoid groundwater contamination and toxic air emissions impacts on nearby residential or other sensitive areas.

D. Government and Public Services
1. Strategy for funding and maintenance of public facilities and site, including open space

2. Facilities plan including detailed location, phasing of water systems, sewer systems, drainage systems, and mobility systems.

3. Annexation plan/agreement

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.

5. Level B development agreement to:
   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
   b. Specify measures to mitigate negative consequences of the village’s development
   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.
   d. Provide a legal recording instrument
   e. Identify more specifically any public incentives to the developer, or public/private partnerships, including provisions for affordable housing
   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.

III. The Southwest Area Plan (2001, amended 2005)

Southwest Area Plan (SWAP)
Policy 1 states "Techniques to ensure water quality and to enhance water conservation shall be established by the appropriate governmental agencies to enforce policies adopted in the Ground-Water Protection Policy and Action Plan and to prevent further groundwater contamination in the Plan area."

Policy 5 states "As development occurs in the Plan area, provisions shall be made to ensure erosion is controlled during and after construction. Runoff and erosion controls shall be developed throughout Soil Conservation Service Zones 3 & 4 to protect Zone 5."
Policy 6 states "Specific land use regulations, with performance and improvement standards, shall be created to protect agricultural lands."

Policy 25 states "The City and County shall stabilize residential zoning and land use in the Plan area."

\[ d) \] Encourage C-2, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street; and the southwest corner of I-40 and Paseo del Volcan, to promote areas of primary development.

\[ f) \] Encourage stabilization of residential land use through subdivision design and scale.

Policy 28 states that the areas located between I-25 and Second Street and the area south of I-40 and west of Paseo del Volcan shall be used as primary employment areas due to their location relative to transportation facilities (rail and highway).

Policy 29 states "All land uses in the plan area, which are or reflect a M-1 or M-2 land use shall require a detailed site plan and landscape plan, including phasing (if applicable)."

\[ a) \] Promote a visually pleasing business environment by creating attractive surroundings. To achieve this, provide appropriate native drought tolerant plants and trees with a 30 foot landscaped area fronting the main access road. Landscape elements shall be consistent throughout the area roadways.

Policy 30 states "Standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily adjacent properties."

\[ a. \] Outdoor light poles within residential areas should not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.

Policy 32 states "Increase the visual character and quality of the streetscape and overall development by encouraging enhanced use of required perimeter walls."

\[ a. \] Discourage long expanses of uninterrupted wall surface and encourage walls to be indented, offset, or in a serpentine form to avoid a tunnel effect.

Policy 42 states "Industrial development shall be in accordance with existing environmental and geological conditions."

\[ a) \] Permit industrial economic development where water availability and quality can sustain such industry.

\[ c) \] Restrict new industrial development in areas of fragile soil conditions or in geographically unfit areas, unless indisputable evidence is presented that the area will not be adversely affected.

\[ d) \] Locate industrial development in areas with appropriate road design, drainage and infrastructure conducive to industrial activity.
Policy 28 states that the areas located between I-25 and Second Street and the area south of I-40 and west of Paseo del Volcan shall be used as primary employment because of their location to transportation facilities (rail and highway).

a) Prohibit industrial development that is highly consumptive in water use from the area south of I-40 and west of Paseo del Volcan.

b) Prohibit industrial development on the top edge of the Southwest Mesa.

c) Require a master site plan for industrial uses (M-1, and M-2 zoning) for sites that encompass the crucial area and are five acres or larger.

d) The developer shall provide a detailed site plan for industrial uses that incorporates appropriate native drought tolerant plants and trees, in order to achieve a continuous 30 foot landscaped area fronting the main access road.

e) Require industrial development located in the area south of I-40 and west of Paseo del Volcan to be developed with “no net” cost to local governments for infrastructure and water use as defined in the Planned Communities Criteria.

Policy 29 States that all land uses in the plan area, which are or reflect a M-1 or M-2 land use shall require a detailed site plan and landscape plan, including phasing( if applicable).

a) Promote a visually pleasing business environment by creating attractive surroundings. To achieve this, provide appropriate native drought tolerant plants and trees with a 30-foot landscaped area fronting main access roads. Landscape elements shall be consistent throughout the area roadways.

Planned Communities Zone (PC)
Section 19.5

This zone allows a variety of uses controlled by plans which govern the size, configuration, land use mix, densities, and other features on sites suitable for planned communities in the Reserve and Rural areas.

(A) Control.

(1) Permissive and Conditional Uses Where Guided by Appropriate Plans. Consistent with Bernalillo County Resolution 116-86 and the Planned Communities Criteria adopted by that resolution, or as they may hereafter be amended or superseded; a planned community may contain any use and development consistent with adopted plans for that planned community, which plans shall be of the following three levels.

(a) A rank two Area Plan known as a Level A Community Area Plan is required to guide the preparation of Sector Development Plans; typical community size, range would be 500 to 15,000 acres and demonstrate an integrated and self sufficient model of development; and
COUNTY PLANNING COMMISSION  
MAY 26, 2016  
SPR2016-0001  

(b) More detailed rank three Sector Development Plans known as Level B plans and called either village plans, or plans for community centers, employment centers, or urban centers; specific zoning regulations and transportation corridors are determined by these level B plans as follows:

1. Specific uses, including residential, industrial, light industrial, transit oriented development, office, and commercial zoning with an emphasis on mixed-use zones where appropriate.

2. Transportation corridors (streets, roadways, trials, etc.) shall employ grid patterns and multi-modal options to ensure efficient access and circulation. Dead-end streets, cul-de-sacs, and other designs that limit modal choices and pedestrian cross-access should be avoided.

3. Phasing schedules for the master plan with an emphasis on the creation of primary employment prior to, or in conjunction with, housing and residential uses.

(c) Subsequent Level C subdivision plats and/or site development plans as regulated by the zoning regulations determined by Level B Plans.

(2) Uses Not Established by a Level B Plan. Until a Level B plan has been adopted by the County to govern a site, uses and regulations specified in the Level A Development Agreement, which must accompany initial county zoning, shall govern the interim permissive and conditional uses. The uses shall be consistent with the Level A Plan: community plan.

(3) Open Space. Open space in a planned community shall preserve environmental resources in a network of public and private areas linking land uses and established community identity, consistent with the policies of the Planned Communities Criteria.

(B) Procedure.

(1) Adoption and amendment of rank two Level A plans is by the Board of County Commissioners. It is initially done when the PC zone is mapped for a community; application for the PC zone shall be accompanied by a proposed Level A plan for the planned community.

(2) Adoption and amendment of rank three Level B plans is by the Board of County Commissioners.

(3) Adoption and amendment of the Level C subdivision and site development plans is by the County Development Review Authority subject to appeal to the Planning Commission.
SANTOLINA LEVEL B PLANNING AND LAND USE ANALYSIS:

The Santolina Level A Master Plan was approved and adopted by the County Commission in June 2015. The Commission determined that there is relative compatibility with the surrounding area, and consistency with the main policies and criteria, particularly the Albuquerque/Bernalillo County Comprehensive Plan and the Planned Communities Criteria at Level A.

The Analysis of the Level B Plan would therefore proceed recognizing that the concept of the Santolina development has been approved, but that the appropriate level of detail to address the Comprehensive Plan Reserve Area Policies, the Level B Planned Communities Criteria, and department and agency requirements must still be met.

The Level B Plan provides additional details for specific areas within the plan area, including Land Use, Transportation, Environment and Open Space, Utility Infrastructure and Services, and Government and Public Services.

The analysis is based on the analysis by County Planning staff but also takes into account comments from other County departments and agencies that are summarized and then included verbatim below.

I. Surrounding Land Use and Zoning

Given the area and proposed scale of the proposed Santolina development, both the adjacent and nearby land uses and the wider West Side area should be taken into account in the land use analysis and zoning, and also as the development proceeds to Level C Plans.

Although the Santolina Master Plan Area is largely undeveloped, the site is adjacent to and nearby a number of existing and proposed land uses. Surrounding land uses include vacant land and the escarpment to the east, and about one-mile beyond that, properties are mainly residential and in the City. Along Central Ave. in the northeast are C-L1, C-1, and M-1, and WC-CL1 zoned properties that are vacant, and a mobile home park (Tierra West). Along the South Frontage Rd., uses include RV campground, Overnight Campground, an auction yard, Truck Storage under Special Use Permits.

To the north of the Interstate, properties are mainly vacant and have A-1 zoning, with a few properties with Special Use Permits for such uses as RV storage, RV sales, RV campground. Further east near the Atrisco Vista Blvd. properties have M-1 zoning. Some properties are undeveloped, although further north is the Tempur-pedic Business Park, with some industrial development. About three miles to the east, development has begun to occur within the City Limits. The site is about 4 miles north of the Isleta Pueblo, and about 4 miles east of the Laguna Pueblo.

The southeast portion of Santolina is located mainly to the east of the escarpment and is near low density residential uses in Unincorporated Bernalillo County. It is about 1.5 miles from Coors Blvd.

As noted above, the current request includes a land use allocation that seeks to be relatively consistent with that of the Level A Plan. Differences may relate to how some of the land uses, such as open space and parks, were assigned to other areas.
Santolina Land Use Allocations – Level A and B

<table>
<thead>
<tr>
<th>Land use</th>
<th>Level A Acreage</th>
<th>Level A % of site</th>
<th>Level B Acreage</th>
<th>Level B % of sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village/ Village Center</td>
<td>6,618</td>
<td>48%</td>
<td>1,626.2</td>
<td>38.3%</td>
</tr>
<tr>
<td>Industrial/ Business Park</td>
<td>2,052</td>
<td>15%</td>
<td>670.9</td>
<td>15.8%</td>
</tr>
<tr>
<td>Open space</td>
<td>3,203</td>
<td>23%</td>
<td>759.4</td>
<td>17.9%</td>
</tr>
<tr>
<td>Urban center</td>
<td>746</td>
<td>5%</td>
<td>570.4</td>
<td>13.4%</td>
</tr>
<tr>
<td>Business park</td>
<td>697</td>
<td>5%</td>
<td>194.8</td>
<td>4.6%</td>
</tr>
<tr>
<td>Town center</td>
<td>536</td>
<td>4%</td>
<td>570.4</td>
<td>13.4%</td>
</tr>
<tr>
<td>Total</td>
<td>13,851</td>
<td></td>
<td>4243.1</td>
<td></td>
</tr>
</tbody>
</table>

Some details are provided in the plan for these ‘land uses’, in addition to the general lay out of land uses for the site as shown in the Level B Land Use Plan, and many possible uses are listed in the proposed zoning. 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.

**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.

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). This is shown in the following table:

**Level B Plan Possible Buildout Illustration**

<table>
<thead>
<tr>
<th>Zone</th>
<th>Acres</th>
<th>Approximate density (may vary)</th>
<th>Total dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low density</td>
<td>914</td>
<td>8 dwellings/acre</td>
<td>7,312</td>
</tr>
<tr>
<td>Medium density</td>
<td>422.5</td>
<td>15 dwellings per acre (minimum)</td>
<td>6,337.5</td>
</tr>
<tr>
<td>High density</td>
<td>74.7</td>
<td>50 dwellings/acre</td>
<td>3,735</td>
</tr>
</tbody>
</table>

**17,384.5 dwellings**

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.

**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 I-40 Frontage Rd. where there already exists various developments, and some parcels connect to these roads while others do not.

**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.

II. Albuquerque/Bernalillo County Comprehensive Plan.

A. ‘Reserve Area’ in the Land Use Chapter (Chapter 2) of the Comprehensive Plan lists a Goal and the Policies that apply to Master Planned Communities. The Goal of the Reserve Area is to allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities bounded by permanent open space, in appropriate outlying areas and to protect the non-urban development areas as Rural unless such planned communities are developed. *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.*

**Policy** a calls for the following plan elements—political unification with the central urban government, substantial self-sufficiency in provision of employment, goods, and public services, with at least one community center; adequate jobs and housing in the planned community to support the concept of self-sufficiency. It also includes negotiated sharing of service costs by the developer and the local government, with water, sewer, and street systems installed to meet City requirements and ensuring planned communities shall not be a net expense to local governments. It also includes provision of transit within the planned community and to connect with other urban areas. It further requires designation of portions of the Open Space network to distinguish the new community from ultimate Developing Urban Area development; dedication of open space adequate to a clear sense of separation from the Plan’s contiguous Urban Area a Variety in economic levels and types of housing within carefully planned areas to ensure capability. *Comment: 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 be achieved is necessary.*
Policy b states that overall gross density shall not exceed three dwelling units per acre, and density transfer (clustering) shall be used to accomplish appropriate urban densities in planned communities while ensuring an open space network within and around them.

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). Development must be consistent with the overall density allocation for the development at 2.7 dwelling units per acre as stated in Condition.....

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.

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.

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.

In summary, more information is needed on the specific land uses 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.
Comprehensive Plan – Other Sections.
Within the Comprehensive Plan, sections on community areas other than land use establish the planning framework for future development. The Santolina Level B Master Plan generally addresses many of the sections, although from staff and agency comments, more information may be required:

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.*

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.*

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.*

III. Planned Communities Criteria
In addition to policies in the Comprehensive Plan, the Planned Communities policy document provides criteria for evaluating requests for Master Plan approval at 3 levels for properties in the reserve area. The Level A criteria are included on pages above, and are paraphrased below with staff’s comments. Level B would be for the separate portions or areas within the plan. Level C would be for site development plans and subdivisions.

The following Planned Communities items are required to be adequately addressed for Level B Plans.

A. Land Use
- Identification of land use by parcel, acreage and type- including residential and retail/commercial or other non-residential space;
- 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;
- Location and densities of neighborhoods and neighborhood centers within the village;
- Definition of open space system, parks, recreation areas and links among land uses, with identification of proposed ownership, management, and maintenance;
- Definition of important design characteristics, including typical streetscapes, signage, building massing and setbacks, landscaping, connections, parking, civic spaces.

B. Transportation
- A disclosure statement regarding strict conformance with 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.
- 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 traffic circulation system must be identified.
- Typical roadway cross-sections for major roadways
- The type and approximate location of pedestrian, bicycle, and transit elements of the transportation
system must be specified. 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. Any remaining transportation problems or issues
identified in the Level A Transportation System Plan and appropriate to the detail of Level B review must
be resolved.

C. Environment and Open Space.
- 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.
- Strategy for meeting community air quality objectives and standards
- Strategy for promoting energy efficiency, maximizing options for alternative energy sources.
- Conceptual drainage plan for management of watersheds and floodplains and preservation of arroyo
corridor multiple-use opportunities.
- Update Class I literature search and do Class II sample geotechnical and archaeological features;
mitigation strategy
- Siting of industrial land uses to avoid groundwater contamination and toxic air emissions impacts on
nearby residential or other sensitive areas.

D. Government and Public Services
- Strategy for funding and maintenance of public facilities and site, including open space.
- Facilities plan including detailed location, phasing of water systems, sewer systems, drainage systems,
and mobility systems.
- Annexation plan/agreement
- 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.
- Level B development agreement to:
  • 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
  • Specify measures to mitigate negative consequences of the village’s development
  • 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.
  • Provide a legal recording instrument
  • Identify more specifically any public incentives to the developer, or public/private partnerships,
including provisions for affordable housing
  • 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.
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.

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.

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.

STAFF AND AGENCY COMMENTS (3/2/16)
Staff and agencies have some comments for the plan draft dated to 1/25/16. Given the short review time allotted, some staff have not completed their comments. The comments generally recognize the importance and magnitude of the plan and its potential impacts to the Albuquerque area but appear to emphasize that more details need to be provided to address the Level B Criteria or their departmental standards. Because the comments are lengthy, staff recommends that all the comments beyond those summarized here be addressed by the agent on behalf of the applicant. The comments appear verbatim after this report and also in Attachment 5. The following is a general summary of the comments:

County Departments—

Building Department
No adverse comments.

Fire Marshall’s Office
Fire plans of the water system 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.
Public Works Drainage
Compliance with MS4 Permit requirements in the Drainage/Stormwater Plan/Terrain Management; address the comments from the drainage engineer.

Public Works Natural Resources
Address the comments from staff for the Level B Plan. Compliance with the MS4 Permit comments for stormwater, such as water harvesting, runoff during storms. Address the fragile conditions of the soils in the dune areas and measures to prevent erosion.
Address outstanding conditions of approval from the Level A Plan: Condition 10-Water Conservation Plan that is addressed to specific conditions within the Level A and Level B Plans; Conditions 8 & 9-Water availability-an Approved Development Agreement must be completed with the Water Utility Authority, which would need to be specific as to the land uses in the development, along with design criteria, and in which appropriate, specific water conservation techniques must be approved by staff and the Utility Authority. The letter issued for the Level A process is not sufficient for Level B approval. More specific information is needed within the Level B Master Plan related to specific environmental characteristics and infrastructure that will be required for reclaimed water.

Public Works Transportation
Respond to/make corrections or additions to the plan as stated in the comments, which cover such areas as Transit, Pedestrian and Bikeways, Performance Indicators and impact of travel on the network, address no net expense where required off-site improvements are considered for the two Level B Phases. Ensure that all Level A conditions of Approval are addressed related to Transportation are addressed. It appears that most have except Condition 5 that requires coordination with the NMDOT/FHWA, with their comments pending.

Address specific comments on the Level B Transportation Plan as listed. Areas to be addressed include guidelines and parameters, dedication of land/Right of Way, functional classification maps, green infrastructure, and mitigation recommendations for the listed intersections.

Parks and Recreation
The comments state that a preliminary review of the plan indicates that more information needs to be provided:
1. A portion of the Level B Open Space and Parks network, is consistent with Level A, but the following is not clear:
   a. what all the types of OS and parks will be included in those areas;
   b. whether that includes neighborhood parks and other recreation facilities;
   c. general, whether the park areas by type and the other recreation facilities cumulatively meet the Level of Service standards set forth in the Level A plan for the projected population for the level B plan areas; and
   d. when and how the open space, parks and other recreation facilities will be dedicated.
2. It does not appear that there is an Open Space zone as described in the Level A plan.
3. We have a question as to why the open space area to the north of the escarpment open space described in this level B plan has not been included. Related to that question, there is parcel that was recently acquired to be a Route 66 gateway park, that would also function potentially as trailhead for the escarpment open space, that we wanted to ensure open space connectivity to.
Comments from Agencies

AMAFCA
AMAFCA staff reviewed the Level B Master Plan with respect to drainage concepts and has no adverse comment.

APS
The comments noted that the Santolina Level B development will impact existing APS schools. APS is currently working to address overcrowding in the schools with recent Bond/Mil Levy. For the Level A buildout, with 34,000 households, and approximately 15,800 K-12 students, at a cost of about $587 million for construction of 13 elementary schools, 3 middle schools and 2 high schools. It would also require about 366 acres of land.

For the Level B Plan, APS will be contacting the developer 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. For the Level B Plan with over 9,000 dwelling units, four elementary schools, one middle school, and .5 high schools will be needed. The cost will be over $161 million dollars and 101.6 acres will be needed.

MidRegion Council of Governments/MRMPO
Comments include the following:
- The Level B Plan is large per the Planned Communities Standards. A more detailed land use and phasing plan is needed.
- The high number of jobs and non-residential acreage is encouraging. Also the housing density will be helpful in encouraging transit and pedestrian modes.
- MRCOG has concerns about the way in which the 2040 forecast is depicted. Ensure correct references to the forecast and the MTP funding.
- Address comments regarding the transportation network and hierarchy.
- Level A zoning is not consistent with Level B zoning, which is more traditional. The zones provided are too limited for the types of development being proposed.
- More detailed zoning information must be provided related to such areas as mixed uses, urban design, for such uses as the educational campuses. Examples are provided.
- Additional detailed comments are provided in the attachment.

Albuquerque/Bernalillo County Water Utility Authority
The comments state that:
1. A Water and Sanitary Sewer Serviceability has been requested.
2. Coordination between the engineer and the Water Authority will take place to develop a more appropriate Master Plan Study for water and sanitary sewer infrastructure.
3. A Water Authority Board approved development agreement is required. This development agreement will include the infrastructure improvements identified, once an approved water and sanitary sewer master plan study has been completed.

NMDOT
The NMDOT comments indicate that the Level A condition of approval requiring coordination with the agencies NMDOT and Federal Highway Administration must be met.
City of Albuquerque Transportation
The comments request coordination with City Municipal Development regarding roads and improvements outside the Plan Area.

CONCLUSION
This is a request for approval of a Santolina Level B Master Plan in a portion of the Santolina Master Planned Community. The Santolina Master Plan seeks to provide a framework for development of a large tract of land (approximately 13,700 acres) located in the Southwest portion of Bernalillo County and was approved by the County Commission in 2105. The Planned Communities Zoning (PC-Santolina) was also approved that time. Although this land is primarily vacant and relatively far from the developed area of the City and County, there are several development principles and policies that encourage such a plan and figured in the Plan's approval:

1) It encourages orderly systematic development of a large area that may avoid some of the negative features of unplanned development and provides coordinated planning and efforts among different elements of a future community, including land use, transportation, utilities, open space, parks, and trails, utilities,

2) There are goals and policies in the Albuquerque/Bernalillo County Comprehensive Plan, particularly for the Reserve Area (Land Use) that encourage such a large-scale development, referred to as a "Master Planned Community"

3) Planned Communities Criteria have been adopted by the City and County to identify three levels of planning in the form of plans that should take place for such a community, in increasing levels of specificity. Level A is the general plan for the entire community, Level B is for more specific geographic areas (e.g., villages, industrial areas, corridors) in the community, and Level C covers the specific development. Each of the Levels has criteria that must be adequately addressed for approval, including land use, transportation, utilities, open space, etc., which are correlated with the requirements of individual County departments and agencies.

The Santolina Level B Plan continues seek to further these principles and policies with more detailed plans for two portions of the property that total 4,243 acres within the areas identified in the Planned Communities Criteria. As stated above, some comments have been provided for the Level B request, given the limited time frame for review, with some departments and agencies requesting more time to complete the review of this complex, multi-faceted development. A majority of the comments provided indicate that more details are needed for the various areas within the plan before the Plan can be approved the land use plan, zoning, the transportation plan (County and agency), and open space, and compliance with the Comprehensive Plan and the Planned Communities Criteria. Some of the main issues are as follows:

The comments indicate the need for more time to review the Level B document and also to address more clearly the following:

- Outstanding conditions of approval for the Level A Plan including platting of the boundary of Santolina and addressing outstanding issues with water and wastewater
- More specific details for land uses, densities, and zoning, as provided above in the analysis
- Provide specific details for land use as specified in the Level B criteria
- Ensure that the proposed zoning includes the required elements.
- The land uses and zoning proposed in the Level B Plan should be consistent with those in the Adopted Level A Plan
- Clarify that other Level B Plans will be submitted, with appropriate naming
- A more detailed phasing for land use and transportation infrastructure must be provided
- Details for open space must be provided as requested by staff
- Mechanisms for achieving jobs-housing balance, economic development plan for jobs are needed
- Provide required Development Agreement and required planning with the Water Utility Authority
- Address comments for water use and conservation
- Address the comments from APS
- Provide agreement from APS, CNM, and other entities that are included in the plan
- Level B Development Agreement will be needed to cover areas of land use, transportation, utilities, open space
- Level B Development Agreement will be needed to demonstrate that improvements will be at no net cost to the County
- Provide proper platting of the property into parcels and Class II Archaeological Survey, as required for by Planned Communities Criteria
- The applicant and agent should address and comply with the individual requirements and comments stated in the comments by staff and agencies; other requirements will

Staff therefore recommends that the request be deferred to allow additional review of this complex case and also for the agent to address the above-listed comments, but also that the request be presented to the Planning Commission at the scheduled hearing (March 2, 2016).

APRIL 27, 2016 SPECIAL HEARING - TRANSPORTATION

At the March 2, 2016 CPC hearing, an introduction to the Santolina Level B Master Plan was provided. Given the complexity of the Master Plan, the CPC elected to proceed with four special hearings:

April 27 – Transportation
May 26 – Land Use and Zoning
June 23 – Environment and Open Space, Services
July 21 – Conclusion

Each of the hearings is intended to follow the relevant sections of the Planned Communities Criteria, and other planning policies, including the Comprehensive Plan, must also be taken into account. Any outstanding Conditions of Approval from the Level A Plan will also need to be met. Comments from the public submitted for the March 2, 2016 hearing are included in Attachment 6.

Transportation

Transportation Plan Overview

As stated above in the staff report, the Santolina Transportation Plan, as generally approved in the Level A Master Plan, is described in further detail in the Level B Plan, for the time frame of 2025 and 2040. It establishes the transportation network and also its impacts on land use and development patterns in the future. The network must be developed in accordance with the Metropolitan Transportation Plan (MTP), most recently adopted for the time frame up to 2040. The phasing includes the development of Paseo del Volcan and an I-40 exchange by 2040, and additional east to west roads within the development, with employers eventually participating in the road network development. The plan also includes street characteristics and street sections (for each type of street), key intersections, access control and spacing requirements, and roadway phasing. It builds upon and slightly modifies the
grid road system (from the Level A Plan) with more of the roadway network shown with additional connections to the external roadway network, along with pedestrian and bicyclist and safety provisions and the potential to connect to the regional transit system.

The Santolina Level B Transportation Analysis predicts through modeling the volume of traffic that will be generated by the development and its impacts on the area’s road network, based on such factors as population and employment growth. The transportation analysis shows how the development will tie into and impact the overall transportation flow in the area, with the potential to assist with travel time and eventually to reduce trips to the east. More specific details about the transportation system and traffic analysis are included in the technical appendix—the Level B Transportation Master Plan Technical Appendix. The Level B submittal has also language to address outstanding issues and conditions for transportation from the Level A Transportation Plan, including revisions to the Level A Transportation Plan.
Initial Comments for Transportation (for 3/2/16 CPC)
Comments were provided by staff and agencies at the time of submittal of the Santolina Level B Plan. Some of the initial comments for the Level B Transportation Plan included:

- **Public Works Transportation** – requested additional information or modifications to language in the plan, such as defining parameters of the plan which if exceeded would require modifications to the plan, including information on appropriate right of way dedication; ensuring street terminology matches the MRCOG Long Range Transportation street terminology; providing additional analysis for streets outside the plan area and at I-40 interchanges; and addressing ongoing conditions of approval from the Level A Plan; include conditions related to NMDOT/FHWA and MTP funding. The comments also requested that the applicant address transportation /infrastructure costs -- on-site and off-site improvements necessitated by the development.

- **MRMPO** - also expressed concerns with the Transportation plan particularly in terms of the phasing and the funding of the road network, and also how the regional forecasting has been used in providing justification for the development. Concerns also include proposed zoning and lack of design standards which are needed for such a complex development. The comments continue to stress that MTP funding in the 2040 plan does not anticipate funding roadways in Santolina before 2040, except the widening of Dennis Chavez Blvd. The comments also indicate concerns with the design of some of the streets.

- **NMDOT and the City of Albuquerque** provided comments that off-site impacts of the development must be properly mitigated and funded. NMDOT has requested that the Level A condition of approval requiring coordination with NMDOT and FHWA be carried forward into Level B conditions of approval.

**Applicant’s response to Transportation Comments (for 4/27/16)**
In response to staff and agency transportation comments, the applicant’s agents have compiled a Matrix which lists the comments and states how they have been addressed or resolved. The Matrix appears in Attachment 7. For the Public Works and MRMPO/MRCOG Transportation comments, the agent has agreed with a majority of the comments and requirements. The Matrix states the comments will be addressed through modifications to the Level B Plan for streets and pedestrian and bikeway facilities. The Traffic Study would be modified and supplemental report to cover the wider area network would be submitted. The Matrix states that a supplemental report will also be provided for cost estimates and funding sources, which will likely include PIDDs and TIDDs and other development imposed fees.

**Staff’s additional comments for 4/27/16 Transportation Hearing**
County Public Works (Transportation) has submitted an update regarding the transportation element of the Santolina Level B Master Plan (included in Attachment 7). The comments indicate that discussions have taken place with the agent and that changes have been made to the transportation plan and analysis. The comments state that a Matrix has also been submitted to illustrate how the comments of staff have been addressed, including those related to Level A Conditions of Approval (Transportation) and Level B Planned Communities Criteria. Staff comments state that a mitigation report has also recently been submitted to address the concerns about off-site impacts to the road network. Areas that appear to be acceptable include the traffic circulation system, typical roadway cross-sections, type and location of pedestrian, bicycle, and transit elements, and appropriate level of service at different locations within and outside the site. The report also estimates the cost of the roadway improvement costs required.
Public Works staff states that areas that still need to be addressed include the incorporation of changes agreed to by the applicant in the transportation plan and traffic analysis in revised documents and the provision of an Air Quality Study, as required in the Planned Communities Criteria for Transportation, Level B. The comments have noted that the mechanism of funding must also be identified in a manner that addresses the ‘no net expense policy’ as required for the Santolina development.

Other agencies, such as MRCOG and NMDOT have not provided additional comments for the proposed revisions to the Transportation Plan and the additional Mitigation Report.

**Conclusion.**
Public Works Transportation staff has concluded that the applicant’s agents have addressed many of the staff and agency concerns regarding the Level B Transportation Plan, with some modifications remaining to be made. Conditions of Approval are provided for items that must be addressed before the CPC approves the request, and also for items that must be addressed 30 days after the BCC approves the request.

The following items are required prior to CPC approval of Level B Santolina Master Plan:
- Addendum to the Level B Transportation Master Plan/Technical Appendix with revised text and maps addressing agency comments
- An Air Quality Study will be performed by June 2016 using EPA’s Motor Vehicles Emission Simulator (MOVES 2014) model identifying regional pollutants per National Ambient Air Quality Standards and, if needed, localized analysis of 2 on-site, 2 off-site high volume intersections using CAL3QHC dispersion model.

The following Conditions of Approval are required within 30 days of BCC approval of Level B Santolina Master Plan:
- The Level B Transportation Master Plan/Technical Appendix text and maps will be revised to address agency comments
- Level B Development Agreement will address no net cost criteria for all on-site and off-site transportation improvements related to the Santolina Master Plan with the appropriate funding mechanism.

**Staff recommends that the discussion proceed as scheduled to consider the Transportation Plan and then proceed to the discussion of Land Use and Zoning in the following special hearing.**

**MAY 26, 2016 SPECIAL HEARING – Land Use and Zoning**

This May 26, 2016 hearing, to be focused on the topic Land Use and Zoning, will be the second of four scheduled special CPC hearings for the Santolina Level B Master Plan. In the last (April 27) hearing, the CPC considered the Transportation element of the plan, in which staff and agencies had been working with the applicant’s agents on an acceptable transportation network in conjunction with the planned communities criteria and previous conditions of approval. The applicant’s agents have continued to work to address other outstanding conditions, such as the platting of the property and working with other department and agencies.
Level B – Land Use and Zoning Overview (Initial submittal)

The Land Use and Zoning component was included in the initial Level B submittal (dated 1/25/16). As stated above (pp.7), the Level B land use plan has been developed in accordance with the approved Level A Plan. The land use plan for the 4,243 acre Level B site has been developed following the layout of the Level A plan also following two requirements (conditions) of the development—a maximum overall gross density of three dwelling units per acre and a goal, over time, of achieving a 2-1 jobs-housing ratio. For the Level B plan, this would result in an approximate population of 23,178 residents in 9,444 dwelling units, along with more than 31,000 jobs. The Level B plan includes a town center, residential and commercial areas, a portion of the urban center, and an employment center in the central/eastern portion of Santolina, and an industrial/employment center in the northwesterly portion of the site. Two phases for development are provided—2025 and 2025. The allocation in the 1/25/16 version of the plan was:

<table>
<thead>
<tr>
<th>Land Use Allocation Santolina Level B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land use</td>
</tr>
<tr>
<td>Residential Village</td>
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<tr>
<td>Residential Village Center</td>
</tr>
<tr>
<td>Urban Center</td>
</tr>
<tr>
<td>Town Center</td>
</tr>
<tr>
<td>Business Park</td>
</tr>
<tr>
<td>Industrial/Business Park</td>
</tr>
<tr>
<td>Open Space</td>
</tr>
</tbody>
</table>

The proposed zoning would correspond with these general land uses, but with variations associated with site characteristics, such as higher density allowed along major roads, along with commercial developments ranging from neighborhood scale, to more intense commercial allowed in the town center and urban center. In the 1/25/16 Level B Plan, the applicant began to develop specific features of the zones, to include land uses and area requirements, as follows:

A. Residential Village
   1. Low Density Residential Zone
   2. Medium Density Residential Zone
   3. High Density Residential Zone
B. Residential Village Center
   1. Village Center Commercial Zones
   2. Office and Institutional Uses
C. Urban Center
   1. Neighborhood Commercial Zone
   2. Office and Institutional Zone
   3. High Density Residential Zone
D. Town Center
   1. Town Center Commercial Zone
E. Business Park
   1. Business Park Zone
F. Industrial and Business Park
   1. Industrial and Business Park Zone

The zones resembled County non-residential zones, O-1, C-1, C-2, C-LI and M-1, but with three residential zones to allow for higher density, with options for higher depending on the location of the within the zoning district.
Initial staff and agency comments for Level B Land Use and Zoning
Staff and agency comments for the 1/25/16 Level B Land Use Plan, some of which related to the
Planned Communities Criteria and Comprehensive Plan Reserve Area Policies, included:
- Whether sufficient information on the land uses, land use mix, and densities had been provided
  (Planned Communities Criteria); clarification on the commercial uses
- Provision of appropriate/allowable densities – where the potential for higher density existed
  based on the zoning, ensure the overall density limit is maintained
- Compatibility of the land uses – mix of uses, relation between uses within and adjacent to the
  area
- Phasing – elaborate and justify
- Employment – how will the employment goals be achieved
- Open space network
- Activity centers – clarify the types of centers in the plan
- Zoning – provide more information on zoning in terms of land uses, mixed use, design, in
  accordance with the land uses, open space; add more options for zoning in the more urban and
  mixed use areas; that the zoning proposed may be too limited. Or following the intent of the
  Level A Plan
- Forecast – address questions about the way the MRCOG 2040 forecast is used in the Level B
  Plan.
- Other Level B Plans? A provision needs to be made for other level B Plans

Additional submittal for 5/26/16
On May 6, 2016, the applicant’s agent submitted additional documents in response to staff and agency
comments. Several discussions have taken place with staff and MRCOG staff, particularly regarding the
proposed zoning. The submittal (included in Attachment 9) includes redline text of several chapters of
the Level B Plan, a revised Chapter 3 for Zoning, a revised Land Use Map, street sections, a new Zoning
Map, and a Matrix that seeks to summarize how the previous staff and agency comments have been
addressed. The documents are summarized as follows:

Additional language within the Land Use Chapter to address staff comments
1. Added language on mixed use and compatibility of uses – states the zoning chapter further
   addresses this by providing innovative strategies for design; allows for colocation of uses or
   transitions between uses; allows for horizontal mixed uses in the urban center and town center (pp.
   8-9)
2. Maximum density – makes a provision for maximum allowable density --- of low, medium, high
density---not to exceed the total units allowed for this Level B plan (recalculated from 9,444 to
10,620 dwelling units)
3. Phasing – text has been added to indicate the plan that take into account for the sequence of
development, overall development, principles of development, in terms of infrastructure, open
space, natural resources, transportation; development in conjunction with existing service areas;
appropriate capital financing
4. The revised language states (to address staff’s comment) that other Level B plans will be submitted
to cover the remainder of the Santolina Plan Area

Changes to the Land Use Map include the following:
- Added a TC-MU (Town Center Mixed Use) Land Use within the Town Center Area
- Added an Urban Center Commercial zone – separate from the other commercial zones
- Changed designation of school (to an asterisk, rather than a tract of land)
- Added roads through the Urban Center educational campus and through the Town Center
- Changed designation of educational campus to UC/E-UCE-O-1 to allow O-1 uses
- Included a zone map, which generally matches the Land Uses (as below)

The revised land use map and the new zoning map are included below and are also in Attachment 9.

Revised Land Use Plan, May 2016

Addition of the Zoning Map
The new zoning map shows the location of the main zones, which themselves have been revised—
LDR – Low Density Residential
MDR – Medium Density Residential
HDR – High Density Residential
UC – Urban Center
C – Commercial
TC – Town Center
VC – Village Center
O – Office
BP – Business Park
IP – Industrial Park
Revisions to the zoning chapter
A number of changes have been made to the Zoning chapter (Chapter 3) including:
- Adds an introduction and insights as to how the zoning chapter may be used
- Adds additional requirements related to design within the zones
- Adds a new use 'mixed use' in several of the non-residential zones
- Clarifies the relationship to the County Zoning Code and other plans (indicates instances where Santolina regulations apply and where the Zoning Code would apply)
- Changes and clarifications have been made to each zone, based on staff comments
- Details are provided for some of the general land use/zoning areas (i.e., the town center and urban center) that are comprised of more specific zones, including office, commercial, residential, with some additional uses added, such as large scale retail. It appears that and office zone and a commercial zone have been configured to be mapped independently or within other zones, such as the Town Center and the Urban Center
- Adds general design standards that apply to the entire development or types of uses (e.g., residential)
- Adds a section for signage

Matrix for Land Uses and Zoning
The Matrix states the following:
- Public Works comments for design standards have been addressed to include measures for drainage, streetscapes, conservation; additional comments to be provided for June 23 hearing.
- The applicant is working with APS to develop the plans for schools
- The agents have sought to address MRMPO/MRCOG concerns with adequate allocation of commercial and open space areas, with design that includes walking, biking, and transit; with the proposed APS/CNM campus, with the addition of mixed use zone, and with the addition of design standards for commercial development
- The matrix indicates the agent has worked with County Zoning regarding the land use and zoning chapter, including additional sections for design and signage, resulting in modifications and additions to the Zoning chapter.
- The Matrix states the revised plan addresses the Level B Planned Communities Criteria for Land Use.

Additional staff and agency comments
Some additional comments have been provided. MRCOG, ABCWUA, Public Works (Natural Resources) have provided comments and suggestions that could be incorporated in revisions to the Level B Land Use and Zoning chapters (see comments at the end of this report and in Attachment 9). County Planning staff has also provided some comments related to land use. The comments indicate the progress with the Land Use and Zoning Sections and that the work between staff, agencies, and the applicant’s agents is on-going. There still are questions from staff and MRCOG about the level of detail that has been provided for the Level B Plan for Land Use and Phasing related to the overall density allocation and jobs to housing goals as stated in Comprehensive Plan Policies. More attention could still be given to addressing the Level B Planned Communities Criteria for Land Use:

1. Identification of land use by parcel, acreage and type- including residential and retail/commercial or other non-residential space.

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.

3. Location and densities of neighborhoods and neighborhood centers within the village.

4. Delineation of open space system, parks, recreation areas and links among land uses, with identification of proposed ownership, management, and maintenance.

5. Definition of important design characteristics, including typical streetscapes, signage, building massing and setbacks, landscaping, connections, parking, civic spaces.

It would appear that more specific details both on the maps and in the narrative could be provided (Criteria Items 1-4), especially where the next step following the Planned Communities Planning process (Level C) is the actual subdivision and development of the individual sites. Staff is also reviewing the revised zoning and design guidelines that have been proposed to determine their appropriateness.

The comments could be addressed through further revisions and additions to the Santolina Zoning and Land Use chapters, prior to final consideration by the County Planning Commission, and others could be addressed through conditions of approval. Additional discussions and evaluation will also occur prior to completion of the County Planning Commission review process. Public comments also continue to express concerns with the general concept of Santolina and state that the proposed development is inappropriate (Attachment 8).

Discussion of the issues and revisions to the Level B Plan can continue through the Santolina Level B hearings scheduled for June 23 and July 21. The next hearing (June 23) will focus on Government and Public Service and Environment and Open Space.
## Analysis Summary – Level B Master Plan Approval 5/26/16

<table>
<thead>
<tr>
<th>Zoning Requirements</th>
<th>Address all staff comments. Address land/use zoning comments as in staff report and agency comments. Address Level B Development Agreement, no-net expense requirement.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Plans</strong></td>
<td></td>
</tr>
<tr>
<td>Comprehensive Plan</td>
<td>Adequately address Reserve Area Goal and Policies; address density allocation, address transportation and open space policies.</td>
</tr>
<tr>
<td>Area Plan</td>
<td>Southwest Area Plan—provides a Master Plan for a large area to address various policies.</td>
</tr>
<tr>
<td><strong>Planned Communities Criteria</strong></td>
<td>Additional information required to address the four Level B areas—Land Use, Transportation, Environment &amp; Open Space, Government and Public Utilities.</td>
</tr>
<tr>
<td><strong>Other Requirements</strong></td>
<td></td>
</tr>
<tr>
<td>Public Works/agencies</td>
<td>Address outstanding transportation comments and conditions of approval. Conditions of approval required. Address various Natural Resources comments related to water availability and conservation. Address comments for Drainage, water at this Level B level. Address ABCWUA comments. Additional comments for design standards related to conservation are provided.</td>
</tr>
<tr>
<td>Zoning/Planning</td>
<td>Continue to provide more information on Land Use and Zoning in accordance with Planned Communities Criteria and County Zoning. Continue to work with Zoning staff to revise zoning chapter.</td>
</tr>
<tr>
<td>Other agencies</td>
<td>Address comments from MRCOG, NMDOT related to funding and coordination with other agencies.</td>
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</tbody>
</table>

## RECOMMENDATION:

Continuance of SPR2016-0001, with continued discussion.

Catherine VerEecke  
Planning Manager
COUNTY PLANNING COMMISSION
MAY 26, 2016
SPR2016-0001

BERNALILLO COUNTY DEPARTMENT AND AGENCY COMMENTS

Comments from staff and agencies (in Accela) follow this staff report. Additional comments (for March 2, 2016) are included within Attachment 5. Comments (applicant’s agent and County Public Works) for Transportation for the April 27, 2016 hearing are in Attachment 7. New comments (from both the agent and agencies) for Land Use and Zoning appear in Attachment 9.
County of Bernalillo  
Case Comments Report  
Permit: ZSPR2016-0001  

Department: Front Counter  
Activity: Application Intake  
Action: Accepted  
Note Date: 01/25/2016  
Comment: Accepted  

Department: Building  
Activity: Building Review  
Action: Completed  
Note Date: 01/28/2016  
Comment: No adverse comments  

Department: Fire  
Activity: Fire Review  
Action: Completed  
Note Date: 02/01/2016  
Comment: 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.  

Department: Planning  
Activity: Parks and Rec. Review  
Action: Completed  
Note Date: 02/19/2016  
Comment: 1. There is a portion of the Open Space and Parks network, which is consistent with Level A, but the following is not clear:

a. what all the types of OS and parks will be included in those areas;  
b. whether that includes neighborhood parks and other recreation facilities;  
c. general, whether the park areas by type and the other recreation facilities cumulatively meet the Level of Service standards set forth in the Level A plan for the projected population
for the level B plan areas; and

d. when and how the open space, parks and other recreation facilities will be dedicated.

2. It does not appear that there is an Open Space zone as described in the Level A plan.
3. We have a question as to why the open space area to the north of the escarpment open space described in this level B plan has not been included. Related to that question, there is parcel that was recently acquired to be a Route 66 gateway park, that would also function potentially as trailhead for the escarpment open space, that we wanted to ensure open space connectivity to.

Department: Planning
Activity: Planning Review

Action: Completed
Note Date: 05/18/2016
Comment: Comments from County Planning staff 5/17/16

Staff has noted additional language related to density and land use and phasing, activity centers, jobs-housing ratio, mechanisms for ensuring these levels are met will need to be developed. Staff has also noted the modifications to the land use map and the inclusion of a zone map. The land uses within this Level B Plan appear to be relatively consistent with the adopted Level A Plan.

More details could be provided for land use. Smaller areas, neighborhoods, or commercial areas or more detailed phasing and descriptions could be depicted within the land use plan, also as an aspect of developing the character of the community and jobs to housing balance (See the Level B Planned Communities Criteria).

Address the open space component. Will there be zoning for parks and open space? Adequately address the Planned Communities Criteria for Parks and Open Space (within Land Use).

Further explain the change/increase in dwelling units in the revised Level B Plan.

The land use plan (e.g., tables on pp. 10-11) should be updated to reflect the changes to the zoning; include acreage, density, where appropriate.

Zones within non-residential zones that seek to achieve additional potential land use variation (e.g., office zone and commercial zone within Town Center or Urban Center Zone) could also be depicted on the zoning map, or could appear as uses rather than zones. Uses and zones appear to be used interchangeably in the plan and should be clarified. This would facilitate the
mapping of the zoning. A Residential Village Center Zone is called out on p. 28 but does not appear on the maps.

Mixed Use Development has been added as a use, but does not appear as new (in red).

Per the meeting with the applicant's agent, the Santolina Level B zoning (particularly for land uses) could follow County Zoning more closely in order to achieve clarity and minimize any confusion and redundancy. Design standards may also require additional revision. Zoning document could be more user-friendly, including charts and illustrations. (See for instance Mesa del Sol Level A and Level B Plans). Additional more detailed comments will be provided by zoning staff.

Department: PW Development Review  
Activity: PW DR Engineer Review

Action: Completed  
Note Date: 02/08/2016  
Comment: See PW Transportation Review, PW Natural Resources Review, and PW Drainage Review for comments.

Department: PW Development Review  
Activity: PW Drainage Review

Action: Completed  
Note Date: 02/01/2016  
Comment: 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.

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.

3) Page 55 - Exhibits 14 and 15 appear to be missing from the pdf copy of the plan.
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4) Page 56 - Copy construction phase LID 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.

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.

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 the 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., 2014) for the accepted methodology to do this.

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.

**Action:** Completed  
**Note Date:** 02/09/2016  
**Comment:** COMMENTS FOR SANTOLINA LEVEL B DRAINAGE MASTER PLAN AND TERRAIN MANAGEMANT PLAN

1) 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.

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 832-R-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.

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.
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.

**Department:** PW Natural Resources  
**Activity:** PW Natural Resources Review

**Action:** Note  
**Note Date:** 02/05/2016  
**Comment:** Please see attached comments

**Action:** Completed  
**Note Date:** 02/08/2016  
**Comment:** CPC NOD

Condition 8. Per the special conditions from the Level A Master Plan, the Level B master plan cannot be approved until the applicant provides a fully executed development agreement with the ABCWUA, the water utility provider identified in the Level A plan. Page 3 states that Coordination with ABCWUA to identify final water and sanitary sewer system and master plans for Santolina and execute a Development Agreement is on-going. Staff cannot recommend CPC approval until such time as the required development agreement has been fully executed.

This condition coincides with the Level B criteria, which requires the applicant to provide statements of water availability. There are multiple comments throughout the Water Plan, particularly page 9, which states that Santolina will be owned and operated by an independent water utility, anticipated to be the ABCWUA&. elements of the above described systems are subject to change& established with the adopted utility provider. And similar on page 12, which indicates that the ABCWUA may provide water and sewer service for the project. Please be advised that the Level A approval was based on identification of the ABCWUA as the utility provider and if that changes, resubmittal of the Level A plan may be required.

**Action:** Completed  
**Note Date:** 02/08/2016  
**Comment:** 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.
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.

Stormwater Plan  p. 13  - 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 run-off using the methodology specified in 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.

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.

**Action:** Completed  
**Note Date:** 02/08/2016  
**Comment:** Water Master Plan  p.8 and 9  - please revise to discuss the projected water use with the context of the 2024 Water Conservation Plan Goal as specified in Condition 10. What portion of the projected water use does this constitute, what design criteria will be use to ensure that projected decreases in commercial/industrial use are realized, etc.

Water Master Plan  p. 9  There is no apparent use of reclaimed water identified in this Level B master plan. As part of the water conservation plan, please identify the conceptual users of reclaimed water and identify the infrastructure necessary to supply it to those land use areas. What design criteria will be used/imposed on developers to ensure the 180 gpdh maximum is achieved.

Water Master Plan  p.10  How will reclaimed sewage for reuse purposes be used within the
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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?

Water Master Plan p.12. Much of this paragraph is a restatement of portions of the Bernalillo County Level A development agreement. However, the paragraph should be removed as minor modifications of the language from the development agreement have been introduced, particularly regarding anticipation of that the ABCWUA will provide water and sewer to ABCWUA may provide water and sewer, and expansion throughout the paragraph from solely Owners to owners and developers, and a third change from negatively affect current County water or sewer service to negatively impact the System. Given that those provisions are in the development agreement, this should either be deleted or incorporated by reference only.

Action: Completed
Note Date: 02/08/2016
Comment: 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.

There is no clear explanation of how the proposed phasing fits within the Goal and Program Update. 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.

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.
Comment: 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.

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.

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.

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.

Action: Completed
Note Date: 02/08/2016
Comment: SANTOLINA LEVEL B LAND USE PLAN
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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.

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.

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.

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.

Action: Completed

Note Date: 02/08/2016

Comment: WATER MASTER PLAN

Water Master Plan p. 3 bullet list. Condition 8 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.

Water Master Plan p.4, next to 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 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 
extpected 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.

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 specific 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. 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.

Water Master Plan p.5 continue the conservation practices. Please specify which practices 
Santolina should continue.

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.

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 sources. If existing sources are available and adequate, then one or the other 
these statements needs to be revised.

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.

Action: Completed
Note Date: 05/18/2016
Comment: Zoning Chapter Comments That need to be addressed prior to final approval.

Page 47 □ Next to last Paragraph □ the referenced plant pallet and xeriscape principles appendix was not posted and is not readily available for review as of May 18 and is subject to later review and comment.
Page 47 Strike the last sentence or change to the more stringent of the two will apply
Page 48, Item 1. Change considered to will be utilized to the maximum extent practicable
Page 48. Add a new Item J and subsequently renumber. Add the following new item. All commercial and residential developers will evaluate opportunities for Green Infrastructure / Low Impact design elements prior to permit application and will incorporate such elements where practicable. The evaluation will be based on the techniques and practices identified in the most current version of Bernalillo County’s Water Conservation Development Standards and Guidelines and/or as specified in any related stormwater ordinances.
Page 48 Add new Item K and subsequently renumber. Each commercial site or area of common development will provide for stormwater treatment and removal of floatables prior to discharge of stormwater from the site or area, or provide for an acceptable alternative
Page 48. Item M. Add & and also the most current version of the County’s Water Conservation Development Standards and Guidelines
Page 49 Item 3d. Add the landscape islands and any landscape buffers will be depressed from the surface and utilized for water harvesting / stormwater treatment to the maximum extent practicable
Page 52, Item H2. Modify to read & away from buildings and into on-site stormwater treatment facilities
Page 52, Item I3, Modify to read & conveyance of drainage and stormwater treatment.

Department: PW Development Review
Activity: PW Transportation Review

Action: Completed
Note Date: 02/08/2016
Comment: 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.
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 I-40, as there is the possibility that this road will ultimately become a freeway.
3. Functional Classification Maps Provide consistent language or footnote differences:
   primary = principal arterial, secondary = minor arterial. Consider minor and major collectors.
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.

5. 2040 V/C Off-site LOS Change (>10%) Analysis:
   *Provide AM Peak off-site mitigation recommendations:
     a. I-40 and PDN/Atrisco Vista/118th St Ramps
     b. I-40 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.

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

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

Action: Completed
Note Date: 02/08/2016

Comment: 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.

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).

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.

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 ($15.4 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/I-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.

12. Level A Minor corrections:
* 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&
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 &

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 driveable width. Contact BCPWD for a copy of the cross-section typical of County Street Standards.

Action: Completed
Note Date: 02/08/2016
Comment: Santolina Level A/B Transportation Plan Comments

BCC 6/6/15 Conditions of Approval
4. The applicant will submit a proposed Level B Transportation Plan consistent with the Level A Transportation Plan, as revised, of the Santolina Level A Master Plan, prior to level B approval or future development activities that generate 500 or more cumulative peak hour trips. Done.
   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 will be added to the Transportation Plan. This has been done.
   b. Revise the Level A Transportation Network model as required by BCPWD. Revisions/reanalysis shall include the 118th St/1-140 interchange, the new proposed arterial roadways, the new urban center layout, and other recommended changes (I-40 parallel road, connectivity to south and north, PDN freeway ROW). In accordance with PCC criteria, when substantial variations are identified, subsequent revision/reanalysis will be required. 2040 forecast reanalysis of revised network. This has been done.
   c. All appropriate items in Addendum to Transportation Master Plan dated 1114 shall be placed in the Level A document. Includes diagrams for interim access spacing and illustrative commercial site access.

5. Written approval from the proper state/federal authority will be obtained prior to improvement or expansion of state roads/I-40 identified in Level A submittal. Future coordination with NMDOT/ FHWA will be done in subsequent procedures including MTP, TIP, and STIP including phasing. Pending comments on Level B from MRCOG and NMDOT.

22c. Chapter 6, Transportation, Level A Master Plan on page 95: remove the sentence The
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Policy supercedes 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 has been done.

Action: Completed
Note Date: 02/26/2016

Comment: 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?
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.
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 shouldnit 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.
4) General Comment, Page 15: Same comment as #2 above.
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.
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.
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?
8) General Comment, Page 34 and 38: Did the traffic modeling analysis factor in traffic to/from the Metropolitan Detention Center and Sandia Motorsports?
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?

Action: Completed
Note Date: 04/14/2016

Comment: The following Conditions of Approval are required within 30 days of BCC approval of Level B Santolina Master Plan:
The Level B Transportation Master Plan/Technical Appendix text and maps will be revised to address agency comments
Level B Development Agreement will address no net cost PCC criteria for all on-site and off-site transportation improvements related to the Level B Santolina Master Plan using the

Date 18-May-2016
Page 15 of 23
appropriate funding mechanism.

The following items are required prior to CPC approval of Level B Santolina Master Plan: Addendum to the Level B Transportation Master Plan/Technical Appendix with revised text and maps addressing agency comments
An Air Quality Study per PCC criteria will be performed by June 2016 using EPAs Motor Vehicles Emission Simulator (MOVES 2014) model identifying regional pollutants in National Ambient Air Quality Standards and, if needed, localized analysis of 2 on-site, 2 off-site high volume intersections using CAL3QHC dispersion model.

To address Public Works and other agency transportation comments already submitted on the Level B Transportation Master Plan, BHI provided the following at the end of March 2016:
Spreadsheet documenting all transportation-related agency comments and how they will be addressed
Level B Santolina Transportation Master Plan Mitigation Report analyzing on-site and off-site roadway impacts for 2025 and 2040 and mitigation improvements required and their costs. The report addresses comments related to improvements to the network at select intersections to achieve acceptable level of service.

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**Department: Planning**

**Activity: Request for Review**

**Action:** Routed

**Note Date:** 01/26/2016

**Comment:** Comments due by February 8, 2016

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**Department: Planning**

**Activity: Zoning Admin Review**

**Action:** Completed

**Note Date:** 02/22/2016

**Comment:** SPR2016-0001
Santolina Level B Plan
ZA COMMENTS
March 2, 2016

PLAN
The Level B plan should have a name beyond the Santolina Level B plan, since there will be other Santolina Level B plans for the area.
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Review of zoning regulations are still pending and will be forthcoming.

Department: Planning
Activity: Outside Agencies Review - LOCAL: AMAFCA

Action: Favorable
Note Date: 02/08/2016
Comment: Santolina Level B Master Plan, (R-12)
AMAFCA staff reviewed the Level B Master Plan with respect to drainage concepts and has no adverse comment. Staff also met with the engineer to discuss maintenance responsibilities and impacts on capacity of AMAFCA's Westgate Dam. These items will be addressed with future, detailed development plans.

Department: Planning
Activity: Outside Agencies Review - LOCAL: APS

Action: Favorable
Note Date: 02/09/2016
Comment: 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.1 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.
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

(ii) Improve facility efficiency (short term solution)
   a. Schedule Changes
      i. Double sessions
      ii. Multi-track year-round
   b. Other
      i. 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.

(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.

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 K-8 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.

Text exceeds max length please see attachment.

**Department: Planning**

**Activity: Outside Agencies Review - LOCAL: City of Albuquerque Planning**

**Action:** Favorable

**Note Date:** 02/18/2016

**Comment:** 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 Chavezes 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.

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 Citys
DMD/Planning Department during post-master plan reviews in order to effectively define
Santolinas offsetting traffic mitigation measures.

**Department: Planning**

**Activity: Outside Agencies Review - LOCAL: Mid-Region Council of Gov**

**Action:** Favorable

**Note Date:** 02/11/2016

**Comment:** The following include initial comments by Mid-Region Metropolitan Planning Organization

Date: 18-May-2016
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(MRMPO) staff after reviewing the updated Santolina Level A Transportation Plan (Jan 22, 2016), the Santolina Level B Transportation Plan (Jan 25, 2016), and the Santolina Level B Master Plan (Jan 2016). The comments are organized by general comments followed by specific comments for each document. Any reference to the Santolina Level A Master Plan refers to the final version (June 16, 2015). References to the 2040 MTP refer to the Futures 2040 Metropolitan Transportation Plan. Given limited time to review three large documents, it is possible that additional comments will be delivered by MRMPO staff in verbal or written form at the March 2 hearing.

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).

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). MRMPO appreciates that the Long Range Transportation System (LRTS) Guide is referred to for roadway designs. However MRMPO
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has some specific roadways design concerns (see comments for SANTOLINA LEVEL B MASTER PLAN, pages 41-42). 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  

Department: Planning  
Activity: Outside Agencies Review - LOCAL: PW Transportation Dev  

Action: Favorable  
Note Date: 02/18/2016  
Comment: 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 Chavezs 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.  
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 Citys DMD/Planning Department during post-master plan reviews in order to effectively define Santolinas offsetting traffic mitigation measures.  

Department: Planning  
Activity: Outside Agencies Review - LOCAL: Water Utilities - ABCWUA  

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Permit: ZSPR2016-0001

Action: Favorable
Note Date: 02/12/2016

Comment: The following are my comments for SPR2016-0001 Santolina Level B:
1. A Water and Sanitary Sewer Serviceability has been requested.
2. Coordination between the engineer and the Water Authority will take place to develop a more appropriate Master Plan Study for water and sanitary sewer infrastructure.
3. A Water Authority Board approved development agreement is required. This development agreement will include the infrastructure improvements identified, once an approved water and sanitary sewer master plan study has been completed.

Department: Planning
Activity: Outside Agencies Review - STATE: State Highway and Transportation

Action: Favorable
Note Date: 02/09/2016

Comment: 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, 981 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.
"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 timeframes for the offsite roadway improvements and the Plan phasing will also need to be identified.