

PROJECT NUMBER: 1000901

Application Number: 08EPC-40051 08DRB-70313

Is an Infrastructure List required? () Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>W. S. D. S.</i>	7-16-08
Traffic Engineering, Transportation Division	Date
<i>Ryan D. ...</i>	7-16-08
ABCWLA	Date
<i>Christina Sandoval</i>	7/16/08
Parks and Recreation Department	Date
<i>Bradley J. Bih</i>	
City Engineer	Date
N/A	
* Environmental Health Department-(conditional)	Date
N/A	
Solid Waste Management	Date
<i>Bill ...</i>	7-16-08
DRB Chairperson, Planning Department	Date

SITE PLAN FOR SUBDIVISION-REQUIRED INFORMATION

The Site:
The site consists of six Lots/Tracts containing 47.11 acres.

Proposed Use:
School and Related Facilities.

Pedestrian and Vehicular Ingress and Egress:
Learning Road is signalized intersection at Coors Boulevard. Primary access to the site shall be off of Learning Road and secondary access is off Mirandela. Pedestrian and bicycle facilities are existing on Coors Boulevard, Montano Boulevard, Learning Road, and Antequera.

Internal Circulation Requirements:
Cross access easements shall be provided and included in future Site Plans for Building Permit.

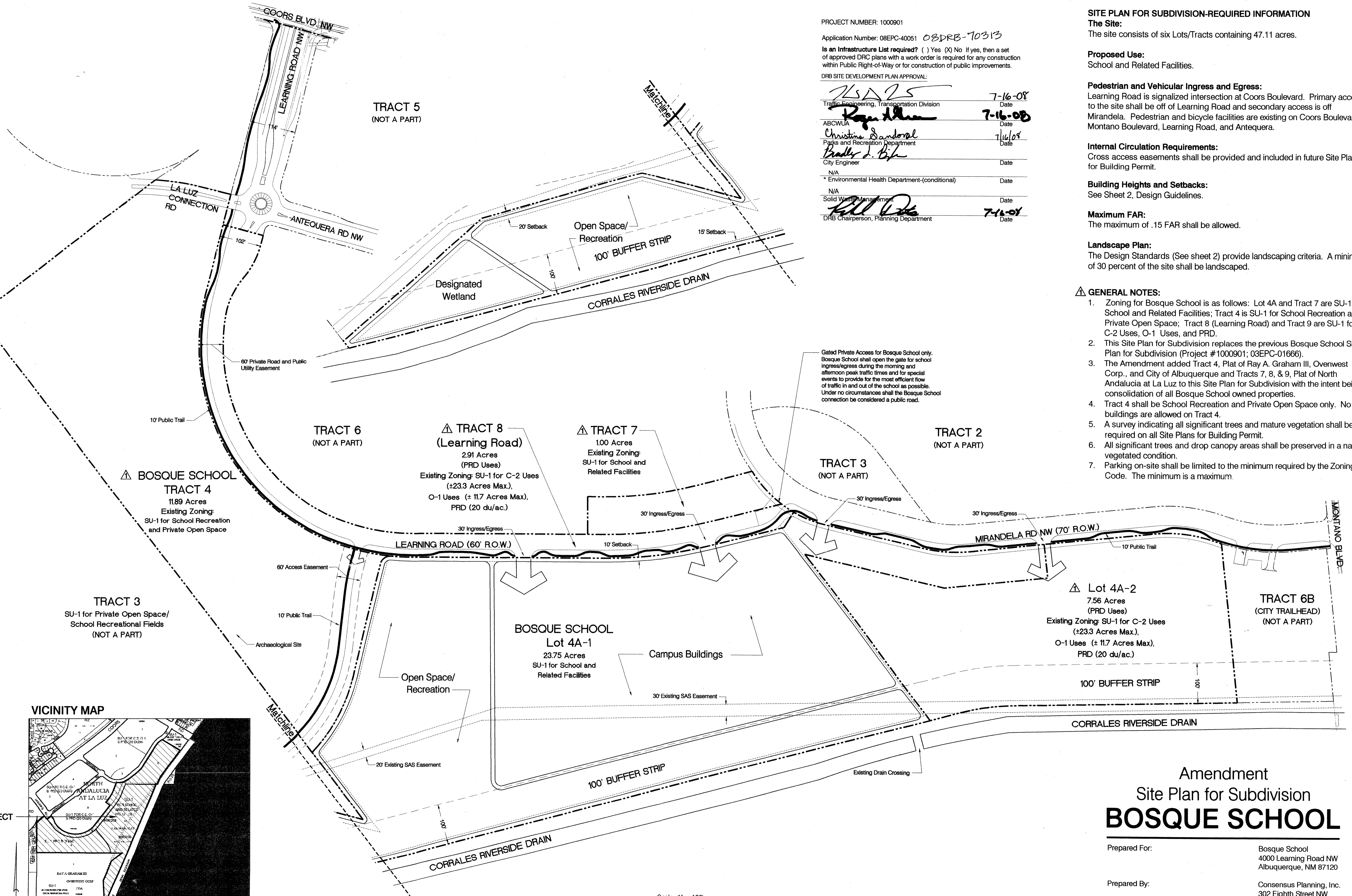
Building Heights and Setbacks:
See Sheet 2, Design Guidelines.

Maximum FAR:
The maximum of .15 FAR shall be allowed.

Landscape Plan:
The Design Standards (See sheet 2) provide landscaping criteria. A minimum of 30 percent of the site shall be landscaped.

GENERAL NOTES:

- Zoning for Bosque School is as follows: Lot 4A and Tract 7 are SU-1 for School and Related Facilities; Tract 4 is SU-1 for School Recreation and Private Open Space; Tract 8 (Learning Road) and Tract 9 are SU-1 for C-2 Uses, O-1 Uses, and PRD.
- This Site Plan for Subdivision replaces the previous Bosque School Site Plan for Subdivision (Project #1000901; 03EPC-01666).
- The Amendment added Tract 4, Plat of Ray A. Graham III, Overwest Corp., and City of Albuquerque and Tracts 7, 8, & 9, Plat of North Andaluia at La Luz to this Site Plan for Subdivision with the intent being a consolidation of all Bosque School owned properties.
- Tract 4 shall be School Recreation and Private Open Space only. No buildings are allowed on Tract 4.
- A survey indicating all significant trees and mature vegetation shall be required on all Site Plans for Building Permit.
- All significant trees and drop canopy areas shall be preserved in a natural vegetated condition.
- Parking on-site shall be limited to the minimum required by the Zoning Code. The minimum is a maximum.



Gated Private Access for Bosque School only. Bosque School shall open the gate for school ingress/egress during the morning and afternoon peak traffic times and for special events to provide for the most efficient flow of traffic in and out of the school as possible. Under no circumstances shall the Bosque School connection be considered a public road.

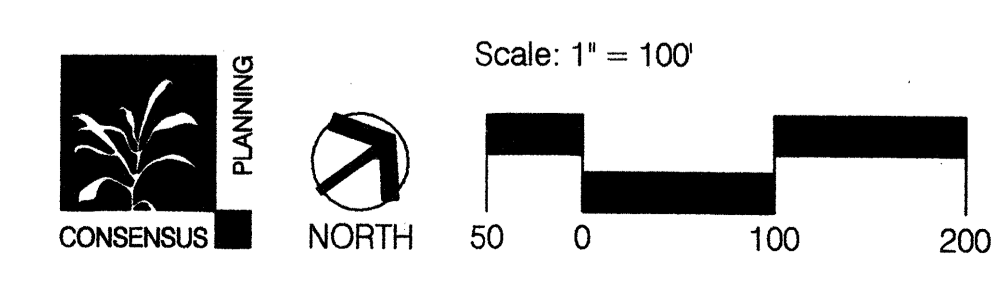
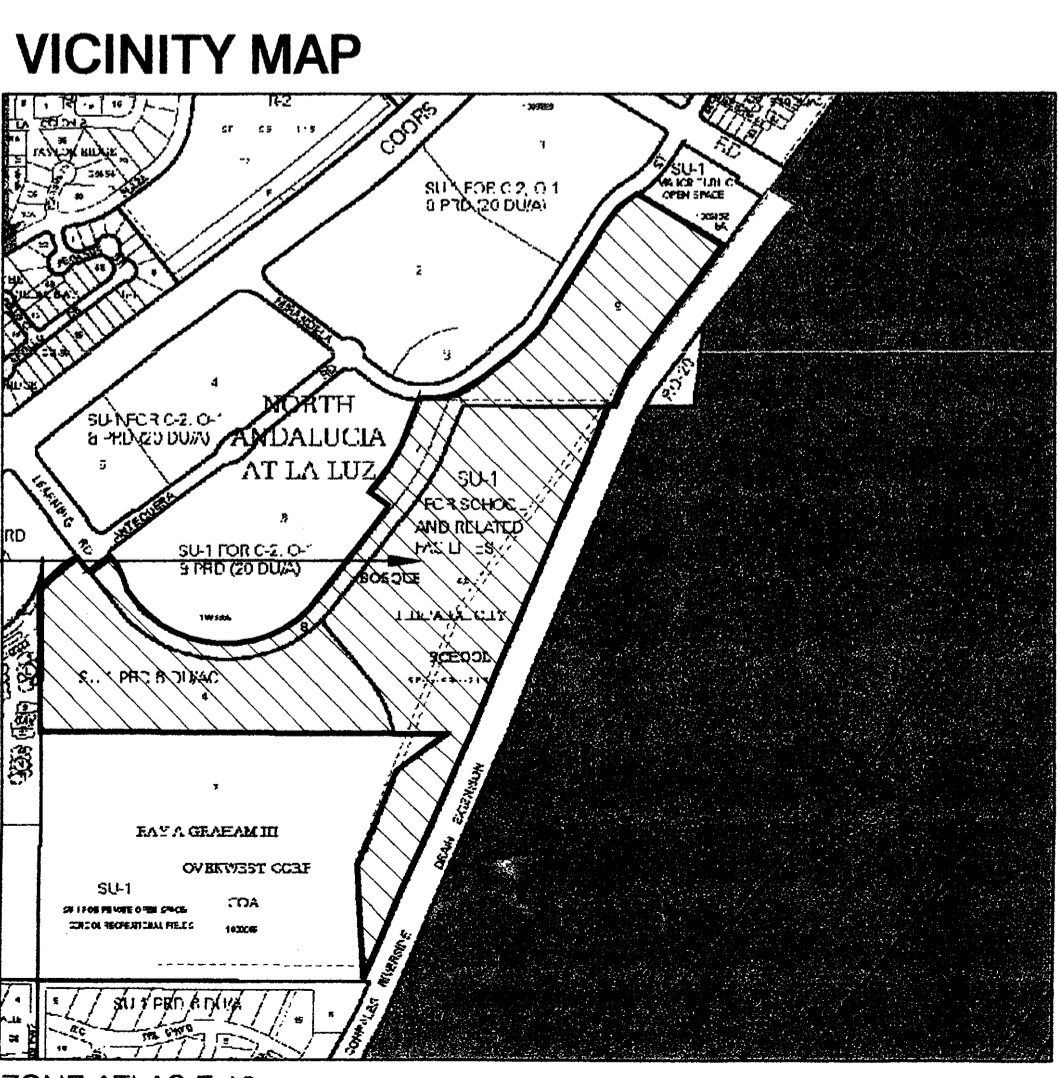
BOSQUE SCHOOL TRACT 4
11.89 Acres
Existing Zoning: SU-1 for School Recreation and Private Open Space

TRACT 8 (Learning Road)
2.91 Acres
(PRD Uses)
Existing Zoning: SU-1 for C-2 Uses (±23.3 Acres Max.), O-1 Uses (± 11.7 Acres Max.), PRD (20 du/ac.)

TRACT 7
1.00 Acres
Existing Zoning: SU-1 for School and Related Facilities

Lot 4A-2
7.56 Acres
(PRD Uses)
Existing Zoning: SU-1 for C-2 Uses (±23.3 Acres Max.), O-1 Uses (± 11.7 Acres Max.), PRD (20 du/ac.)

BOSQUE SCHOOL Lot 4A-1
23.75 Acres
SU-1 for School and Related Facilities



Amendment
Site Plan for Subdivision
BOSQUE SCHOOL

Prepared For: Bosque School
4000 Learning Road NW
Albuquerque, NM 87120

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

1000901

Design Guidelines

The purpose of these Design Guidelines is to provide a framework to assist the architects and designers in understanding Bosque School's development goals and objectives for this property. They should be used to facilitate the design of buildings which respect the natural conditions of the site and to leave significant areas dedicated to open space and recreational use. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for Bosque School. They are intended to be complimentary to the La Luz residential design guidelines.

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms, and walls. Parking areas are discouraged from being adjacent to roadways.

Lot Setbacks

Front Yard:	20 feet
Side Yard:	5 feet
Rear Yard:	15 feet

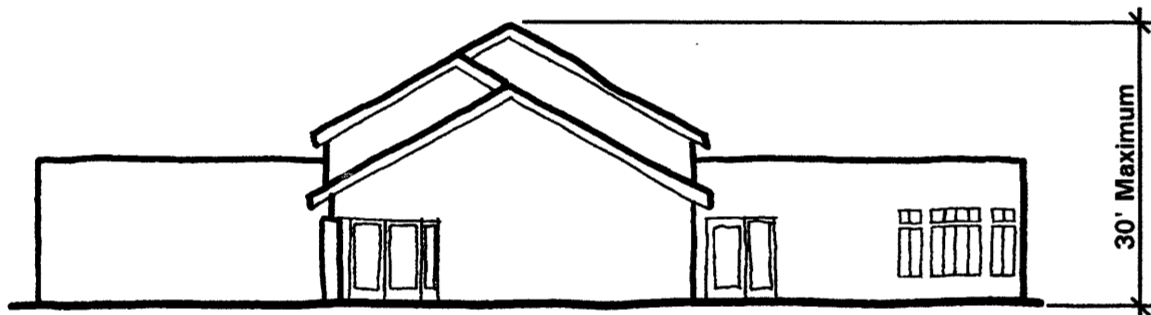
Parking Area Setbacks

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 10 feet from the eastern edge of Learning Road and public utility easement running in front of the site.
- Landscape materials shall be used to screen parking lots, utilities, trash enclosures. A minimum landscape buffer of 8 feet shall be provided between parking lots and roadways.

HEIGHT

- Building heights should be kept to a minimum, with the majority of the buildings to be 1 story. Special uses such as performing arts and gymnasium may be above 1 story. Middle School, High School, and Administrative buildings shall be limited to a maximum height of 30 feet for the ridge of the building (chimneys and other minor architectural features shall be permitted up to 34 feet in height). Maximum height for special uses shall be limited to 45 feet for the ridge of the building to correspond with the Coors Corridor Plan.



Buildings shall be limited to a maximum height of 30'.
*Performing Arts, Gymnasium, and other Special Uses shall be limited to a maximum height of 45'.

LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the entire school property and is complementary to the Rio Grande Bosque. The landscape design should emphasize native and naturalized plant species found in the Rio Grande Bosque.

All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

The following are minimum standards for the development of specific landscape plans:

- Significant cottonwood specimens should be identified and preserved, where feasible.
- Street trees shall be provided along roadways at a rate of one tree per 25 linear feet. They should be randomly placed.
- Bosque School will be responsible for the installation and maintenance of the landscape on the property and within the adjacent public right-of-way. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by Bosque School in a living, attractive condition.
- A minimum of 30 percent of the site area (minus the building square footage) shall be devoted to landscape materials.
- Living, vegetative materials shall cover a minimum of 75 percent of the required landscape area. The area and percentage is calculated based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, or similar material which extends completely under the plant material.
- Appropriate landscape headers shall be used to separate any turf and ground-cover areas.

- To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.
- 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet.
- All plant materials shall be chosen from the City of Albuquerque's Water Conservation Ordinance Plant List.
- Minimum plant sizes at time of installation shall be as follows:

Trees	2 inch caliper, or 10 to 12 feet in height
Shrubs & Groundcovers	1 gallon
Turf Grasses	provide complete ground coverage within 1 growing season after installation.

SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of these elements shall be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

The following are minimum standards to ensure effective screening of negative elements:

- Parking areas shall be located away from adjacent streets and properties and shall be screened with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 3 feet. Since the viewing public is from above site topographically, the focus of the screening materials should be on trees.

Parking areas shall be screened with a combination of materials.
- Areas for the storage of school buses or other school vehicles shall be screened from adjacent streets and properties.

Refuse containers should be screened from public view.
- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all refuse generated between collections. In general, these areas should be located interior to the school site.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- No refuse collection areas shall be allowed between streets and building fronts.
- All roof-mounted and/or ground mounted equipment shall be screened from public view by materials of the same nature as the basic materials of the building.

PERIMETER FENCING

- The design of the perimeter fencing, where appropriate, shall be of a high tensile style compatible with nearby open space fencing as well as unobtrusive to local wildlife.
- The design of the perimeter fencing, where appropriate next to the adjacent development, shall be a combination of tubular steel and pilasters to be compatible with the adjacent development plans.
- Pedestrian openings shall be provided for access at key locations within the school site.
- Unfinished block walls are prohibited.
- Barbed wire, chain link, or concertina wire perimeter fencing is prohibited.

LIGHTING STANDARDS

In order to enhance the safety, security, and visual aesthetics of Bosque School, careful consideration must be given to both the daytime and night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra lights are prohibited at this site.

Lighting shall be shielded source.
- The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.

SIGNAGE STANDARDS

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within the school site. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and to complement the visual character of the development.

- Entry signs for Bosque School shall be monument type and shall complement the materials, color, and architectural character of the site.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- Signs shall not overhang into the public right-of-way or extend above the building roof line.
- Building-mounted signs shall not exceed 5 percent of the facade area and the lettering shall not exceed 1 foot in height.

SITE PLANNING OBJECTIVES

The creation of a pedestrian friendly environment will depend on creative site and architectural design and will be a primary design objective for Bosque School. The goal is to separate vehicular and pedestrian circulation in order to support the creation of a campus-like atmosphere.

The design objective for architecture is to provide a series of small buildings clustered together amongst the cottonwood trees in order to create small interior plazas and leaving large areas dedicated to open space and recreational use. Specific architectural style shall not be dictated at this time. The architectural design should demonstrate a high quality aesthetic character throughout the school site and should respond to climate, views, solar access, and aesthetic considerations.

The following guidelines were created to encourage a pedestrian-friendly environment:

- All pedestrian paths shall be designed handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
- Long stretches of parking facilities adjacent to the roadways are prohibited.
- In order to lessen the visual impact of parking areas, parking facilities should be broken up into a series of smaller areas, with the total amount of parking provided to meet zoning requirements.
- Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.
- Parking areas shall be designed so that pedestrians walk parallel to moving cars. The need for pedestrians to cross parking aisles and landscaped islands shall be minimized.
- Parking areas shall be designed to include a pedestrian link to school campus.
- Entry ways shall be clearly defined.

The following guidelines relate to architecture:

- Buildings and structures shall comply with all applicable City of Albuquerque zoning, building, and fire codes, as well as other local codes.
- Buildings should be small scale and shall be grouped together to create interesting relationships between the interior and exterior space.
- Buildings should be attractively designed on all sides of the structure, rather than placing all emphasis on the front elevation. Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- Highly reflective surfaces should be screened from public view.

UTILITIES

To ensure the overall aesthetic quality of the property, the visual impact of utilities and equipment should be minimized by the following:

- All electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.



Site Plan for Subdivision

Bosque School

Prepared For:

Bosque School
4000 Learning Road NW
Albuquerque, NM 87120

Prepared By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Amendment: June 30, 2008

December 23, 1998

Sheet 2 of 2



PLANNING
CONSENSUS