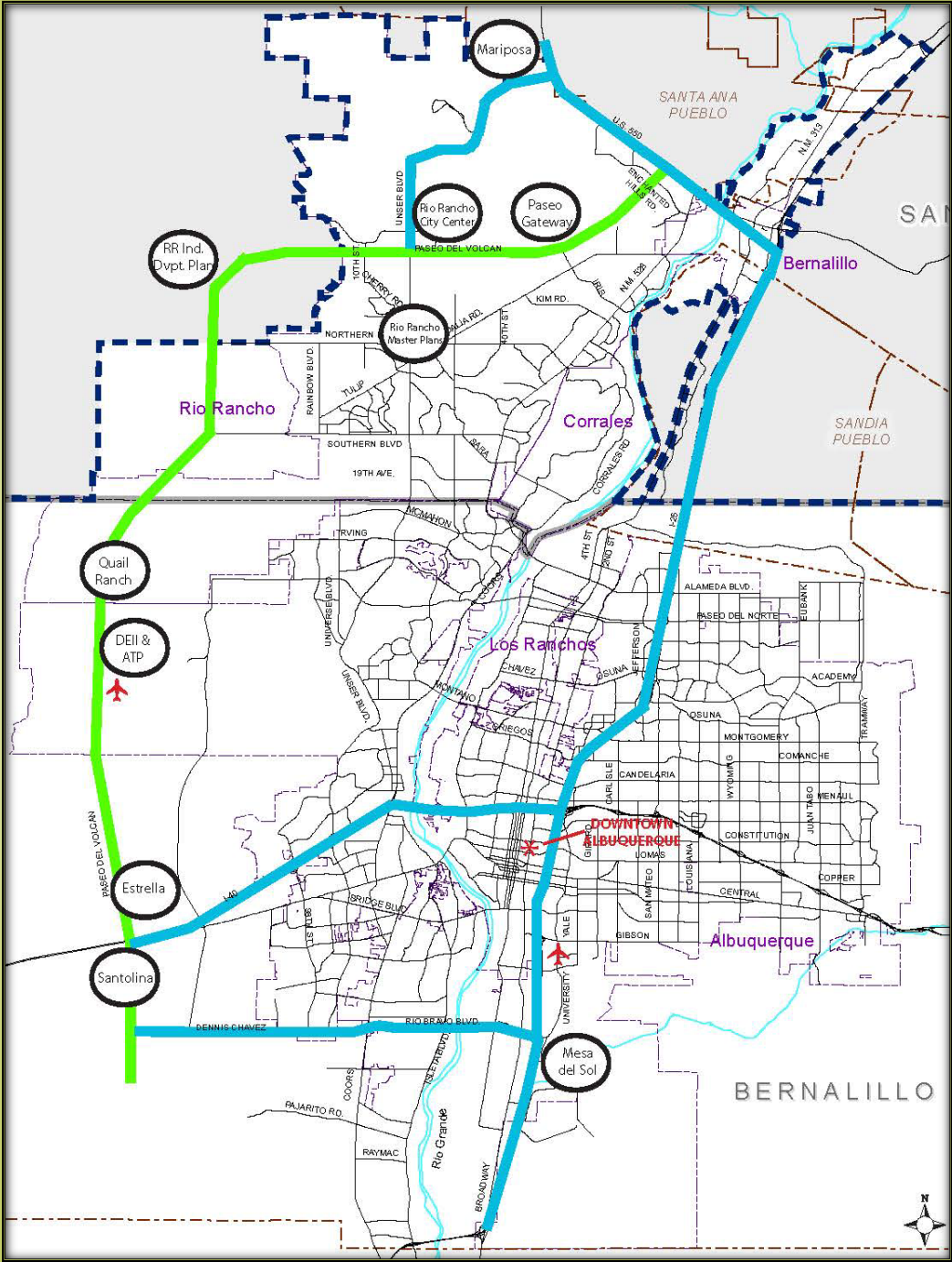




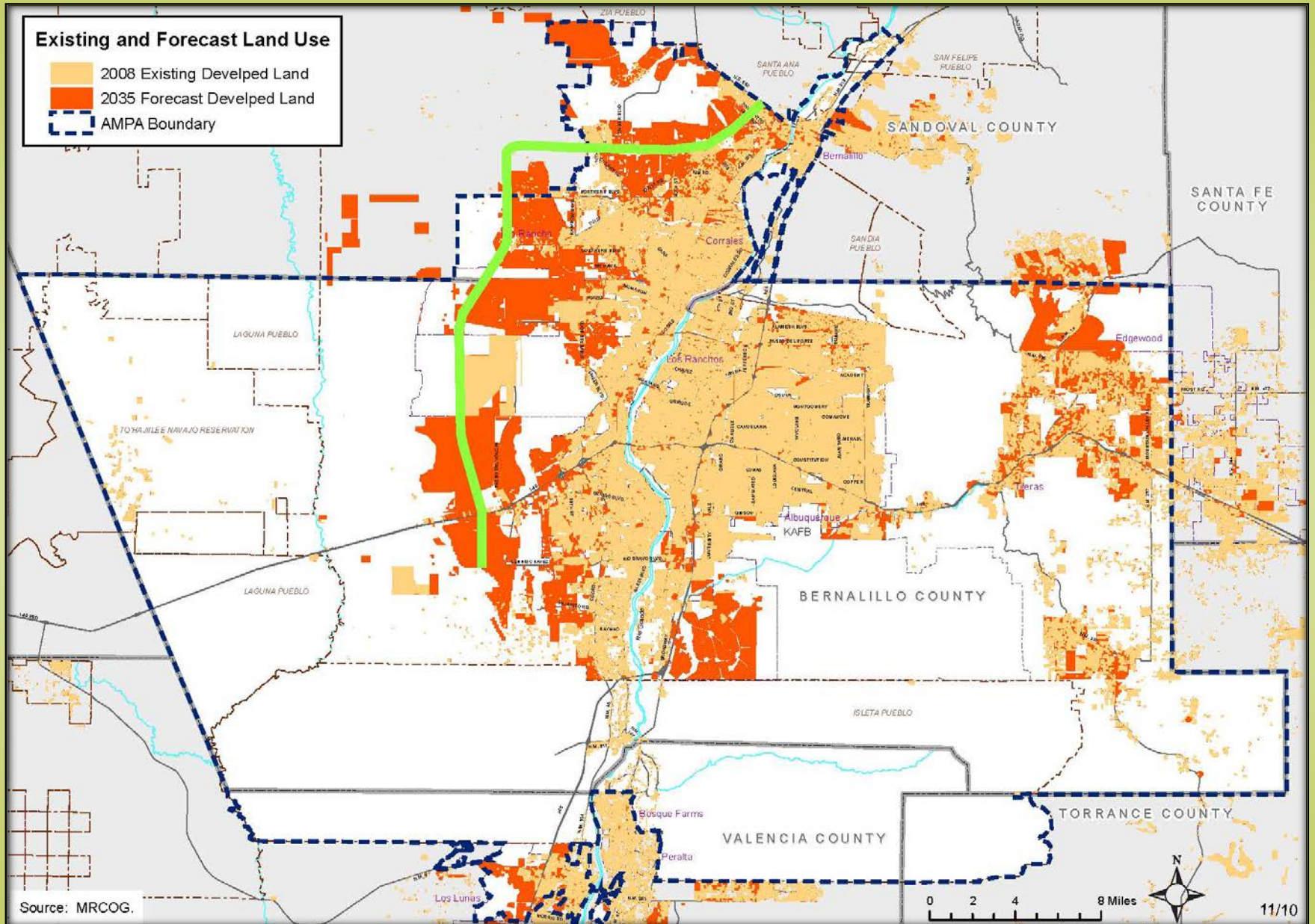
Paseo del Volcan
The Road to Economic Development

JUNE 2014

PASEO DEL VOLCAN ALIGNMENT



MRCOG – REGIONAL LAND USE FORECAST



Source: MRCOG.

PLAN FOR DEVELOPMENT

Growth vs. Land Availability

- **MRCOG Projects Metropolitan Area Growth**

- ✓ 1.3 Million People by 2035
- ✓ On Numbers Economic Index predicts the Albuquerque Population will reach **1 Million by 2018**

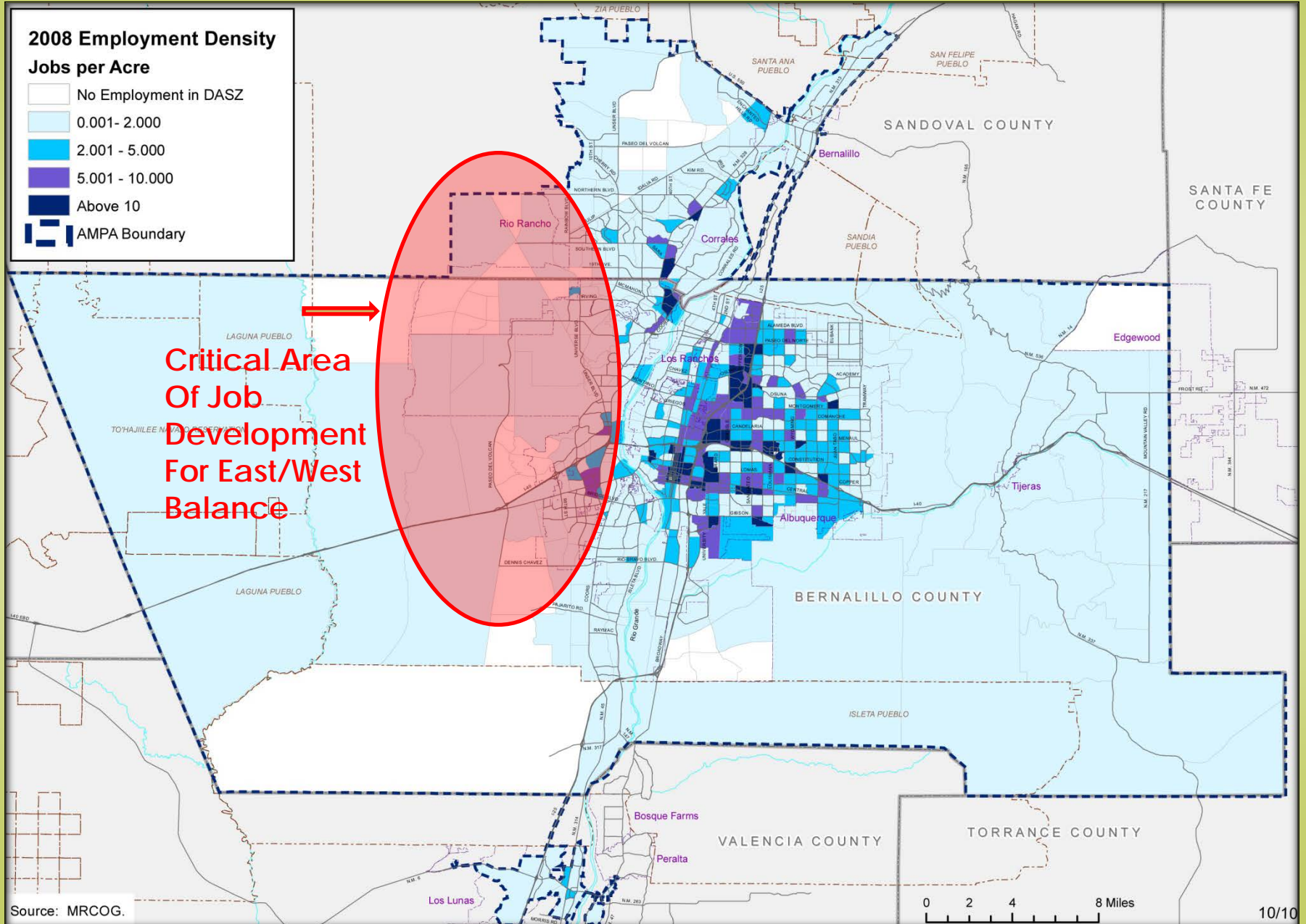
- **Limited Land Availability to Accommodate Growth**

- ✓ Access
- ✓ Public Land
- ✓ Tribal Land
- ✓ Floodplains and Irrigated Agriculture
- ✓ Antiquated Subdivisions
- ✓ Fractured Ownership
- ✓ Lack of Regional Infrastructure

- **Logical Location for Growth**

- ✓ Master Planned Areas

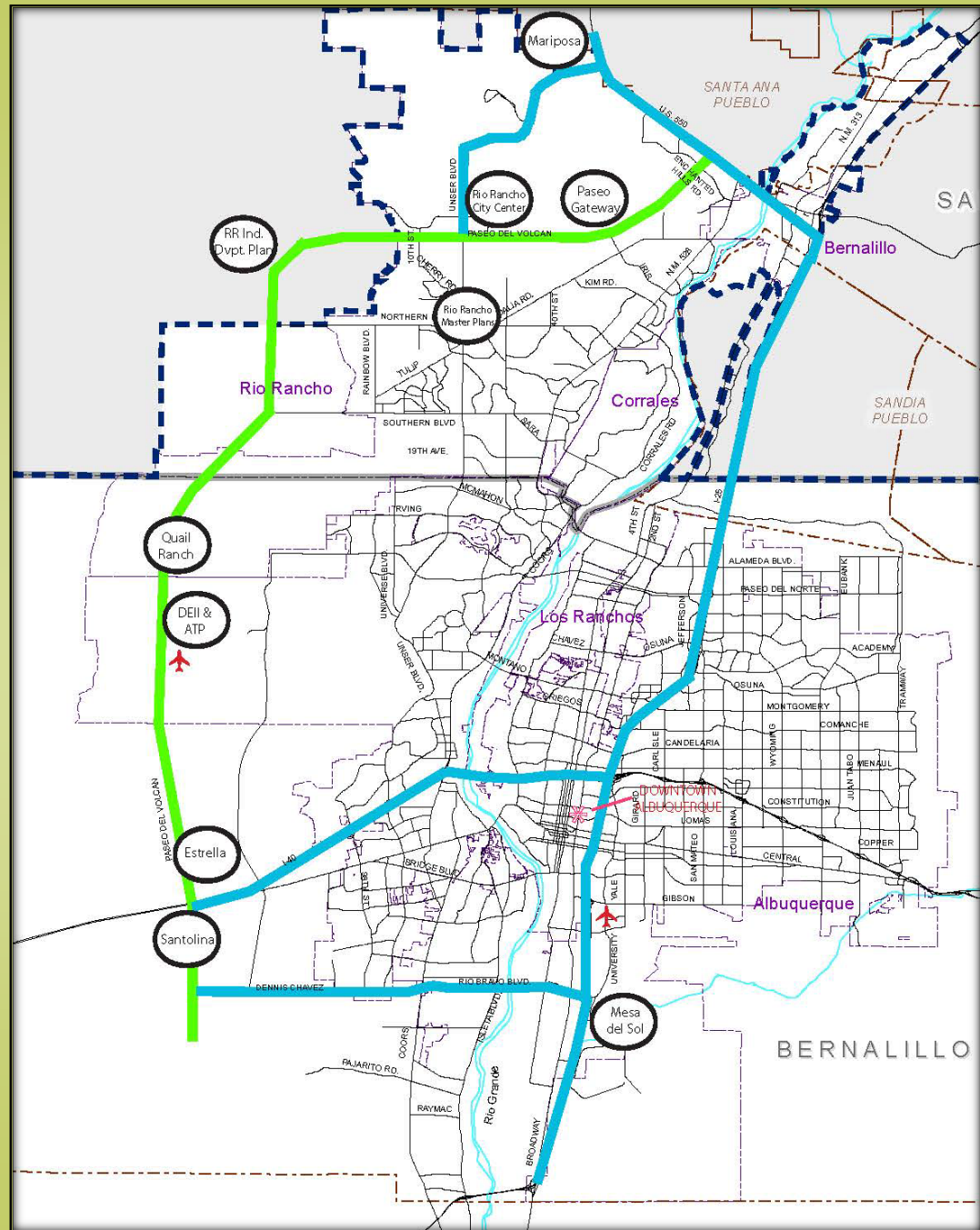
JOBS/HOUSING BALANCE



PASEO DEL VOLCAN JOB CORRIDOR

- **COMPETITIVE NATIONAL AND GLOBAL ECONOMIC CLIMATE**
 - ✓ Market the Region
- **WHAT DO COMPANIES WANT**
 - ✓ Mobility: People, Goods, and Information
 - ✓ Skilled Labor: Opportunities for Synergistic Education
 - ✓ Balanced Communities: Live, Work, Learn, and Play

MASTER PLANNED COMMUNITIES ON THE PASEO DEL VOLCAN JOB CORRIDOR



SANTOLINA LEVEL A MASTER PLAN

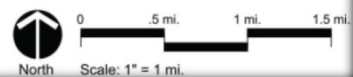
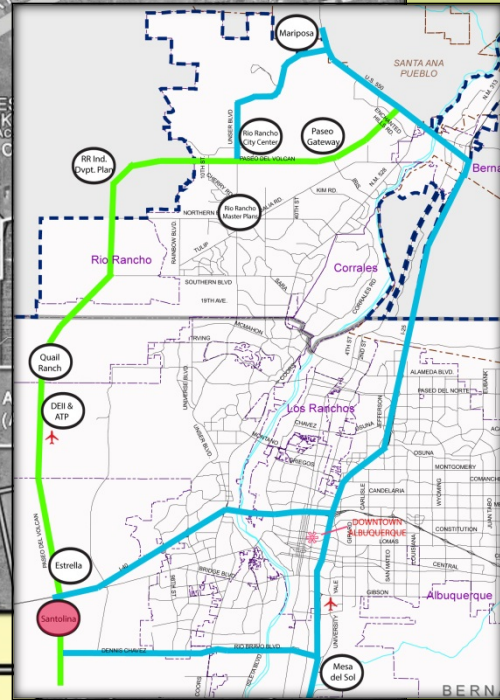
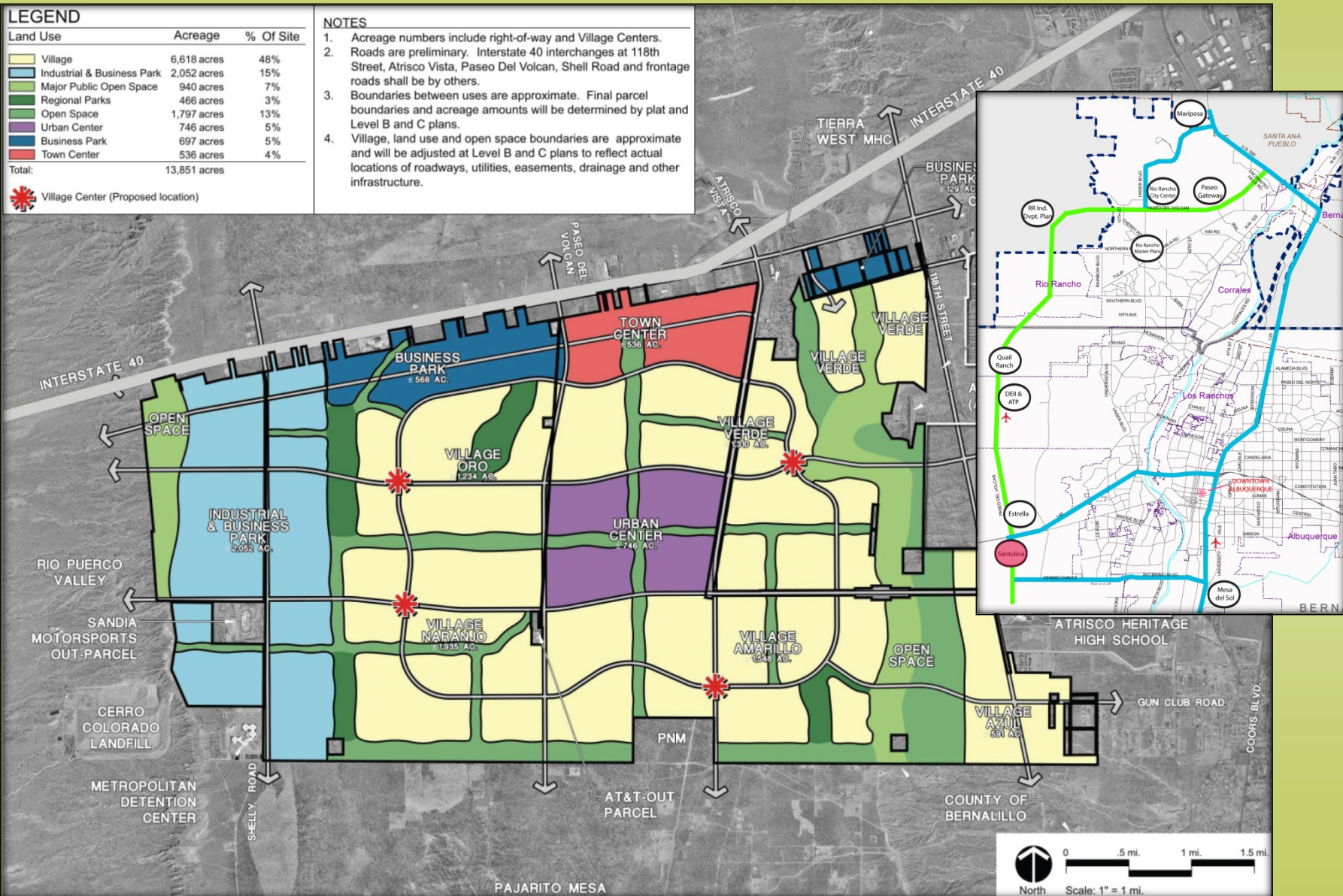
LEGEND

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

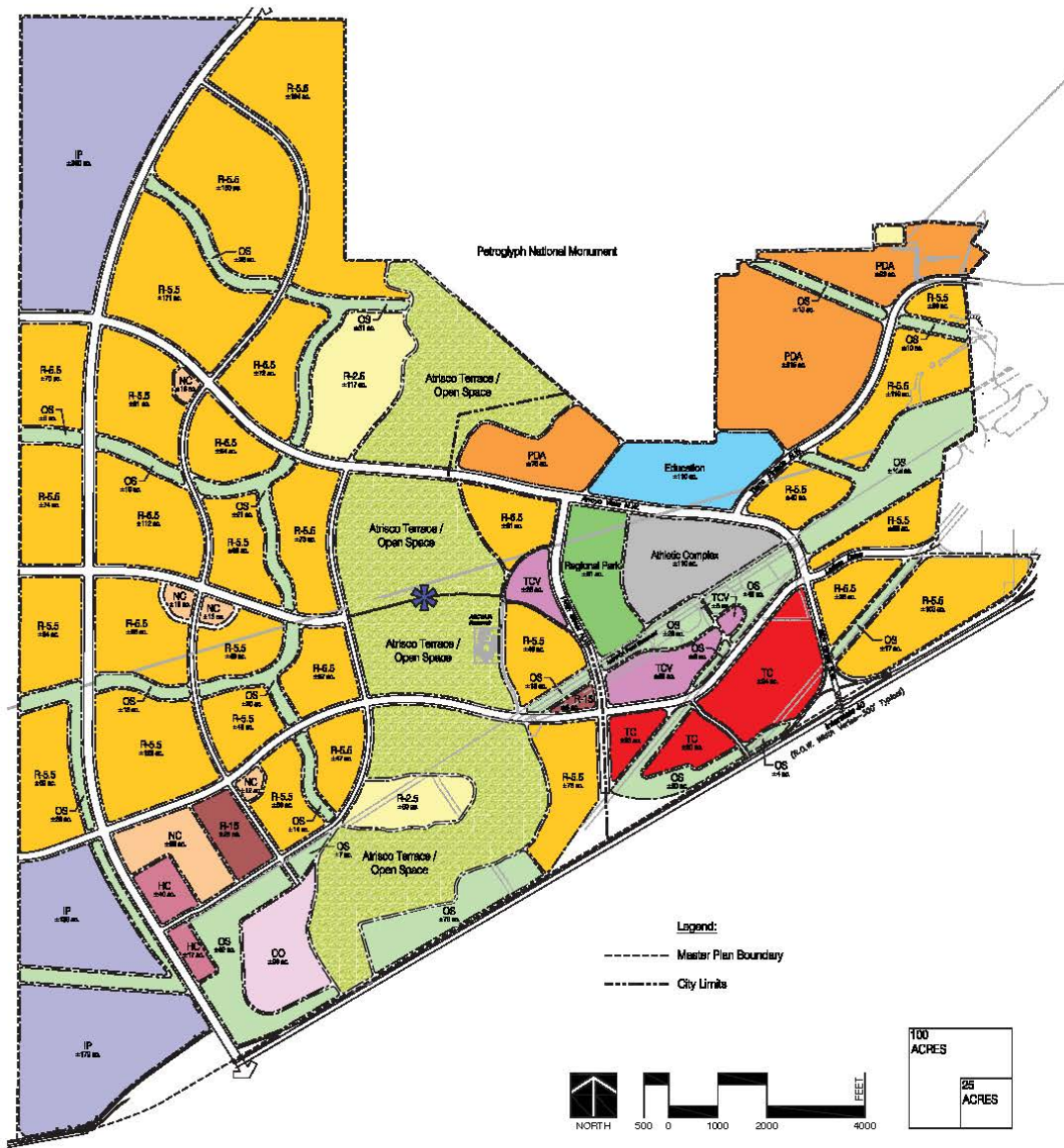


NOTES

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



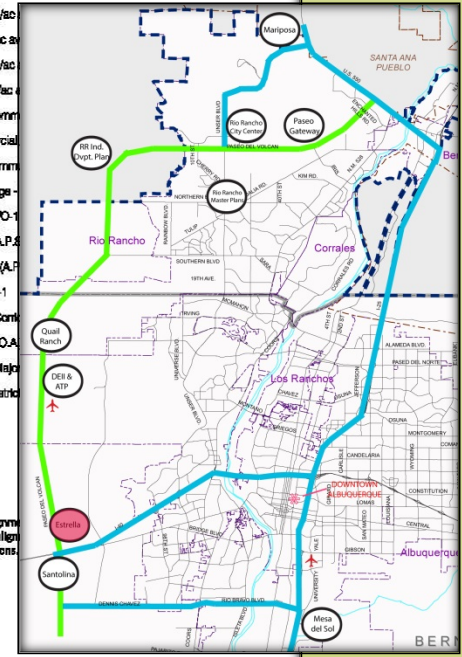
WESTLAND/ESTRELLA MASTER PLAN



Western Albuquerque Land Holdings Master Plan

LAND USE/ZONING PLAN AMENDED OCTOBER, 2012

- R-2.5** Residential 2.5 du/ac
- PDA** Residential 4 du/ac as
- R-5.5** Residential 5.5 du/ac
- R-15** Residential 15 du/ac
- NC** Neighborhood Comm
- HC** Highway Commercial
- TC** Town Center - Comm
- TCV** Town Center Village-
- CO** Corporate Office /O-T
- E** Education K-12 (A.P.)
- AC** Athletic Complex (A.P.)
- IP** Industrial Park M-1
- OS** Trails /Dwinnage Com
- RP** Regional Park (C.O.A)
- AT** Abrisco Terrace /Maip
- ✳** This corridor is restric trails



Note: Roadway alignm
rights-of-way and align
future platting actions

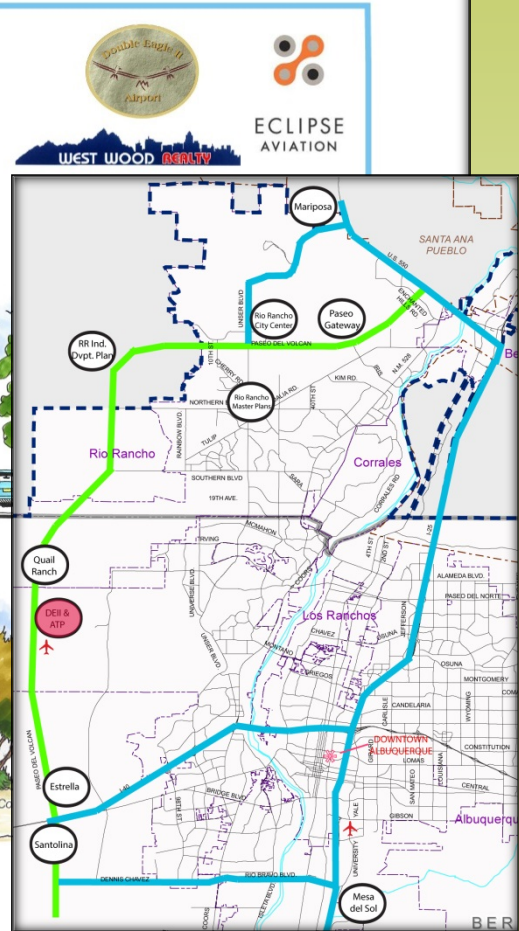
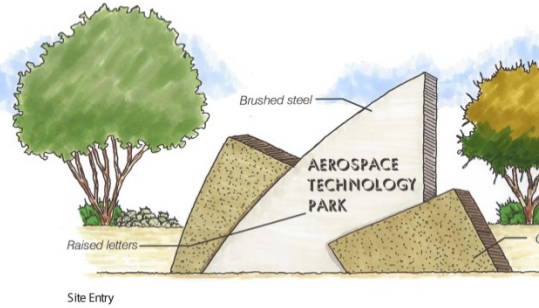
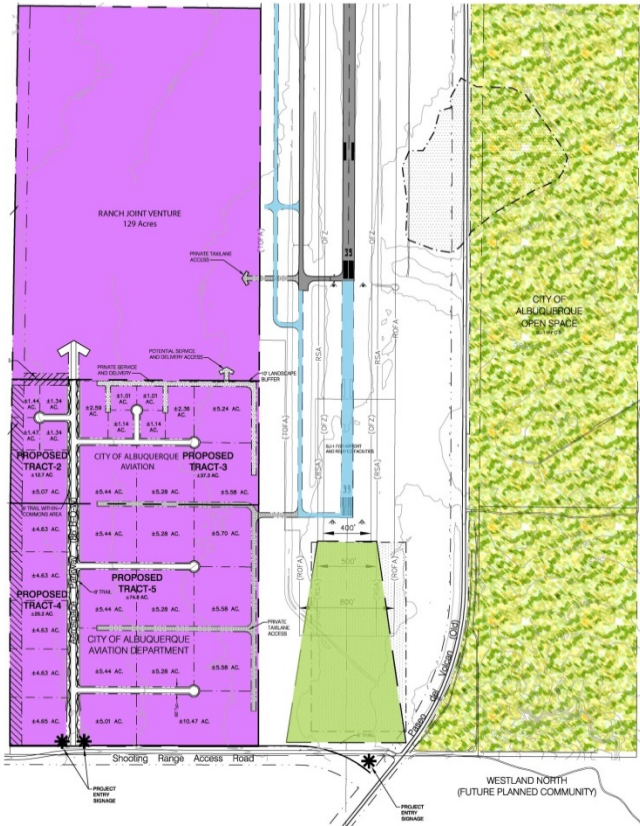
Prepared For
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By
CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.

Aerospace Technology Park

at Double Eagle II



For information regarding sites available contact:
 City of Albuquerque, Aviation Department: 505.244.5700
 Ranch Joint Venture: West Wood Realty, LLC 505.792.3713

MOLZEN-CORBIN & Associates

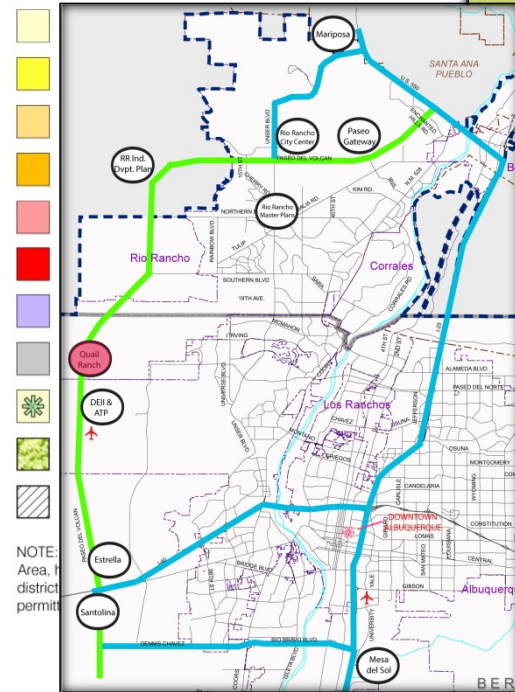
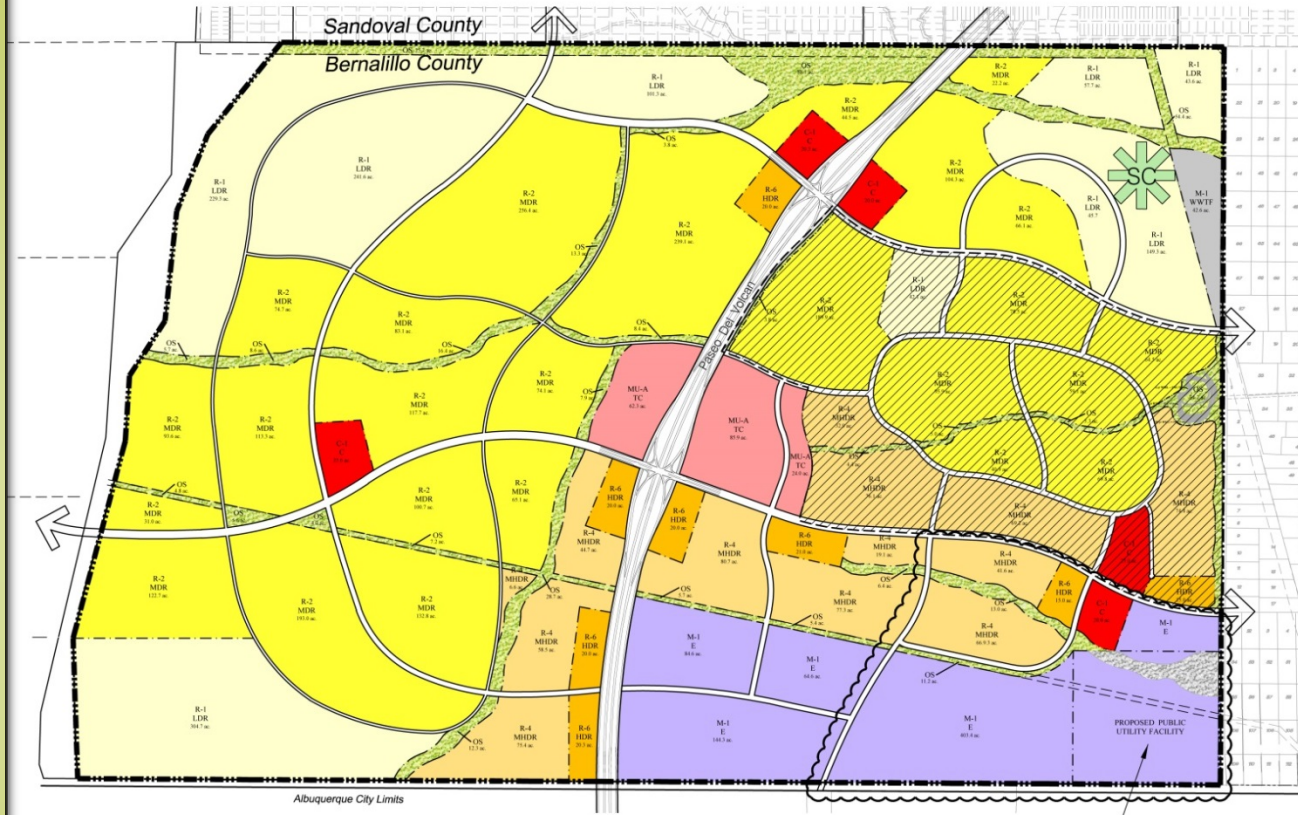


ECLIPSE AVIATION

WEST WOOD REALTY

QUAIL RANCH MASTER PLAN

QUAIL RANCH LAND USE AND ZONING PLAN



*Sport Complex will be a minimum of 55 ac. in size, reducing R-1 by the same acreage.
 **Zoning is calculated in net acres.

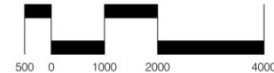
Proposed LNG Facility



Prepared For:
 Ranch Joint Venture
 3613 Rio Rancho Road, Suite H
 Albuquerque, NM 87114

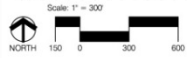
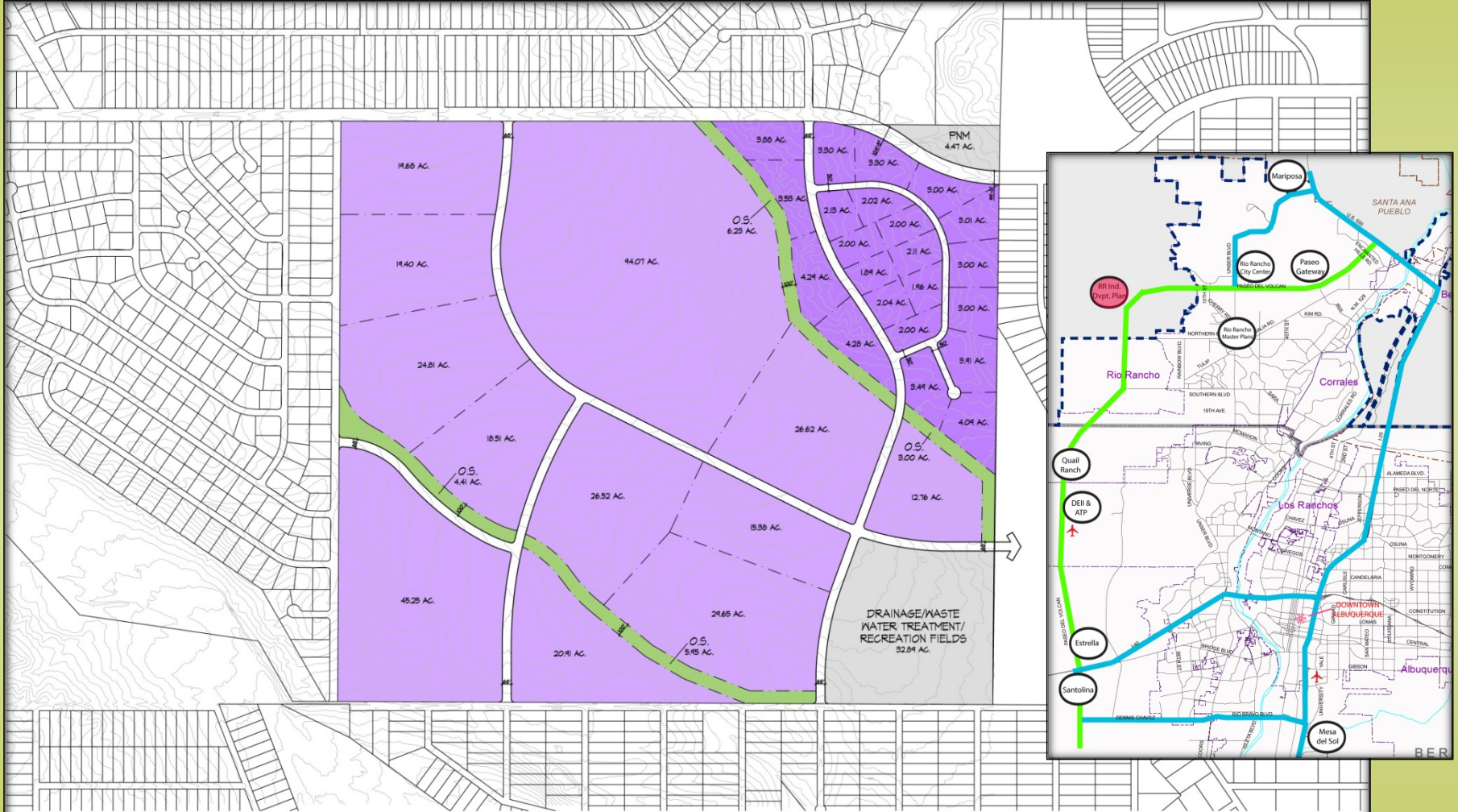
Prepared By:
 Consensus Planning, Inc.
 302 Eighth St. NW
 Albuquerque, NM 87102

Scale: 1" = 1000'



Amended July 24, 2012

RIO RANCHO INDUSTRIAL DEVELOPMENT PLAN



OCTOBER 2009
CONSENSUS PLANNING, INC.
 Planning & Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9807 Fax 842-5495
 e-mail: cpi@consensusplanning.com

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone: (505) 882-5141 Fax: (505) 882-3258

INDUSTRIAL DEVELOPMENT PLAN CONCEPT A

Prepared for:
 Rio Rancho Economic
 Development Corporation
 1201 Rio Rancho Boulevard, Suite C
 Rio Rancho, New Mexico 87124

Prepared by:
 Consensus Planning, Inc.
 Huitt-Zollars

RIO RANCHO CITY CENTER MASTER PLAN

Rio Rancho City Hall



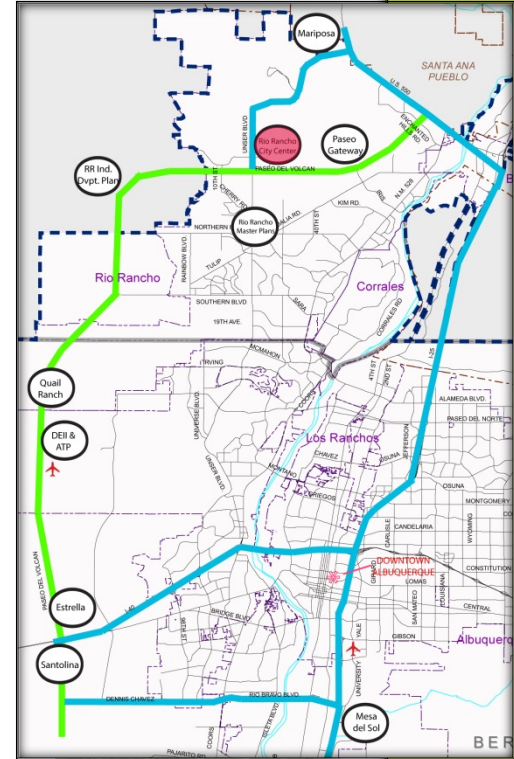
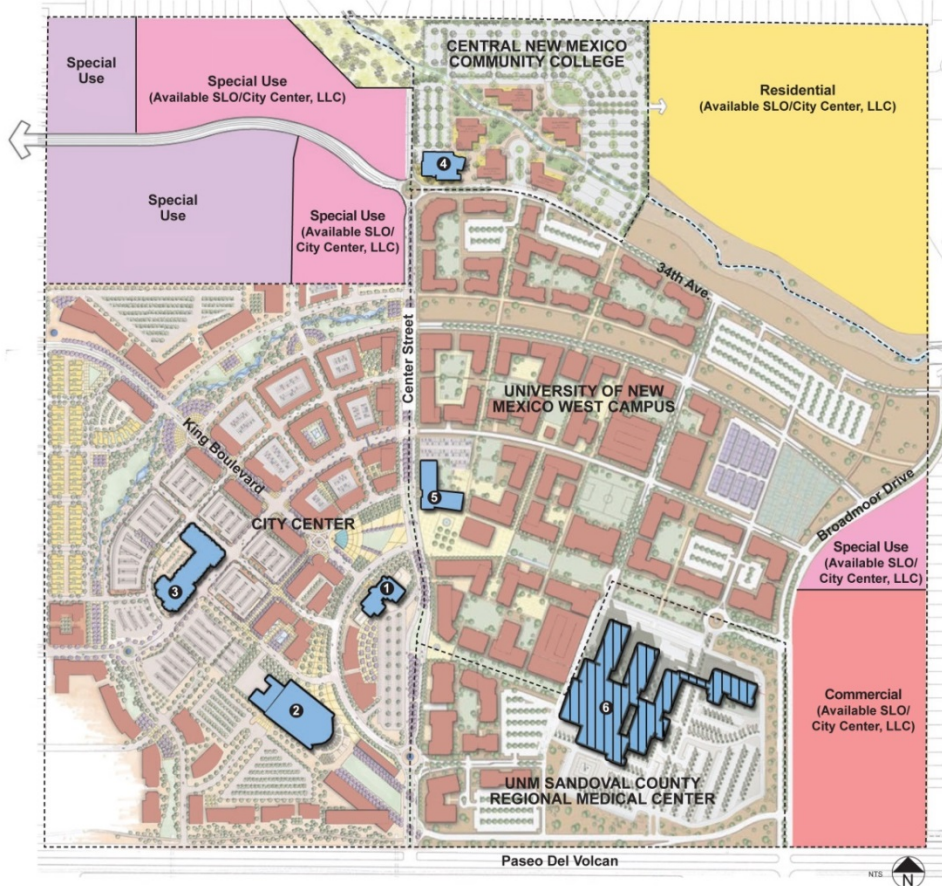
Santa Ana Star Center - Multi Purpose Arena



Hewlett Packard



Image credits: City of Rio Rancho's Website (www.ci.rio-rancho.nm.us), City Center Master Plan, University of New Mexico West Campus Master Plan, UNM Medical Center Master Plan, and Central New Mexico Community College Master Plan.



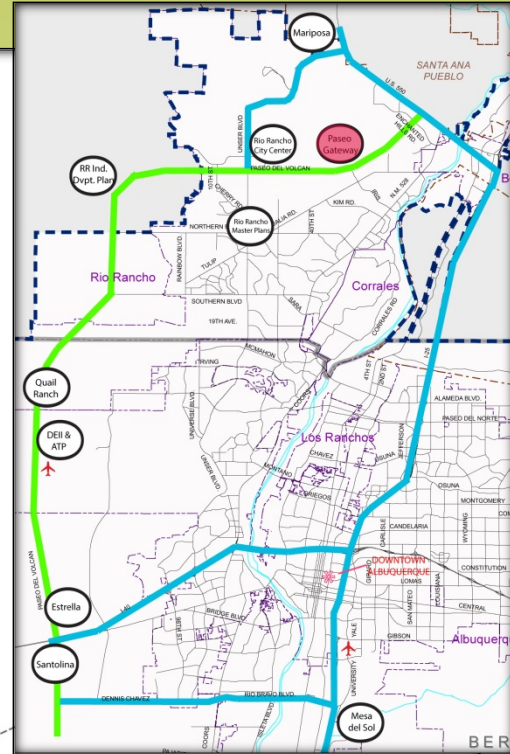
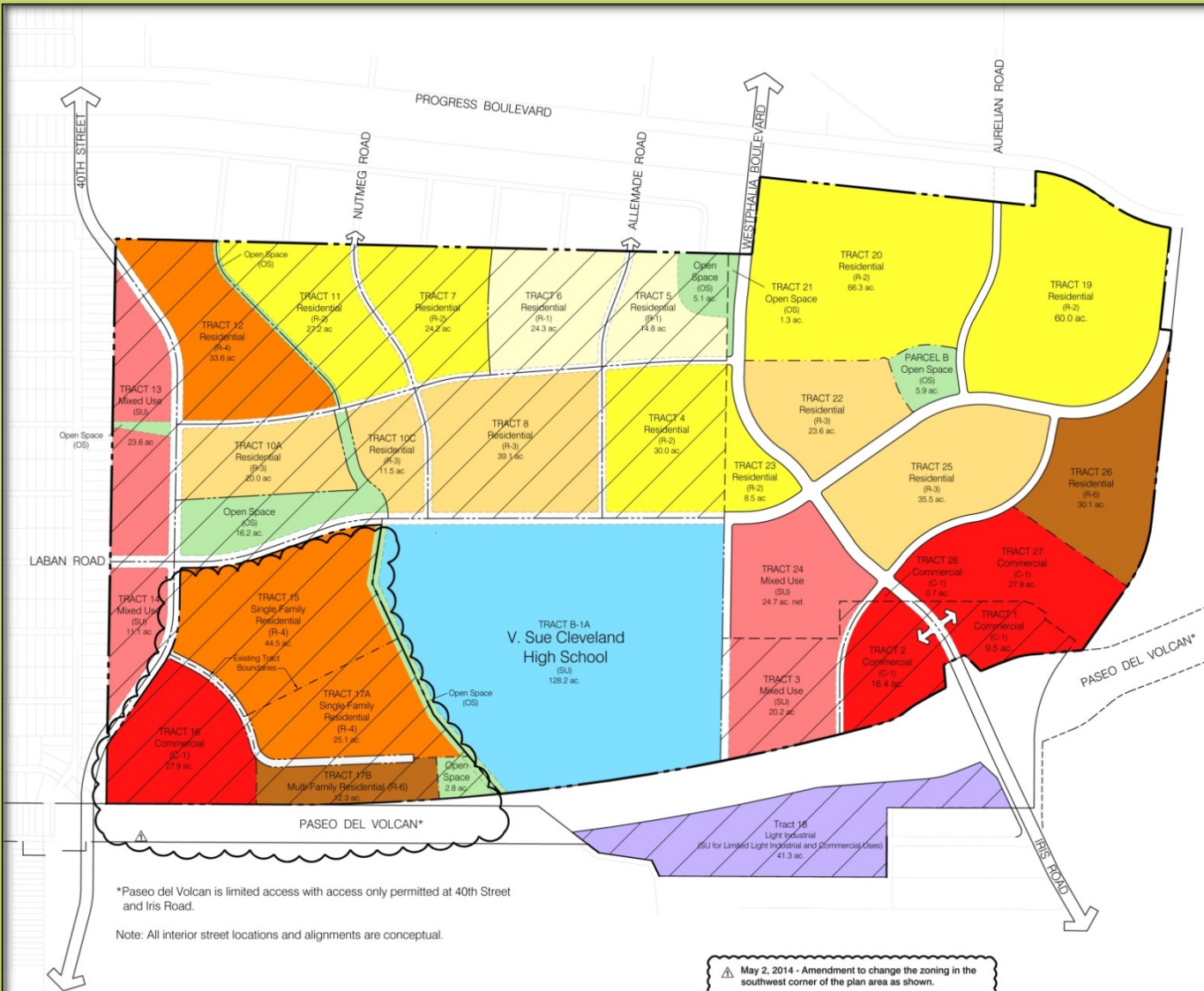
CONSENSUS
PLANNING
September 2010

Rio Rancho City Center



For information contact: West Wood Realty 505.792.3713

PASEO GATEWAY MASTER PLAN



PASEO GATEWAY

LAND USE / ZONING

Prepared For:

Rio Rancho Public Schools
New Mexico State Land Office
GSL Properties, Inc.
AMREP Southwest

Prepared By:

Consensus Planning, Inc.
Huitt-Zollars, Inc.

May 2, 2014 - Amendment to change the zoning in the southwest corner of the plan area as shown.



CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-8851 Fax 842-5495
e-mail: cp@consensusplanning.com



May 2014

ECONOMIC DEVELOPMENT

- All of these Master Plans have economic development components that will balance jobs and housing on the west side
- Access to transportation (freight corridors & airport) is essential for attracting employers
- Many high paying industries require large pieces of land that are connected to infrastructure
- Master planned communities offer “quality of life” amenities that employers value when looking for employment campus locations
- Potential employers will NOT make re-location decisions based on PLANS

ECONOMIC DEVELOPMENT



JOBS



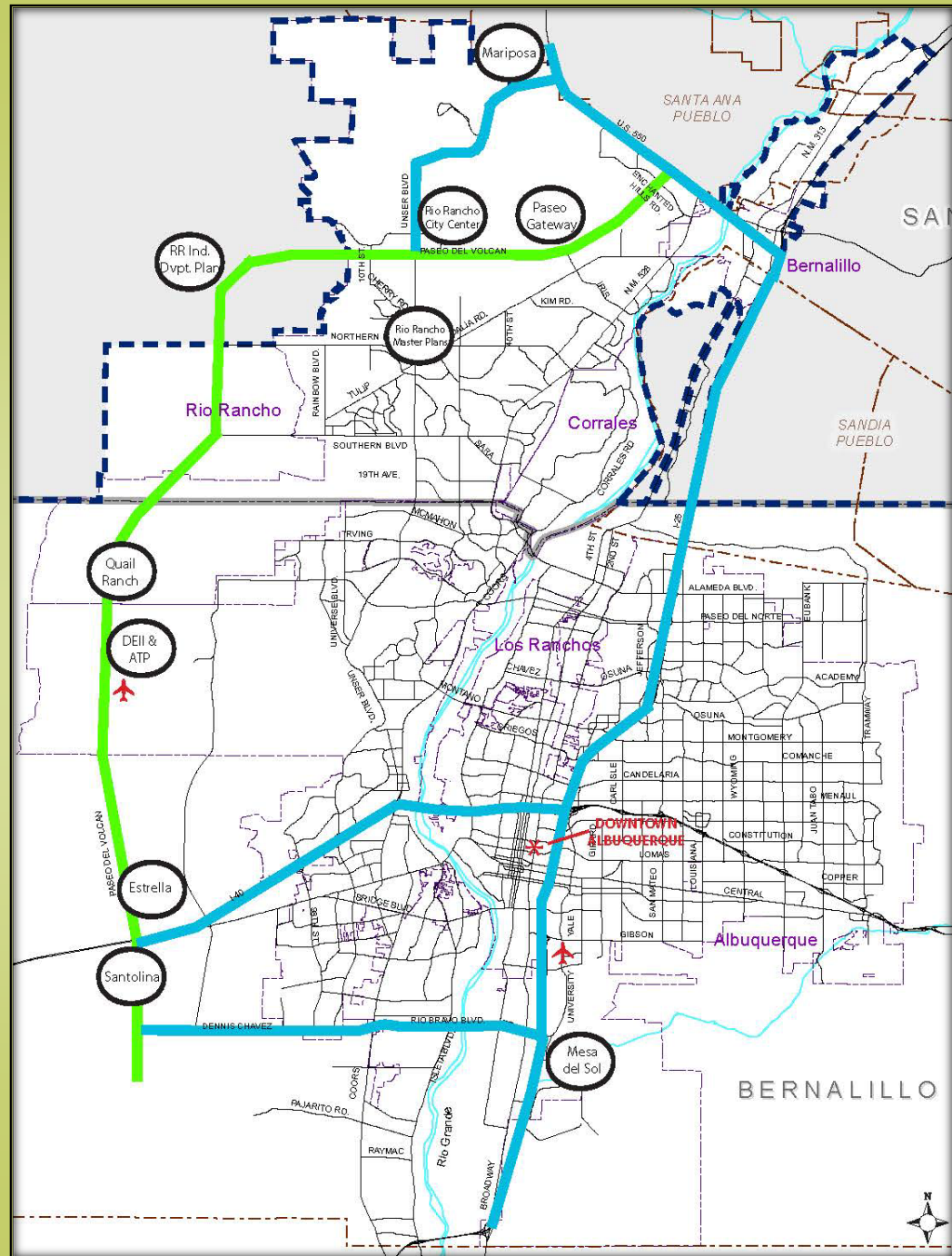
PASEO DEL VOLCAN: A PUBLIC/PRIVATE PARTNERSHIP

- THE PARTICIPATION OF THE 3 PRIMARY OWNERS IN BERNALILLO COUNTY (WALH, COA, AND QUAIL RANCH) PROVIDING RIGHT-OF-WAY IS INVALUABLE!
- CURRENT STATUS OF PRIVATE/PUBLIC INVESTMENT IN AREA:
 - ✓ Water & Sewer \$35 Million
 - ✓ Albuquerque Public Schools West Side Stadium \$62 Million
 - ✓ Pulte Group - Del Webb & Pulte Homes - \$250 Million (Revenues)
 - ✓ Infrastructure Projects have provided over 700 annualized high paying construction jobs over past 3-4 years
 - ✓ Private owners are working closely with government and non-government economic development groups to market sites
- ANTICIPATED PROJECTS:
 - ✓ 81 Acre City Regional Park – Soccer Complex \$30 Million
 - ✓ Large Retail/Community Shopping Center at 98th & I-40
 - ✓ APS – K-8 and High School \$162 Million

WHY IS PASEO DEL VOLCAN IMPORTANT NOW?

IT IS AN INVESTMENT IN JOBS!

- Provide access to the Double Eagle II airport which has potential to handle freight
- Connects land to the national freight system (by I-40)
- Connect the region to the International Economy (Mexico)
- Reduce regional congestion and provide access to jobs
- Balance land use on the west side by providing access to master planned communities that include major employment centers



BENEFITS OF CONSTRUCTING PASEO DEL VOLCAN

- Regional Congestion Benefits
 - ✓ PdV provides a (truck-rated) connection between I-40 & US 550
 - ✓ PdV will reduce anticipated congestion on Coors, Unser, and Atrisco Vista
- Jobs/Housing Balance
 - ✓ The west side needs major employment centers to fix the jobs/housing imbalance
 - ✓ Will reduce trips crossing the river and reduce congestion on I-25

BENEFITS OF CONTRUCTING PASEO DEL VOLCAN

•Economic Development

- ✓ PdV will provide access to the areas suited and planned for large scale employment
- ✓ Transportation is a wealth producing investment (example - existing job centers on I-25 & I-40)

•Plan for Development

- ✓ PdV will provide access to areas that have been and are in the process of comprehensively planning for growth
- ✓ PdV is essential for the function of west side plans for new jobs and traffic planning integrity

THE TIME IS RIGHT – NOW!