

Zone Atlas E-12 & F-12

## Design Standards

The following standards are based on the 2008 Bosque School Site Development Plan for Subdivision and apply only to the development of a public utility facility on Tract 2-A, Bosque School.

#### These standards do not apply to Tracts 1-A, 2-B, 4, 7, or 8.

The purpose of these Design Guidelines is to provide a framework to assist the architects and designers in understanding the Water Utility Authority's development goals and objectives for this property. They shall be used to facilitate the design of buildings and landscape that respects the natural conditions of the site.

### SITE DESIGN STANDARDS

- 1. Site Planning Objectives are to develop a wastewater treatment and reuse facility on Tract 2-A that is integrated into the natural environment of the Bosque and has the appearance of being another Bosque School building. The facility is intended to be a good neighbor that is compatible with the environmental mission of Bosque School and with sustainability principles.
- A. Campus style site layout with multiple building shall guide the site design.
- B. Noise mitigation shall be a key component of building and site design. The facility shall comply with the City's noise ordinance.
- 2. Building setbacks are required to provide space for the creation of visually attractive streetscapes. Required within these setbacks shall be a pedestrian pathway and screening materials, including landscaping, earthen berms, and fencing. Lots setbacks are as follows:
- A. Front Yard: 20 feet
- B. Side Yard: 10 feet
- C. Rear Yard: 100 foot buffer zone
- 3. <u>Height and Density</u>
- A. Maximum building height shall be 36 feet.
- B. The future buildings floor to area ratio (FAR) shall not be greater than 0.6.
- C. The future building shall comply with the 1984 Coors Corndor Sector Development Plan view preservation guidelines.
- 4. <u>Buffer Zone:</u> The Coors Corridor Plan establishes a 100-foot buffer strip west of the Corrales Riverside Drain so that it will remain in a natural condition and shall not be used for development.
- A. The development prohibition shall not apply to underground pipes. Disturbed vegetation shall be replaced with native shrubs or reclamation seeding.

## 5. Pedestrian and Vehicular Access and Circulation

- A. Sole access to the facility shall be from Mirandela Road via Montano Boulevard or Coors Boulevard. There shall be no access for employees or for general operations from Learning Road.
- B. The pedestrian path shall be continued along Mirandela Road for the length of Tract 2-A. It shall be constructed of either a hard surface of concrete or asphalt or a stabilized surface of crusher fines in earthen colors. The Water Utility Authority shall coordinate with the Bosque
- School so that the path is compatible with the Bosque School pedestrian path.
- C. A pedestrian entrance, separate from the vehicular entrance, shall be provided.
- D. All pedestrian paths shall be designed to be handicapped accessible (See Americans with Disabilities Act Criteria for Barrier-Free Design).

## 6. Parking Location and Design

- A. There shall be a maximum of 9 off-street parking spaces; one space shall be designed and designated for the disabled.
- B. There shall be two off-street bicycle parking spaces and one off-street motorcycle parking space.
- C. Parking shall be located at least 5 feet from adjacent streets and properties and shall be screened with a combination of plant materials, walls, and earthern berms.
- D. Parking surface material shall be a hard surface such as asphalt or concrete.
- E. Parking shall meet the requirements of Section 14-16-3-1 Off-Street Parking Regulations

## 7. Sustainable Techniques

- A. Landscaping shall be designed and installed as a precipitation-only landscape using native reclamation plant stock. This saves irrigation water and does not require fertilizers or other chemical treatments, eliminating potential sources of pollution. B. Site design shall re-use on-site and off-site storm water run-off for irrigation (for
  - example, swales). The WUA shall apply for necessary permits to return run-off storm water to the Rio Grande. C. Sustainable construction techniques shall be used to preserve topsoil, existing
  - vegetation and trees as well as to avoid compacting the soil.
  - D. Lighting shall be dark skies compliant.
  - E. Solar lighting shall be considered in the design.

### 8. Landscape Standards

- A. Significant healthy cottonwood specimens shall be identified and preserved.
- B. Street trees shall be provided along roadways at a rate of one tree per 25 linear feet. They shall be randomly placed.
- C. Owner 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, reclamation seeding, etc. shall be maintained by Owner in a living, attractive condition.
- D. A minimum of 15 percent of the net site area (minus the building square footage) shall be devoted to landscape materials.
- E. 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 spread of plant materials.
- F. All planting areas not covered with plants or reclamation seeding shall have a ground topping of river rock, shredded bark, or similar material that extends completely under the plant material.
- G. Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet.
- H. Landscape treatments shall prevent erosion of site soils.
- I. Landscaping shall be designed and installed as a precipitation-only landscape. Supplemental irrigation shall be provided on a temporary basis (two growing seasons), for establishment only and may include temporary spray irrigation for seed germination and installation of DriWater™, or similar product in guarts or gel packs placed in perforated tubing.
- J. Plant material shall be reclamation plant stock as opposed to standard nursery stock. Reclamation stock is grown specifically for precipitation-only landscaping and thus has been grown in lean soil in systems that promote deep roots; such as tall pots and tube packs. Pole planting for trees is an acceptable method for appropriate tree species.
- K. Plant materials shall be selected from the following list during facility design

Common Name	Botanical Name	LBS P.L.S./ ACRE	Mature Height : Spread
RECLAMATION SEED MIXES			
'Paloma' Indian Rice Grass	Oryzopsis hymenoides	10.0	18" x 18"
'Viva' Galleta Grass	Hilaria jamesii	2.0	14" x 14"
'Niner' Side Oats Grama	Bouteloua curtipendula	6.0	30" x 24"
'Hatchita' Blue Grama	Boutelous gracilis	2.0	4-12" H
Sand Dropseed	Sporobolus cryptandrus	2.0	24" x 24"
High Desert Wildflower Meadow Mix (contact Plants of the Southwest)		7.0	2-3' H
	TOTAL	29.0 lbs	
EMBAYMENT SEED MIX			
Alkali Sacaton	Sporobolus airoides	2.0	42-48" H
Indian Grass	Sorgastrum nutans	8.0	36-48" x 12-24"
Western Wheatgrass	Andropyron smithii	8.0	2-4' H
Sheep Fescue	Festuca ovina glauca	22.0	12" x 12"
	TOTAL:	40.0 lbs	
TREES			
Valley Cottonwood	Populus fremontii "Wislizeni"		50' x 60'
Black Willow	Salix gooddingii "nigra"		20-60' H
Peachleaf Willow	Salix amygdaloides		12-60' H
New Mexico Olive	Forestiera neomexicana		15' x 15'
SHRUBS			
False Indigo	Amorpha fruticosa		10' x 10'
Four Wing Saltbush	Atriplex canescens		5' x 6'
Coyote Willow	Salix exigua		6-12' x 4-8'
Three Leaf Sumac	Rhus trilobata		6' x 6'
Apache Plume	Fallugia paradoxa		5' x 5'
Chamisa	Chrysothamnus nauseosus		5' x 5'
Willow Baccharis	Baccharis spp.		3-5' x 5-8'
Threadleaf Sage	Artemisia filifolia		4' x 4'
Golden Currant	Ribes aureum		6' x 6'
PERENNIALS			
Yerba Mansa	Anemopsis californica		18" x 18"
Rocky Mountain Beeplant	Cleome serrulata		Up to 5' H
Maximilian Sunflower	Helianthus maximilianii		120" x 120"
Clohomollow	0-1		

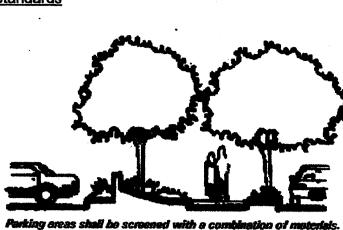
Sphaeralcea spp.

20" x 20"

Globemallow

## 9. Screening / Walls And Fences Standards

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 standards established in the landscape and setback sections provide the main objectives to screening unattractive elements and activities.



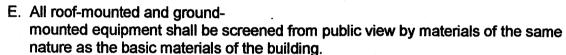
Refuse containers should be screened from public view

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

- A. All outdoor refuse containers shall be screened within a minimum 6-foot-tall enclosure that is large enough to contain all refuse generated between collections. In general, these areas shall be located interior to the utility site.
- refuse collection enclosures shall be compatible with those used by the Bosque School. C. No refuse collection areas shall

B. The design and materials for

- be allowed between streets and building fronts.
- D. Gates for refuse enclosures shall be required.



#### 10. Perimeter Fencing and Screening Standards

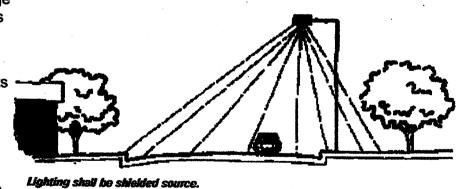
- A. Permanent security fencing shall be constructed of one or more of the following: wrought iron, tubular steel and pilasters, split-face CMU, stucco.
- 1. Perimeter fencing shall comply with 14-16-3-19B (COA Zoning Code).
- B. Colors of permanent fencing shall be earth tones and colors derived from the New Mexico landscape.
- C. Perimeter fencing or walls shall be no taller than 8 feet.
- D. Unfinished block walls are prohibited as fencing.
- E. Barbed wire, chain link, and concertina wire shall be prohibited as permanent
- F. Temporary fencing shall be constructed of black, vinyl-coated chain-link up to 8 feet in height. It shall be allowed only during construction.
- G. Landscaping, as well as materials that match the buildings, shall be used for partial
- H. Screening walls for parking areas shall not preclude an opening to a pedestrian

## 11. Lighting Standards

In order to enhance the safety, security, and visual aesthetics, consideration shall 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 provide on-site security while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflec-

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

- A. All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky".
- B. The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety and security requirements. A maximum height of 20 feet shall be allowed on the site.



- C. Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.
- D. Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- E. Cobra Lights and high pressure sodium lighting shall be prohibited at this site.

## 12. Signage Standards

The following signage standards were developed to regulate the size, location, type, and quality of sign elements on the utility site.

- A. The Entrance Sign shall be a freestanding concrete monument sign.
- 1. Lettering shall be either cast into the concrete and painted or attached metal
- 2. The graphics shall include Albuquerque Bernalillo County Water Utility Authority logo and facility name.
- 3. The sign shall be a minimum of 7' wide by 4' tall and a maximum of 12' wide and 6' tall.
- 4. Sign shape, proportions, and finishes shall reflect the architecture of the facility. 5. Colors shall be chosen from earth or sky tones (browns, greens, grays, blues, turquoise).
- B. Building-mounted signs shall not exceed 5 percent of the facade area and shall not be allowed to go over the parapet of the building.
- C. Building-mounted sign lettering shall not exceed 1 (one) foot in height.

- D. Letter color shall be specified for all signs and shall be at least 70% contrast with
- E. No signage shall be allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- F. Signs shall not overhang into the public right-of-way or extend above the building roof line.

## 13. Building Design/Architecture

The design objective for architecture is to blend in with that of adjacent properties such as the Bosque School, and the Rio Grande Bosque. Specific architectural style shall not be dictated at this time, but in general shall create the appearance that the public utility facility is part of the Bosque School buildings. The architectural design shall demonstrate a high quality aesthetic character throughout the site and shall respond to climate. views, solar access, and aesthetic considerations.

#### The following standards relate to architecture:

- A. The facility shall be attractively designed on all sides of the structure, rather than placing all emphasis on the front elevation.
- B. Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides.
- C. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- D. Highly reflective surfaces shall be screened from public view.
- E. Building materials and color shall be compatible with those used in the Bosque School buildings and integrate into the natural setting of the Bosque.
- 1. Permitted architecture styles include Pueblo, Territorial, Northern New Mexico, and Modern Pueblo.
- 2. Permitted architectural materials include split-face CMU, frame stucco, caste-
- in-place concrete, metal fascia (corrugated or black metal), and stone fascia. 3. Colors of permanent fencing shall be earth tones and colors derived from the New Mexico landscape.
- 4. Industrial-looking, contemporary architecture that would not meet the expressed objective of compatibility with the Bosque School shall be prohibited.
- F. Buildings and structures shall comply with all applicable City of Albuquerque zoning, building, and fire codes, as well as other local codes.

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

- A All electric distribution lines shall be placed underground.
- B. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- 1. Adequate clearance for electric utilities, including screening of transformers and utility pads, shall be provided for safe operation and maintenance
- 2. Any relocation, changes or realignment regarding existing electric utilities shall be the applicant's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems
- C. 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 prefabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- D. Free-standing wireless telecommunications towers shall be prohibited on this site.

## 15. Future Approval Process

Future approval of a site plan for building permit for this facility shall be by the Albuquerque Environmental Planning Commission with final sign-off by the Development

Site Development Plan for Subdivision **Amendment** 

# Tract 2-A, Bosque School Design Standards

Albuquerque Bernalillo County Water Utility Authority and Prepared for: **Bosque School** 

Originally prepared by:

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

This amendment prepared by:

Sites Southwest LLC 121 Tijeras NE, Suite 3100 Albuquerque, NM 87102

August 10, 2009

Sheet 2 of 5

## Design Guidelines

The following guidelines were not modified by this amendment and continue to apply to Tract 1A, Tract 2B, Tract 4, Tract 7 and Tract 8, Bosque School.

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 fee	t
Side Yard:	5 fee	t
Rear Yard:	15 fee	t

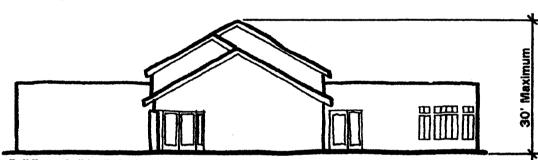
#### Parking Area Setbacks

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

- Significant cottonwood specimens should be identified and preserved, where
- 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 groundcover 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 siz

Minimum plant sizes at time of installation shall be as follows:		light pollutio
Trees	2 inch caliper, or 10 to 12 feet in height	ing "dark sky are prohibite
Shrubs & Groundcovers	1 gallon	• The height of
Turf Grasses	provide complete ground coverage within	and parking

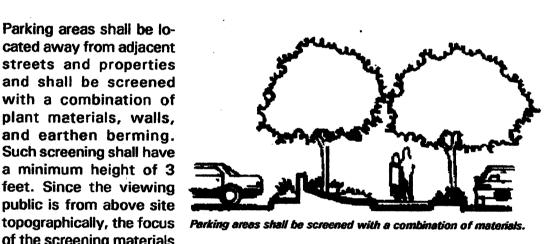
#### **SCREENING / WALLS AND FENCES**

**Turf Grasses** 

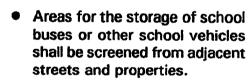
The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of these elements shall be away from any street or pedestrian area. The guidelines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

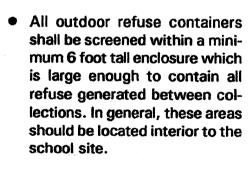
The following are minimum standards to ensure effective screening of negative elements:

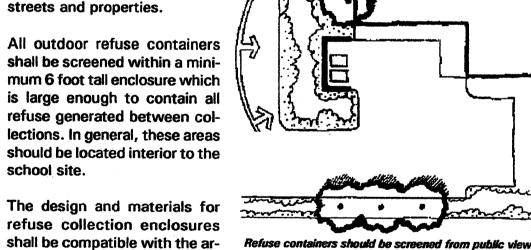
 Parking areas shall be located away from adjacent streets and properties and shall be screened with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 3 feet. Since the viewing public is from above site of the screening materials should be on trees.



1 growing season after installation.







 The design and materials for refuse collection enclosures chitectural theme of the site.

- No refuse collection areas shall be allowed between streets and building
- 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 build-

## PERIMETER FENCING

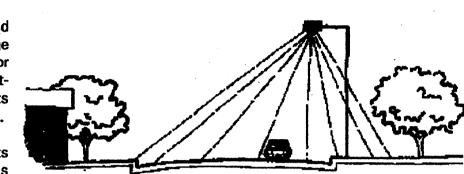
- The design of the perimeter fencing, where appropriate, shall be of a high tensile style compatible with nearby open space fencing as well as unobtrusive
- The design of the perimeter fencing, where appropriate next to the adjacent development, shall be a combination of tubular steel and pilasters to be compatible with the adjacent development plans.
- Pedestrian openings shall be provided for access at key locations within the
- 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 ion of the existky". Cobra lights ted at this site.
- ng 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.

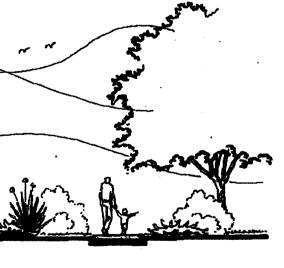
## SITE PLANNING OBJECTIVES

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 environ-

- 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 prohib-
- 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 cam-
- 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
- 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 Design Guidelines

**Prepared For:** 

**Bosque School** 4000 Learning Road NW Albuquerque, NM 87120

Prepared By:

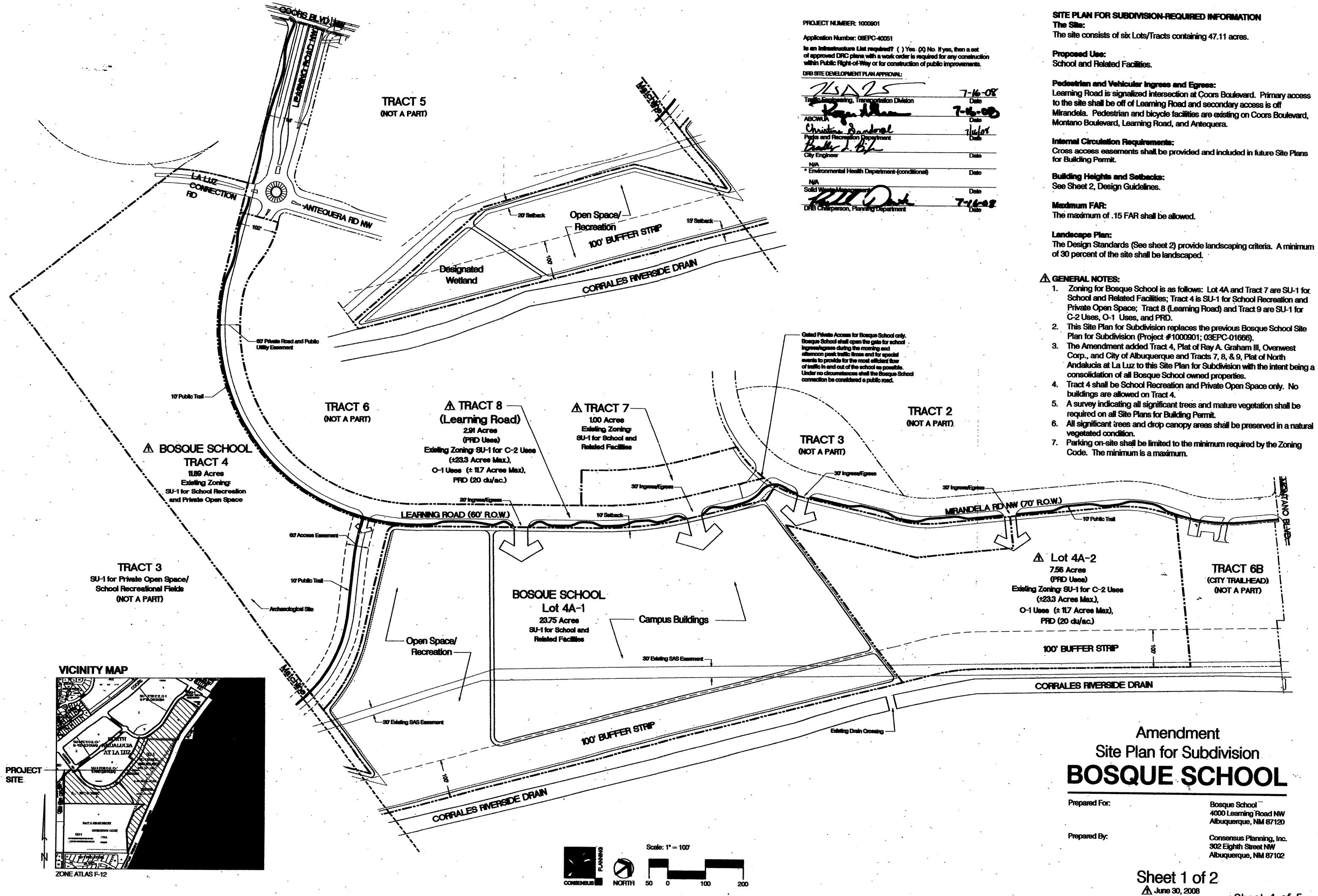
Consensus Planning, Inc. 302 Eighth Street NW Albuquerque, NM 87102

/1\Amendment: June 30, 2008

December 23, 1998

Sheet 3 of 5





## **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
<b>Side Yard:</b>	5 feet
Rear Yard:	15 feet

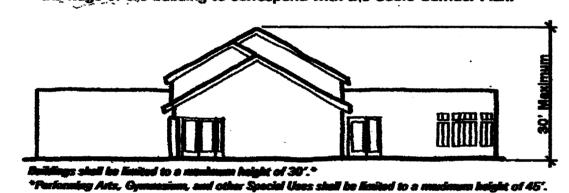
#### Parking Area Setbacks

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 build-......ings 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.



## 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

- Significant cottonwood specimens should be identified and preserved, where
- 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
- Appropriate landscape headers shall be used to separate any turf and ground-

- 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:

2 inch caliper, or 10 to 12 feet in height Shrubs & Groundcovers

> provide complete ground coverage within 1 growing season after installation.

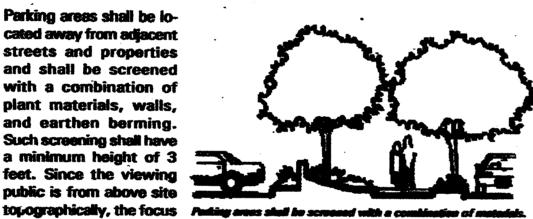
## **SCREENING / WALLS AND FENCES**

**Turf Grasses** 

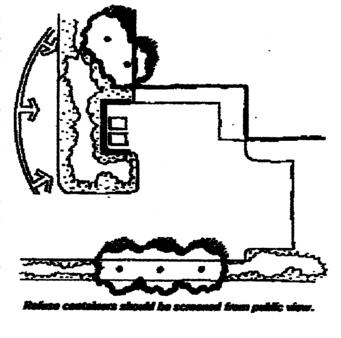
The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of these elements shall be away from any street or pedestrian area. The guidelines 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 ele-

 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 public is from above site should be on trees.



- Areas for the storage of school buses or other school vehicles shall be screened from adjacent streets and properties.
- 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
- 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 build-

## PERIMETER FENCING

- The design of the perimeter fencing, where appropriate, shall be of a high tensile style competible 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 devtime 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.

shall be kept to a minimum

necessary to meet safety



 Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.

## SIGNAGE STANDARDS

requirements.

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 build-
- Building-mounted signs shall not exceed 5 percent of the facade area and the lettering shall not exceed 1 foot in height.

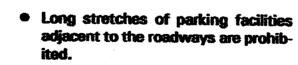
## SITE PLANNING OBJECTIVES

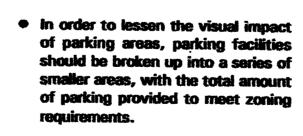
The creation of a pedestrian friendly environment will depend on creative site and architectural design and will be a primary design objective for Bosque School. The goal is to separate vehicular and pedestrian circulation in order to support the creation of a campus-like atmosphere.

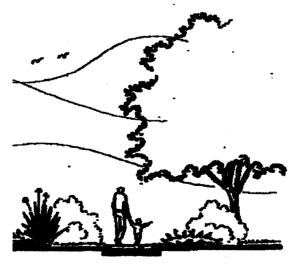
The design objective for architecture is to provide a series of small buildings clustered together amongst the cottonwood trees in order to create small interior plazas and leaving large areas dedicated to open space and recreational use. Specific architectural style shall not be dictated at this time. 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 environ-

 All pedestrian paths shall be designed handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).







- 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 cam-
- 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
- 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

Prepared For:

**Bosque School** 4000 Learning Road NW Albuquerque, NM 87120

Prepared By:

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

/1\Amendment: June 30, 2008

December 23, 1998

Sheet 2 of 2

Sheet 5 of 5

