

Huning Highland Historic Overlay Zone Design Guidelines

Huning Highland Historic Overlay Zone Design Guidelines

- A. The following Overall General Guidelines are proposed:
1. Maintain the overall relationship of any one building's height, mass and scale to those of other buildings on the block.
 2. Maintain the pattern created by the building fronts and setback from the street.
 3. Maintain the geometry created by similar shapes and sizes; for example, by pitched roofs and porches.
 4. Emphasize, protect and enhance existing streetscape components:
 5. Protect the integrity of existing significant and contributing buildings.
 6. Use exterior materials compatible with historic construction in the district as follows:
 7. If new construction, all materials shall be compatible with materials used on adjacent buildings; if on already existing building, all materials shall be compatible with materials used on that structure.
 8. The use of wood, brick, stone and adobe is recommended.
 9. The use of capitol shingles for roofs is acceptable.
 10. Original material should not be covered by stucco or metal siding.
 11. The use of plastic, metal, and other unsympathetic materials is discouraged.

- B. Rehabilitation/Renovation or Alteration of Existing Residential Structures:
1. Buildings listed in the Huning Highland Historic District on the National Register of Historic Places as Significant or Contributing shall:
 - a. Preserve unusual and irreplaceable architectural details;
 - b. Keep original materials (i.e. wood, brick) whenever possible;
 - c. Avoid the use of inappropriate materials (i.e. plastic, metal);
 - d. Not necessarily attempt literal duplication of historic architectural styles in additions to existing structures;
 - e. Keep original door, window, and roof shapes and arrangements; use of wooden window elements is encouraged; if metal frames must be used, a shiny metallic appearance must be avoided.
 2. Additions to these buildings shall be:
 - a. Oriented to the alley, or set-back from the front facade, if placed on the side;
 - b. Related to the rest of the building in scale, mass and shape;
 - c. Appropriate in material and color;
 - d. Compatible with the original structure in window design;
 - e. Compatible with the original structure in terms of roof slope and shape.
 3. Outbuildings:
 - a. If outbuildings are listed as contributing or significant, they shall be treated as main buildings. If they are neither contributing nor significant, they shall be treated as non-contributing buildings, with visibility from the street being used as a criteria for treatment.
 4. Non-contributing Buildings:
 - a. Buildings identified as non-contributing shall be viewed as units connected to all other buildings on the block; therefore, renovation should be used to enhance the relationship of these buildings to adjacent structures by:
 - b. Using paint color and exterior materials that are compatible to adjacent buildings;
 - c. Using landscaping to enhance the relationship of non-contributing buildings to other buildings on the block.

- C. Rehab/Renovation of Alterations of Existing Commercial Structures:
1. All existing vehicles shall be maintained;
 2. Storefronts shall be oriented towards the main pedestrian way, eliminating blank facades; window openings should encourage and enhance pedestrian traffic;
 3. On-site parking shall be located in back or to the side of the building;
 4. Use of appropriate and compatible materials is recommended;
 5. The alteration of facades to resemble architectural styles not common to the area when the structure was built is not allowed.
 6. New Construction
 7. No attempt need be made to recreate a style from the past;
 8. Main entrances should be oriented to the street;
 9. Parking should be in back of buildings when possible;
 10. Wood, brick, stone and adobe should be used for exposed surfaces rather than synthetic or other unsympathetic materials;
 11. If cement block or any other materials not found in the zone's historic architecture is used, it should be finished with appropriate materials where possible;
 12. Special attention should be given to set-back, mass, and scale in relation to adjacent buildings;
 13. Buildings should be constructed to a height no greater than the maximum height of buildings on the same block;
 14. The space between adjacent buildings should be the same as the average space between all buildings on the block;
 15. The street facade should include more wall area compared to window area, although no totally blank facades will be allowed;
 16. Architectural elements such as windows should be vertical rather than horizontal;
 17. The inclusion of porches is encouraged (residential only).

- E. Streetscape:
1. Since the existence of street and yard trees is important to maintaining the character of Huning Highland, the retention of healthy, existing trees is encouraged, and the replacement of unhealthy trees urged.
 2. In new construction, landscaping using disease-resistant trees similar in shape, type and size at maturity to those existing in the area should be encouraged;
 3. Existing relationships of road, curb, planting strip, sidewalk and building set-back should be maintained.
 4. The Landmarks and Urban Conservation Commission should review all plans for sidewalks and street changes;
 5. Patterns of existing walls, steps, and raised entrances should be maintained;
 6. Fences, other than temporary construction fences, should not be chain link. Fences should be made of appropriate materials (wood, stone, etc.);
 7. Where possible, main entrances shall be oriented to the pedestrian approaching from the street, and parking and cars shall be oriented to the rear.

- F. Security:
1. Any security devices that prevent major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.
 2. Property owners considering installing security devices are urged to contact LUCO staff for advice and a free handout on how to increase security without detracting from the historic character of a building.

- G. Efficient Energy Use:
1. Additions to existing structure and design elements of new structures to allow the use of solar energy to increase energy efficiency are to be encouraged. However, the design of such elements must be integrated into the overall building pattern, with particular emphasis on preserving facades, and roof slope and shape. It is recommended that the Department of Interior's Guidelines for "retrofitting" be used; see Preservation Briefs, Technical Preservation Services Division, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service.

Development Guidelines

Old Albuquerque High School
Adopted by the Albuquerque Landmarks and Urban Conservation Commission
August 1, 1990

The initial building analysis conducted for Old Albuquerque High School identifies the following significant architectural features:

1. The masonry construction and design details of the Collegiate Gothic style facades
 2. The multi-light wood sash windows
 3. The interior volumes of the gymnasium and library spaces
- In any rehabilitation of Old Albuquerque High School:
- The key masonry elements of the facades (red brick walls, cast-stone trim, parapets, roof pediments, stringcourses and entry bays) should be preserved. Any required treatment for the exterior surfaces should use the gentlest method possible; any new mortar should match the original mortar in composition, color and texture to avoid causing deterioration of the exterior surfaces.

The style, size, spacing, location and material of the wood sash windows should be preserved. Any arched windows should retain their original shape (arches should not be filled in). The style, size, location and material of the main entry doors should also be preserved.

The original parapet line should be retained.

The high ceiling, spaciousness and volume of the interior spaces of the main library room, boys' and girls' gymnasium should be preserved.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials, texture and design matching the original. In addition to these guidelines, the Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Addition to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition. Any upper story additions should be set back so as not to be visible from ground level.

Any new construction should be compatible in scale, massing and exterior material with the original structure. The height of any new building should not exceed the height of adjacent buildings.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer application for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

Phasing

The term "phasing" means having distinct stages of development or a systematic step-by-step process until completion of the project. The following is our anticipation of these phases, but it is not intended to be "set in stone". Many of the commercial/office/live/work/warehouse units, whether they surround the North or South parking structures, may occur at any time during the process after the parking structures are built. This is not unlike the way our original Downtown was developed. The interior renovations in the Gymnasium and Library may also be accelerated or moved to a later time.

- Phase A - Includes:
1. the redevelopment of the Old Albuquerque High School campus including the Bulldog Plaza, elevated Central Courtyard and the elevated terrace facing Broadway on the west side of Old Main;
 2. the renovation of the exterior sides of Old Main, Classroom, Library and Gymnasium Buildings;
 3. the interior remodeling of the Old Main and Classroom Building into left apartments and the interior remodeling of the library into office space;
 4. the construction of the 240 car parking garage on the south lot including minor landscaping; and
 5. the demolition of the two non-contributing structures on the north lot.

- Future Phases are:
- Phase B - the interior remodel of the Gymnasium.
- Phase C - the build-out of the wrapper buildings on the south, west and north sides of the south parking structure.
- Phase D - the construction of the 325 car parking garage on the north lot including minor landscaping.
- Phase E - the build-out of the wrapper buildings on the north, east, south and west sides of the north parking structure.
- Phase F - the development of the future building site on the east side of the main campus between the Gymnasium and Manual Arts.

Zoning

SU-1, SU-2, PUD

General Notes

1. There are no temporary signs or other improvements.
2. See Utility sheet for five hydrant locations and underground lines.
3. If, after one year of following completion of the south parking garage, the wrapper structures have not come in for EPC approval, the applicant must provide visual improvements to reduce the harshness of the blank south and north sides of the south parking structure. The application of murals, architectural features or other temporary applications to address this issue are required. Dark colored roofing material shall not be permitted.
4. All ADA shall be architecturally integrated into building design, at this time no ADA's are included in this phase.
5. Tables will be allowed to bring their items into the units for secured storage. In addition to this exterior locking area are provided.
6. No benches, chairs, or tables have been incorporated into the project at this time. It is intended to incorporate such items in the future that are largely compatible with and appropriate for the site. Selection of benches, chairs, and tables will be review by planning staff.
7. XXX

NO PLAN CHECKING OFFICE
APPROVED
APPROVED
SIGNATURE & DATE

CASE NUMBER: **1090 184**

Site Development Plan
Building Permit

APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC)
ON **May 9 2013**

AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE OF NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

Carl S. Dumont 8-21-13 DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

Carl S. Dumont 8-21-13 DATE
PARKS & RECREATION

Carl S. Dumont 9-12-13 DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE, AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

Carl S. Dumont 07-21-13 DATE
CITY PLANNER, ALBUQUERQUE / PLANNING DIVISION

Carl S. Dumont 9-12-13 DATE
CITY PLANNER, ALBUQUERQUE / PLANNING DIVISION

architectures
interiors
planning
engineering

Dekker Perich Sabatini

8801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505.761.9700
fax 761-4222
dps@dpsdq.com

architect

Project Data

A. LEGAL DESCRIPTION
LOT 1, 2, 3 AND C-1 OF THE BANNER SQUARE SUBDIVISION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

AREA: 277,856 SQFT
TOTAL TRACT AREA: 6,918 ACRES
BUILDING FOOTPRINT: 84,241 SQFT
HARD SURFACE AREA: 32,629 SQFT
LANDSCAPE AREA: 161,557 SQFT

B. LANDSCAPE AREA REQUIREMENTS
NET LOT AREA (TOTAL TRACT-BLDG SF): 183,615 SQFT
LANDSCAPE REQUIRED (15%): 28,042 SQFT
LANDSCAPE PROVIDED: 161,557 SQFT

C. PROPOSED USE
R-1 HOTEL GROSS SF: 46,097 SQFT
R-1 RESIDENTIAL GROSS SF: 126,702 SQFT
BUSINESS GROSS SF: 101,813 SQFT
P-PARKING GROSS SF: 183,716 SQFT

D. PARKING PHASE 1
OLD MAIN CLASSROOM: 71
MANUAL ARTS: 53
TOTAL PARKING: 157

TOTAL REQUIRED PARKING STALLS: 157
DEDUCTION FOR LOCATION ALONG MAJOR TRANSPORT CORRIDOR (10%): 141
DEDUCTION FOR TRANSIT TROLLEY STOP: 5X: 157
REQUIRED PARKING STALLS PROVIDED: 246

NOTE: Development Agreement between the City of Albuquerque, New Mexico and Vandegriff & Company, LLC, a New Mexico Limited Liability Company. See Section 412.

E. Stipulated Agreement allocates 50 parking spaces total for Manual Arts. Based on a split of property into 1/3 and 2/3 shares. Private Owner would get 1/3 share or 18 spaces.

F. H.C. PARKING REQUIRED: 8
BICYCLE PARKING REQUIRED (1:20 AUTOS): 30
BICYCLE PARKING PROVIDED: (5 racks) 30

- Keyed Notes**
1. ASPHALT PARKING
 2. 6" CURBS, TYP.
 3. ROLL DOWN CURBS.
 4. CONCRETE FINISH - COMBINATION OF SMOOTH AND SPOON FINISHED TEXTURES AND PATTERNS.
 5. ENTRY.
 6. FUTURE BUILDING SITE - 7,500 SF. PAD
 7. PLANTER
 8. 35'-0" CLEAR SIGHT TRIANGLE, TYP.
 9. 10'-0" PEDESTRIAN CROSSING, TEXTURED COLORED CONCRETE.
 10. EXISTING 10'-0" PM & M&T & UNDERGROUND EASEMENT.
 11. LANDSCAPE AREA, REFER TO LANDSCAPE PLAN, SHEET 4.
 12. EXISTING 20'-0" MANUAL ARTS EASEMENT.
 13. 8'-0" X 25'-0" TYP. PARALLEL PARKING SPACE.
 14. TEXTURED ACCESSIBLE PAV. TO ADA STANDARDS.
 15. MONUMENT SIGN
 16. BUS / TROLLEY SHELTER
 17. BUS BAY
 18. GATEWAY AT BULLDOG PLAZA, SEE DETAIL SHEET 21
 19. CENTRAL GATE TO OLD MAIN, SEE DETAIL SHEET 21
 20. EAST GATE TO OLD MAIN, SEE DETAIL SHEET 21
 21. BROADWAY GATE TO OLD MAIN, SEE DETAIL SHEET 21
 22. VISIBILITY TRIP FENCE, SEE DETAIL SHEET 21
 23. WATER FEATURE
 24. EXISTING CURBS REPAIRED.
 25. PARENTENT PATTERN.
 26. ROLLERS.
 27. LOCATION OF HISTORIC WELL.
 28. ENTRY GATE TO COURTYARD.
 29. CHAIN WALL
 30. SOLID REUSE COMPACTOR/CONTAINER
 31. RAMP AND RECONSTRUCTION OF CORNER RADIUS AT ALL DRIVEWAYS AND INTERSECTIONS.
 32. DELIVERY/LOADING ZONES IDENTIFIED.
 33. 12' SPECIALLY ALIGNED DR. MARTIN LUTHER KING JR. AVE.
 34. U.C. RAMP FOR ACCESS TO ALUMN ROOMS.
 35. ENTRANCE GATE FOR ADDITIONAL SECURITY.

- DR. MARTIN LUTHER KING JR. AVENUE N.E.
R.O.W. VARIES-100'+
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING BUILDING TO BE DEMOLISHED
- TRACT B-1A ± 1,7776 ACS.
- Note: Additional Property Lines Will Be Requested Upon Determination Of Exact Development Sequencing.
- NORTH LOT DESCRIPTION:
Structured Parking For 325 Vehicles Accessed Off Of Tijeras Avenue.
- First Floor:
- North (Dr. Martin Luther King Jr.): Office/Commercial/Use-Work
- East (Arno): Live-Work
- South (Tijeras): Retail/Office/Commercial/Restaurant/Hotel
- West (Broadway): Retail/Office/Commercial/Use-Work
- Second Floor:
- North: Live-Work
- East: Live-Work
- South: Retail/Office/Commercial/Hotel/Residential
- West: Office/Commercial/Hotel/Residential
- Third Floor:
- North: Live-Work
- East: Live-Work
- South: Retail/Office/Commercial/Hotel/Residential
- West: Office/Commercial/Hotel/Use-Work/Residential
- Fourth Floor:
- South: Retail/Office/Commercial/Hotel/Residential
- West: Office/Commercial/Hotel/Use-Work/Residential
- TRACT A-1 ± 3,4478 ACS
PLANTER
- TRACT A-2 ± 2,223 ACS
NOT INCLUDED IN THIS PROJECT
- TRACT A-3 EXISTING OLD MAIN ± 449,178 SF
Basement:
- left apartments and uses associated with apartment buildings such as exercise room and storage.
- Primary left apartments and uses associated with apartment buildings such as exercise room and storage.
- Association and Community rooms.
- Second Floor:
- left apartments and uses associated with apartment buildings such as exercise room and storage.
- Third Floor:
- apartments and uses associated with apartment buildings.
- TRACT A-4 EXISTING CLASSROOM ± 28,459 SF
First Floor:
- Primary left apartments and uses associated with apartment buildings. Retail/Commercial limited to 10% of the gross square footage.
- Second Floor:
- apartments and uses associated with apartment buildings.
- Third Floor:
- apartments and uses associated with apartment buildings.
- Basement:
- left apartment
- TRACT A-5 EXISTING LIBRARY ± 14,978 SF
Ground Floor:
- Office/ Commercial/Retail use
- First Floor:
- Office/ Commercial/Retail use
- TRACT A-6 EXISTING GYMNASIUM ± 56,503 SF
The exact use for this structure is undetermined at this time. Inquiries have been made including Office, Commercial, Retail, Residential, Hotel, Restaurant, Health Club and Day Care.
- TRACT A-7 FUTURE BUILDING PAD ± 7,238 SF
The exact use for this structure is undetermined at this time.
- TRACT C-2 ± 94 ACRES
NEW BUILDING ± 233,958 SF
SOUTH LOT DESCRIPTION:
Structured Parking For 246 vehicles accessed off of Arno Street.
- First Floor:
- North (Copper): Office/ Commercial/Use-Work
- South (Central): Retail/Office/Commercial/ Restaurant/ Grocery use
- West Side (Tijeras): Retail/Office/Commercial/ Restaurant/ Grocery use
- Second Floor:
- North: Live-Work
- South: Retail/Office/Commercial/ Restaurant/Residential use
- West: Retail/Office/Commercial/ Restaurant use
- Third Floor:
- North: Live-Work
- South: Office/Commercial/Use-Work/Residential
- Fourth Floor:
- South Side Office/Commercial/Use-Work/Residential
- TRACT C-3 ± 1,890 ACS
NEW BUILDING ± 118,771 SF
First Floor:
- West (Arno): Retail/Office/ Commercial/Restaurant/Grocery use
- TRACT C-1A ± 5,528 ACS
NEW BUILDING ± 233,958 SF
First Floor:
- North (Copper): Office/ Commercial/Use-Work
- South (Central): Retail/Office/Commercial/ Restaurant/ Grocery use
- West Side (Tijeras): Retail/Office/Commercial/ Restaurant/ Grocery use
- Second Floor:
- North: Live-Work
- South: Retail/Office/Commercial/ Restaurant/Residential use
- West: Retail/Office/Commercial/ Restaurant use
- Third Floor:
- North: Live-Work
- South: Office/Commercial/Use-Work/Residential
- Fourth Floor:
- South Side Office/Commercial/Use-Work/Residential
- TRACT C-2 ± 94 ACRES
NEW BUILDING ± 233,958 SF
SOUTH LOT DESCRIPTION:
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- West Side (Tijeras): Retail/Office/Commercial/ Restaurant/ Grocery use
- Second Floor:
- North: Live-Work
- South: Retail/Office/Commercial/ Restaurant/Residential use
- West: Retail/Office/Commercial/ Restaurant use
- Third Floor:
- North: Live-Work
- South: Office/Commercial/Use-Work/Residential
- Fourth Floor:
- South Side Office/Commercial/Use-Work/Residential

Old Albuquerque High School Renovation
Albuquerque, New Mexico

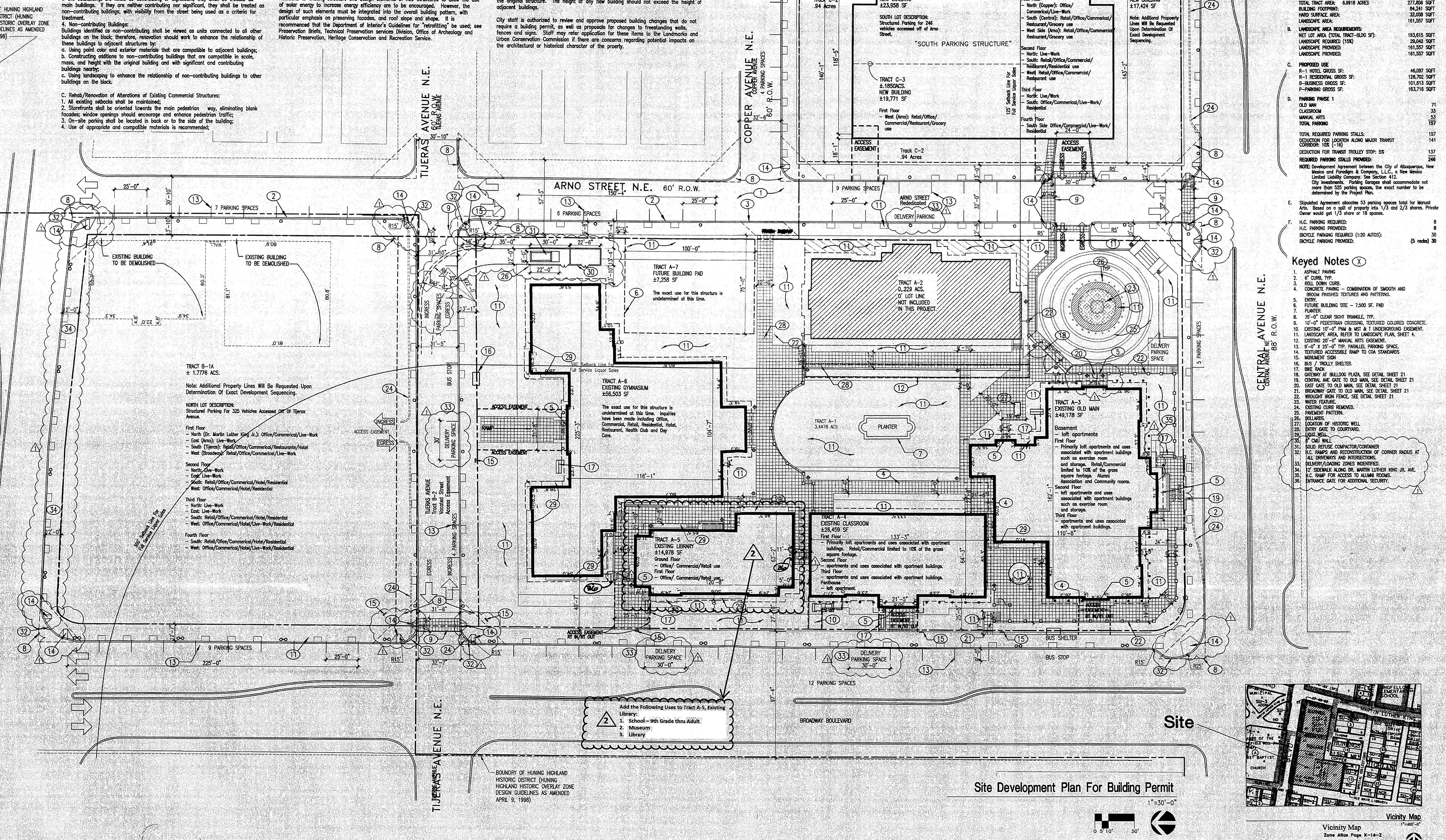
REVISIONS

10-31-01	REVISIONS AS PER EPC REVIEW
05/18/2013	ADD THE FOLLOWING USES TO TRACT A-5 SCHOOL - 9th Grade thru Adult/Museum/Library

FILED: 08-31-2000 1:57P
05/09/2013 10:05AM SITE/9811122P-BDM

Drawn by: **JN**
Reviewed by: **TF**
Date: **8-31-00**
Project No.: **99111**
Drawing Name: **Site Development Plan For Buiding Permit**

sheet no. **3**



Site Development Plan For Building Permit

1"=30'-0"



Vicinity Map
Zone Atlas Page K-14-C

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