

# **EXHIBIT 1A: PROJECT PHASING** (NOT TO SCALE)

# EXHIBIT A: VEHICULAR, PEDESTRIAN AND COMMON SPACE (NOT TO SCALE)

# SITE DEVELOPMENT PLAN FOR SUBDIVISION

The redevelopment of Monterra Del Rey will stress an innovative design providing a range of housing types that includes a mix of affordability and lifestyles. The overall goal is to crate a vibrant, sustainable community, encompassing the existing residents of the Del Rey Mobile Home Park and new families into a cohesive community environment. The emphasis will be placed on incorporating a diversity of housing product into a walkable and inclusive neighborhood consistent

The site consists of 58.52 acres as shown on Zone Atlas Number C-18-Z. This project proposes a total of 431 Tracts; 411 Tracts of residential lots of various sizes, 18 Tracts of landscaped common areas of various sizes and 1 Tract of neighborhood commercial of approximately 2.4 acres, conducive to a neighborhood environment. Approximately 15.49 acres of land will be dedicated to the City of Albuquerque as right of way area for roads and sidewalks to serve the community and surrounding neighborhoods. The existing zoning for the site is SU-1 for MH Park we are proposing changing the zoning to SU-1 for PDA.

Pedestrian Ingress & Egress:

Public sidewalks and trails will provide pedestrian connectivity within the site as well as to surrounding neighborhoods and businesses. Access to the neighborhood commercial portion of this project, from within the proposed site, wil be limited to pedestrian access only. All sidewalks will have a minimum width of 5', and will include a landscaped parkway between the street and the sidewalk. Landscaped bump-outs are also provided at intersections throughout the site as a means of traffic calming and allowing for safe locations for pedestrians wanting to cross the street. See Exhibit 1 on Sheet A001. Landscaped breezeways abutting the site wall shall provide pedestrian and visual access, gates are acceptable, provided that they can be opened from either side.

vehicular Ingress & Egress:

Vehicular access to the site is limited to six points into the site; 3 along Derickson on the north side of the site and 3 along Santa Monica on the south side of the site. There is no vehicular access to and from the residential portion of the site along San Pedro or Louisiana. Vehicular access to the neighborhood commercial portion of the site will be from Louisiana only; there will be no vehicular access to the neighborhood commercial site from within the residential portion of the project. See Exhibit 1 on Sheet A001.

### of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for

development of the site. 5B 4113108 Internal Circulation Requirements The internal circulation with primary access off of Santa Monica and Derickson meet the required street widths, radius and configurations and comply with the

COA standards. An Entry Boulevard with landscaped median is provided at the

western end of the site and is intended to be the primary access point into the

from this point. Right-of-ways are designed with tree-lined sidewalks and

newly developed neighborhood with additional secondary entrances further east

Development within City Designated Landfill Buffer Zones) shall be consulted prior to

The subject property is located near a former landfill. Due to the subject property being near a

former landfill, certain precautionary measures may need to be taken to ensure health and safety

This project will be broken down into three phases (See Exhibit 1a on sheet A001):

Unit 1 (Phase 1) - Relocation and re-development of 8.39 acres designated Area 1 (Mobile Homes). This phase will begin with the relocation of any residents currently living at the western end of the site and then preparing the and and installing the infrastructure for the 47 residential lots to be constructed in Area 1. Once the land and infrastructure are in all remaining residents of the former Del Rev Mobile Home Park will be relocated to the newly developed lots within Area 1.

### SURDIVISION DATA

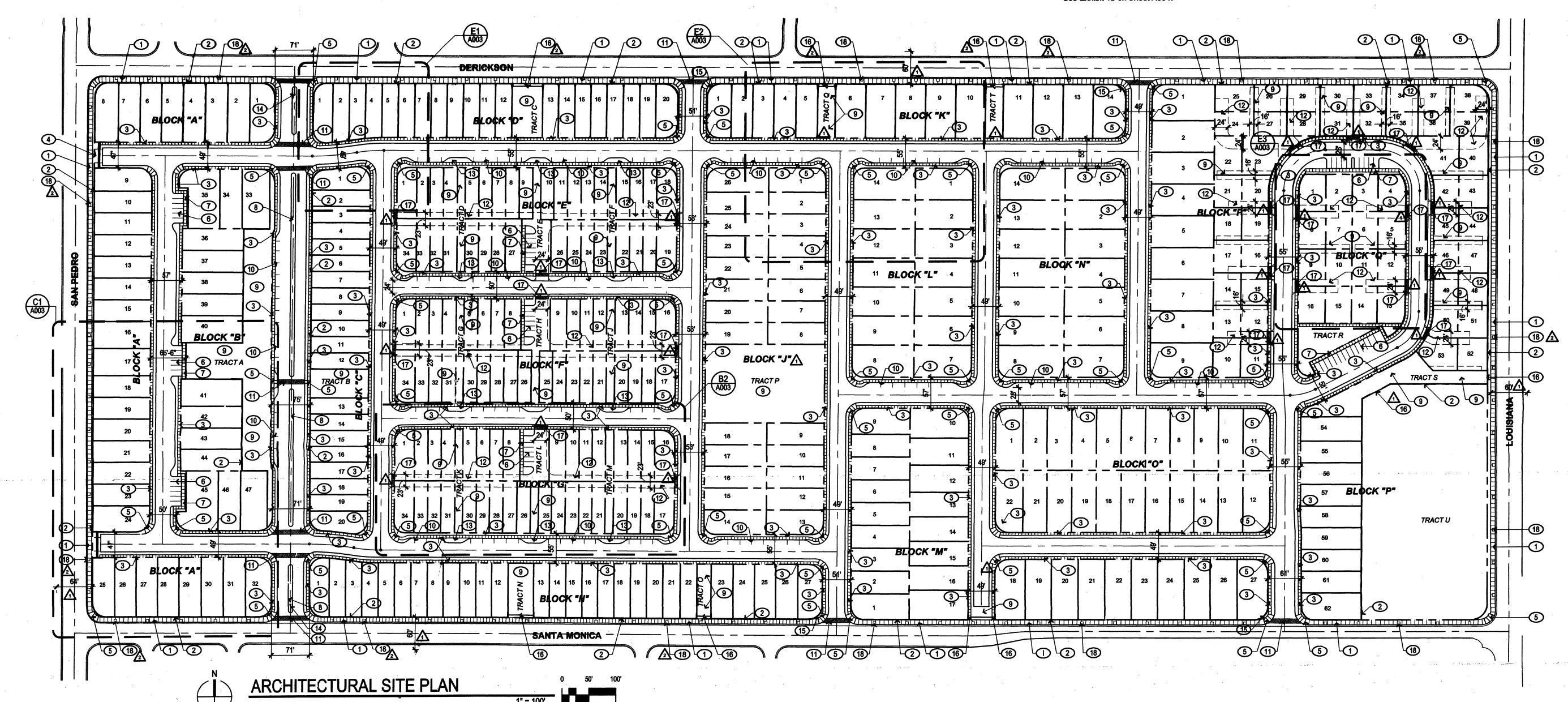
,
58.5209 AC
D-18-Z
D-18-Z
1 NEIGHBORHOOD COMMERCIAL
18 TRACTS OF COMMON SPACE 🖄
431 TRACTS
Y approx. 15.49 AC
SU-1 FOR MH PARK
SU-1 FOR PDA

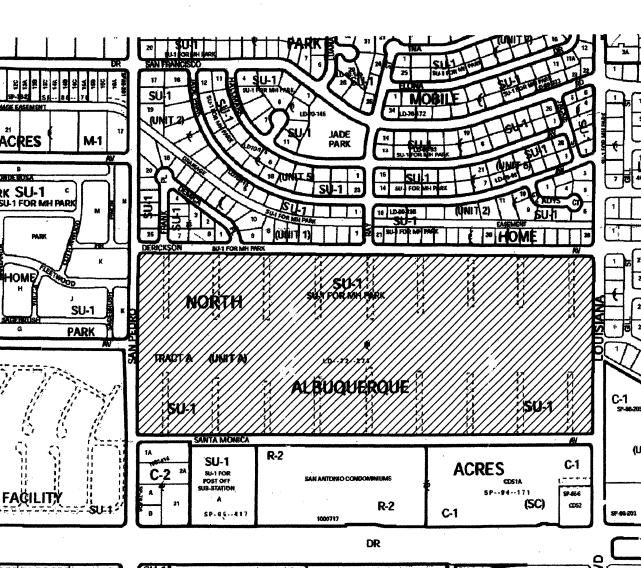
Unit 2 (Phase 2) - Redevelopment of residential lots and common spaces as indicated by the boundry shown in Exhibit 1A on this page.. This phase will remove any existing infrastructure and or site utilities to be abandoned and then redevelop the site to the proposed configuration, installing new infrastructure and grading newly developed residential lots and public common areas and parks associated with the residential portion of the site. (Area 2, 3 and a portion of area

Unit 3 (Phase 3) - Redevolopment of the remaining residential lots and common spaces as well as the Development of the 2.4 acres of the Neighborood Commercial portion of the site. This phase will finish the proposed plan of the Monterra Del Rey Neighborhood by finding a user for the south-east portion with a use that is conducive to a neighborhood environment (Area 5, 6 and the remaining portion of area 4).

**Storm Water Management:** 

The site is broken down into two drainage basins the eastern half of the site will drain along Ray Street to the existing arroyo running just north of the site. The western half of the site will drain to the northwestern corner of the site and into the existing storm water drainage system. Both the existing storm water drainage system and the arroyo have the capacity necessary for the drainage of the site. See Exhibit 1b on Sheet A001.

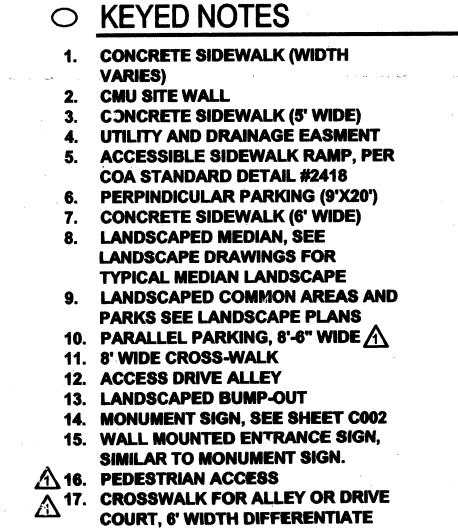




# **ZONE ATLAS: D-18-Z (NOT TO SCALE)**

LEGAL DESCRIPTION

TRACT A, UNIT A, BLOCK 18 AND BLOCK 19, NORTH ALBUQUERQUE ACRES CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND **CONTAINING 58.5209 ACRES (MORE OR LESS).** 



# INDEX TO DRAWINGS

A001 SITE DEVELOPMENT PLAN FOR **SUBDIVISION** A002 AREA BREAKDOWNS, ZONING REQUIREMENTS AND ARCHITECTURAL **DESIGN STANDARDS A003 ENLARGED AREA PLANS** L001 LANDSCAPE PLANS L002 LANDSCAPE PLANS L003 LANDSCAPE PLANS C001 OVERALL CONCEPTUAL UTILITY PLAN **C002 TRAFFIC DISTRIBUTION MAP Q003 GRADING & DRAINAGE PLAN (SHEETS 1-10)** (See Hydrology File)

18. STREET TREE GRATE 4'X4' MIN. (SPACING PER TREE CANOPY 512E

PROJECT NUMBER: 1003916 Application Number : 08 ) RB - 70152

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10/18/07 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public f Mover for construction of public improvements

	4-16-08
Traffic Engineering, Transportation Division	Date
Loon X Die	4-16-08
Albuquerque Bernalillo County Water Utility Authority	Date
Christina Sandoval	\$ 14/08
Parks and Recreation Department	Date
Bradly A. Birfrem.	4/16/0
City Engineeer	Date
Sun anne Busch	<u>613108</u>
*Énvironmental Heath Department (conditional)	Date
Leonal Darcin	8-28-08
Solid Waste Mariagement	Date
Cach Carl	8-28-08
DEB Chairperson, Planning Department	Date

7601 Jefferson NE Suite 100 Albuquerque, NM 87109 505 761-9700 fax 761-4222

dps @ dpsdesign.org

10/19/2007 EPC Conditions 2 03/31/2008 DRB Comments DRAWN BY **REVIEWED BY** 

PROJECT NO. Site Development Plan for Subdivision

A001

# EXHIBIT B: MONTERRA DEL REY HOUSING PRODUCT TYPE BREAK DOWN (NOT TO SCALE)

# Sustainable Design Statement:

The development and design team for Monterra del Rey is designing the site plan to create a community using the guiding principles of Build Green New Mexico (BGNM). This will be accomplished through the redevelopment of infill space using the BGNM guidelines of site planning and construction implementation. The goal is to create a certified sustainable development as set forth by the BGNM. The process involves coordination and consideration from the earliest stages of the site plan design though construction and into the home ownership stage.

# ⚠ Design Standards For Planned Development Area (PDA) - Residential Areas Only

↑ Neighborhood Commercial shall be architecturally compatible with the adjoining residential areas and shall integrate into the residential open space and pedestrian network.

The purpose of these design standards is to establish a framework for a quality development of the subject development area shown on the development plan for subdivision. The primary goal for these design standards is to create an attractive, comfortable, safe and sustainable residential community that fosters pedestrian accessibility and creates a strong coherent and inclusive community for all residents These standards address the issues of architecture, parking, site lighting, screen walls and fences, pedestrian amenities, and signage to create the quality image desired for this development. The design standards are intended to be complimentary to the planning and design of adjacent properties.

# Off-Street Parking:

Off street parking spaces shall be provided in compliance with regulation 14-16-3-1 of the Albuquerque comprehensive City Zoning Code.

## On-Street Parking:

the site plan.

### Massing, Exterior Wall Materials and Colors: Exterior wall materials are to be predominately vernacular based. The varying styles of

vernacular Northern New Mexico Architecture shall be the basis of a more simple and contemporary expression or interpretation for architectural design.

Articulation of massing so as not to produce a long and flat building façade is required. Special attention should be given to street facing garage facades within the town home areas of the site to vary the articulation of garage façade. An articulated top-line of buildings and the play of figure/ground will help the massing to achieve this goal. Building 14-16-3-19 of the Zoning Code. massing shall also promote pedestrian site access.

The use of a stucco wall finish system (or synthetic version thereof) shall be the predominate material for buildings to reinforce the Northern New Mexico vernacular architectural expression.

Exterior wall color shall reflect a consistent overall palette of earth-based tones for the field colors, however; more saturated earth-based tones with a much wider color palette range is permitted for accent colors. This is intended to add vitality to the rich mix of housing types

Exterior detail trim such as shade canopies, trellises, open railings, pitched roof elements, parapet cornicing, lintels, etc. should be consistently detailed throughout the site to complement the overall architecture and to help to break up any long facades.

### Roof Materials and Colors:

Roof materials may vary with the New Mexico vernacular expression from flat roof (low slope) with parapet, to metal roof and clay or concrete tile roof. Low reflectivity is required. All landscaping shall be in accordance with the Build Green New Mexico Guidlines and Asphalt shingles are not permited.

## Site Lighting:

In order to enhance the safety, security and visual aesthetics, careful consideration must be given to both the daytime and nighttime appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall maximize public safety while not affecting adjacent properties, buildings or roadways with unnecessary glare or reflection. 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 standards.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light
- pollution of the existing "Dark Sky. Area light fixtures shall be full cut-off design with no visible light source above a horizontal line projected from the bottom of the fixture housing. Building mounted
- The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- The maximum height of light poles other than street lights shall be 16' in, and within
- Individual site lighting shall blend with the architectural character of the buildings and
- other site fixtures. Parks and landscaped walkways shall have pedestrian-scale lighting.

# All lighting on site will be pursuent to the New Mexico Night Sky Ordinance.

### Placement of Mechanical Units:

fixtures shall also comply with this requirement.

Only pad mounted mechanical units will be permitted for new construction. Mechanical units must be screened from view, walls and/or landscape materials may be used for screening of mechanical units.

All residents to have COA rolling refuse containers. Storage for containers must be provided outside the home and must be screened from view to street.

### Walls/Fences:

Walls and fencing are allowed on the property. However efforts shall be made to lessen the visual impact of the walls or fencing through the use of landscaping and the design and Alocation of openings.

Barbed wire, concertina wire and plastic/vinyl fencing are prohibited.

(Areas 1-5) to ensure a harmonious design.

- Standard gray CMU walls shall be prohibited Internal fences separating building lots are allowed, acceptable materials would include masonry block, block with stucco, split face block, stone, painted tube steel, chain link
- or a combination of fence and/or wall. The maximum height for internal fences separating building lots shall be 6 feet. • Interior walls or fences will not be allowed within 20' of the front property line.
- Clear sight distances shall be maintained at all driveway/entrance locations. • The design, material and color of interior walls, retaining walls and fences shall be compatible with the architecture of the housing in their respective area of the site

Site walls will incorporate variations in type of block and color of block in order to break up the appearance of a straight wall. Open iron fencing will be incorporated into the wall at Additional parking has been provided throughout the site for visitor and resident use as needed. Both perpendicular parking and parallel parking have been provided as shown or Wall Drawings on this sheet)

- Site Walls for the entire site shall be colored concrete block with openings as required for pedestrian access to and from the site. The maximum height for the Site Walls
- shall be 6 feet in compliance with Section 14-16-3-19 of the Zoning Code. • Clear sight distances shall be maintained at all driveway/entrance locations.

Patio walls should reflect the same use of stucco finish to complement that of the buildings, or may contrast the building finish by use of exposed split-face CMU.

The height and design of walls, fences and retaining walls shall comply with Section

### Pedestrian Amenities:

The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for this project. Objectives to achieve this goal include, but are not limited to, maintaining a high quality and consistency in style for site amenities, including benches, parks, walkways, landscaping and lighting. Other objectives include providing landscaped access ways to and from the site as well as within the sight.

Parks and open spaces will be equiped with shade shelters, play structures and benches as shown on Landscape Drawings.

Traffic calming techniques such as "bump-outs" at intersection corners, on street parking and alternative paving materials at pedestrian crossings shall be incorporated into the design of the site. In addition, "bump-outs" will provide a space for cluster mailboxes as deemed necessary by the USPS.

### **Landscaping:**

shall be of native materials and water conserving as required. All landscaping should also

All common spaces to be irrigated using the City of Albuquerque's non-potable water line.

anscaped breezeways abbutting the site wall shall provide pedestrian access as well as a visual opening. Gates are acceptable, provided they can be opened from either side.

All landscaping and pedestrien ammentitites within public areas and shared private drives shall be maintained by the Home Owners Association and/or Property Owners.

All signage shall conform to the City of Albuquerque sign code (14-6-3-5). This project shall have two monument signs, one at each vehicular entrance to the community located in the median of the boulevard at the western end of the property. There shall be four additional wall mounted signs, one at each of the remaining vehicular entrances into the property. See Conceptual Monumant Sign and Site Wall on Sheet A002.

### **Design Review and Enforcement:**

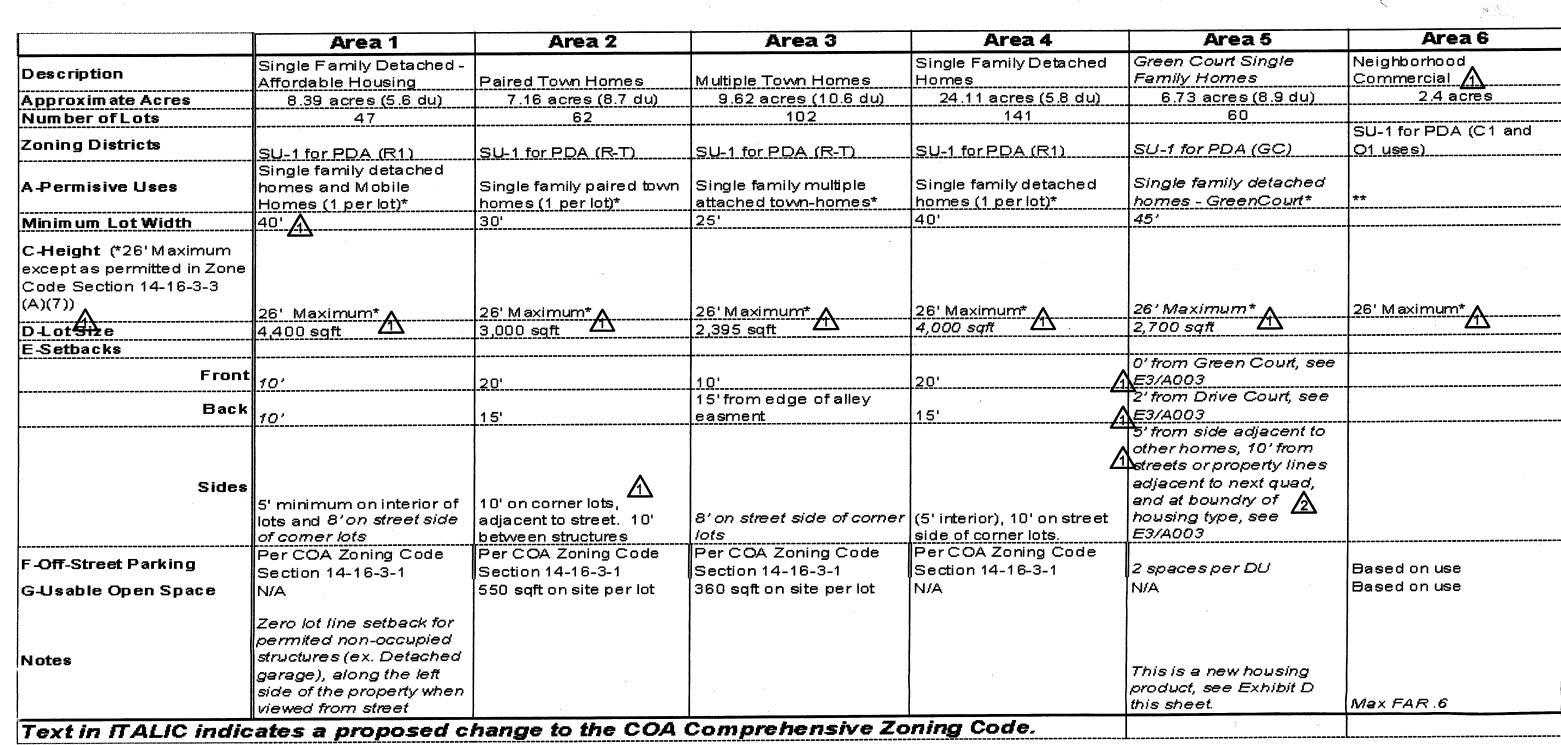
All enforcement and approval of these Design Guidlines shall be under the authority of the Home Owners Association. This does not preclude compliance with COA Zoning Code and **Development Review Procedures.** 

### **⚠** GENERAL NOTES:

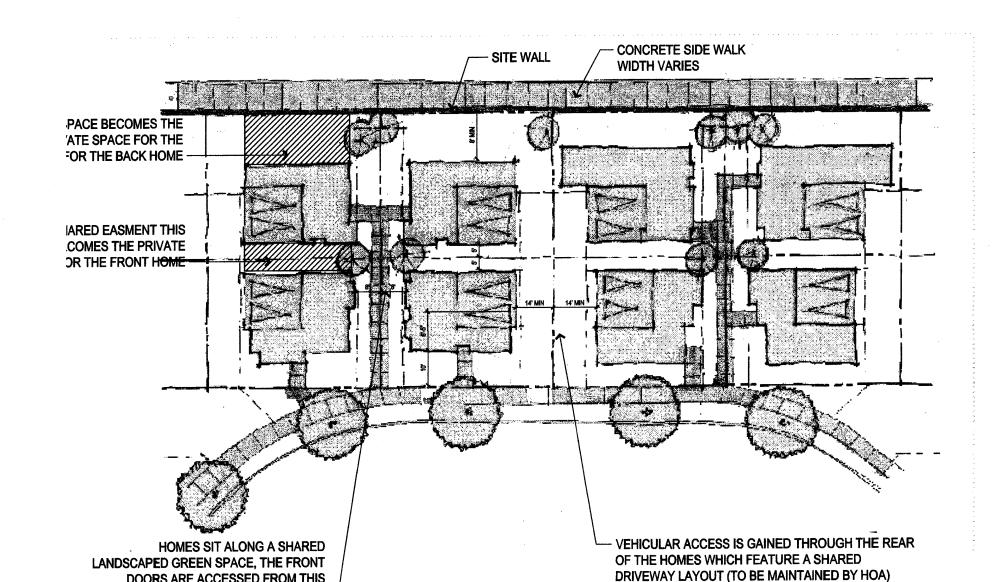
Planning Commission.

- The site development plan for building permit for the commercial lot and any ammendments to the site development plan for subdivision for Area 1 (affordable housing) shall require EPC approval.
- Future site development plans for the residential lots may proceed directly to building permit. Minor amendments to this Site Development Plan for Subdivision shall be approved by the Planning Director
- in accordance with the Albuquerque Comprehensive City Zoning Code. Major amendments to this Site Development Plan for Subdivision shall be approved by the Environmental

# **△ CONCEPTUAL SITE WALL** (NOT TO SCALE)



# **EXHIBIT C: MONTERRA DEL REY ZONING CODE BREAKDOWN** (NOT TO SCALE)



DOORS ARE ACCESSED FROM THIS

GREEN SPACE (OR TO STREET

\*Uses not permitted for R-1 and R-T Residential Zoning Use:
Based on Section 14-16-2-6 R-1 Residential Zoning, the following uses are not permitted under the Special Use Permit for Planned Development Area for Monterra Del Rey Proiect.

1. Agricultural animal keeping, for noncommercial purposes, as follows: rabbits and similar animals

poultry, pigeons. 2. Antenna (noncommercial) up to 65 feet in height Recreational vehicle, boat, or boat-and-boat trailer parking restricted by covenants 4. Trailer parking allowed if screened from public view, as described in covenants

5. Public school, including caretaker's mobile home.

6. Wireless Telecommunications Facility

### Conditional Uses not allowed:

- 1. Accessory living quarters 2. Health care, including physicians, massage, therapy, etc. (but not nursing homes) 3. Public library
- 4. Public utility structure Recreational facility (non-profit), such as community center, swimming pool, tennis club. 6. Second kitchen within a house.

\*\*Uses not permitted for C-1 and O-1: Based on Section 14-16-2-16 C-1 Neighborhood Commercial Zoning. The following uses are not permitted under the Special Use Permit for Planned Development Area for

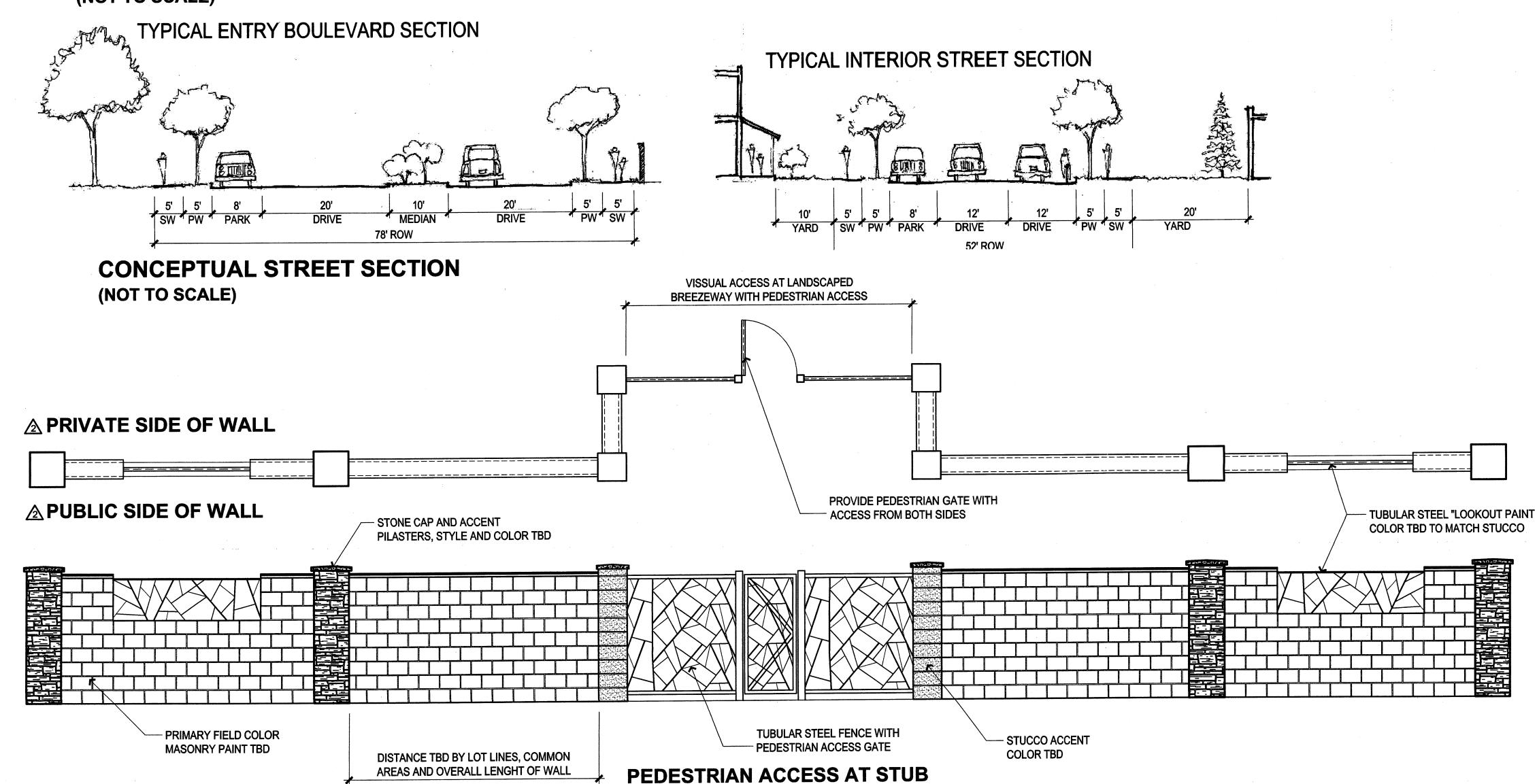
### ermissive Uses not allowed

- Antenna, up to 65 feet in height Park and ride temporary facilitie 3. Public utility structure
- Retail sales of the following goods, plus incidental retailing of related goods and incidental service or
- b. Christmas trees, including outside sales, provided the use is limited to 45 days in one calendar
- c. Gasoline, oil, liquifed petroleum gas, including outside sales. d. Hardware, building materials, provided it is in a completely enclosed building. 5. Radio and television station
- a. Automobile, bicycle and motorized bicycle (moped) repairing, but no body work
- b. Car washing c. Parking lot, as regulated in the O-1 zone

### Conditional Uses not allowed: Antenna, over 65 feet in height

- 2. Community Residential Program except not either Community Residential corrections program or Community residential program for substance abusers.
- 3. Auto, trailer, and truck rental, service, storage.
- 4. Drive-up service window, except where listed as permissive in this zone, provided that the vehicle movement plan is approved by the Traffic Engineer, and further provided that the service window in existence upon the effective date of this Zoning Code shall be considered as approved conditional uses.
  - 6. Mortuary
  - 7. Outdoor storage or activity 8. Park-and-ride joint use facilities
  - 9. Public utility structure 10. Use or activities in a tent.
  - Wireless Telecommunications Facility, Roof-Mounted, up to 20 feet above the parpet of the

# **EXHIBIT D: MONTERRA DEL REY GREEN COURT HOUSING LAYOUT** (NOT TO SCALE)



STREET WITHIN BLOCK M SHALL BE

WITH GATES PROVIDED AT EACH SIDE

**A SIMILAR TO OPENING AT BREEZWAYS** 

WALK LOCATION.

interiors

architecture

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ARCHITECT

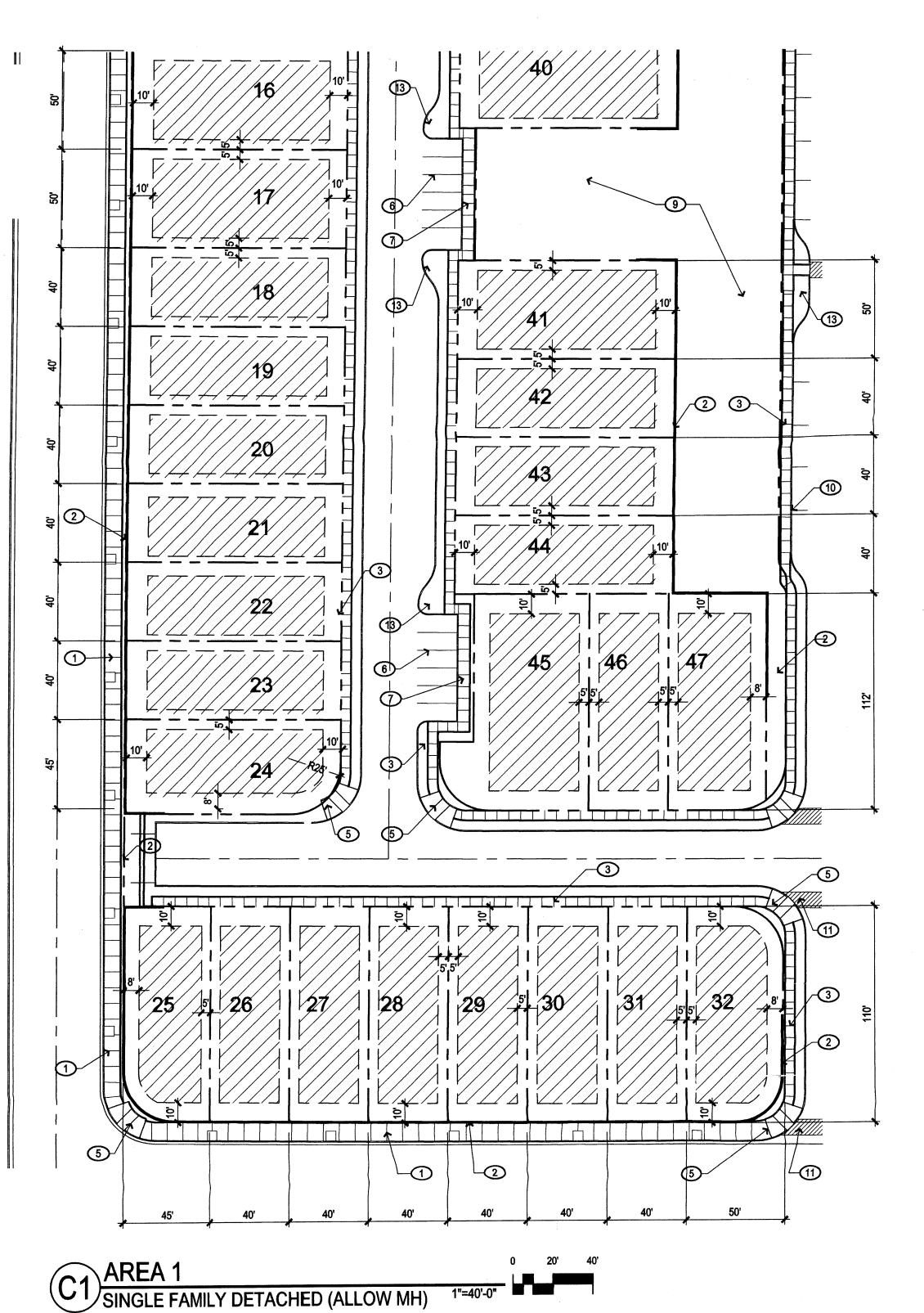
10/19/2007 EPC Conditions 2 04/13/2008 DRB Comments

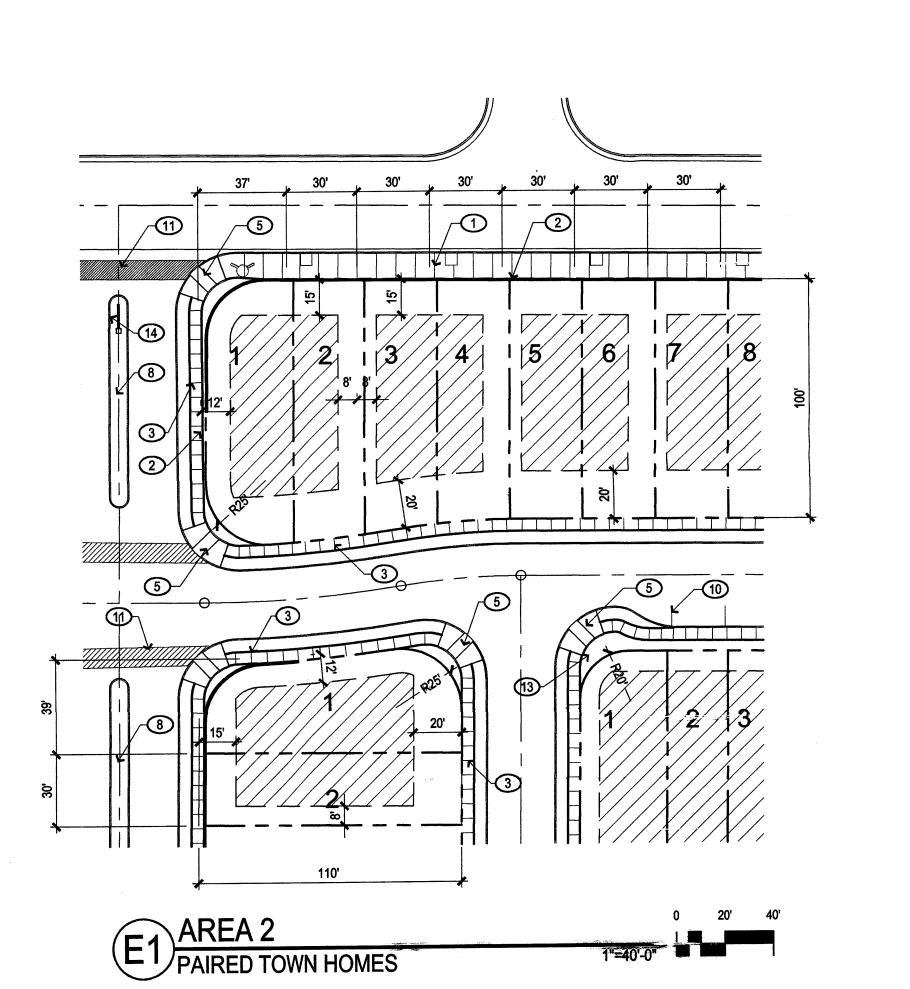
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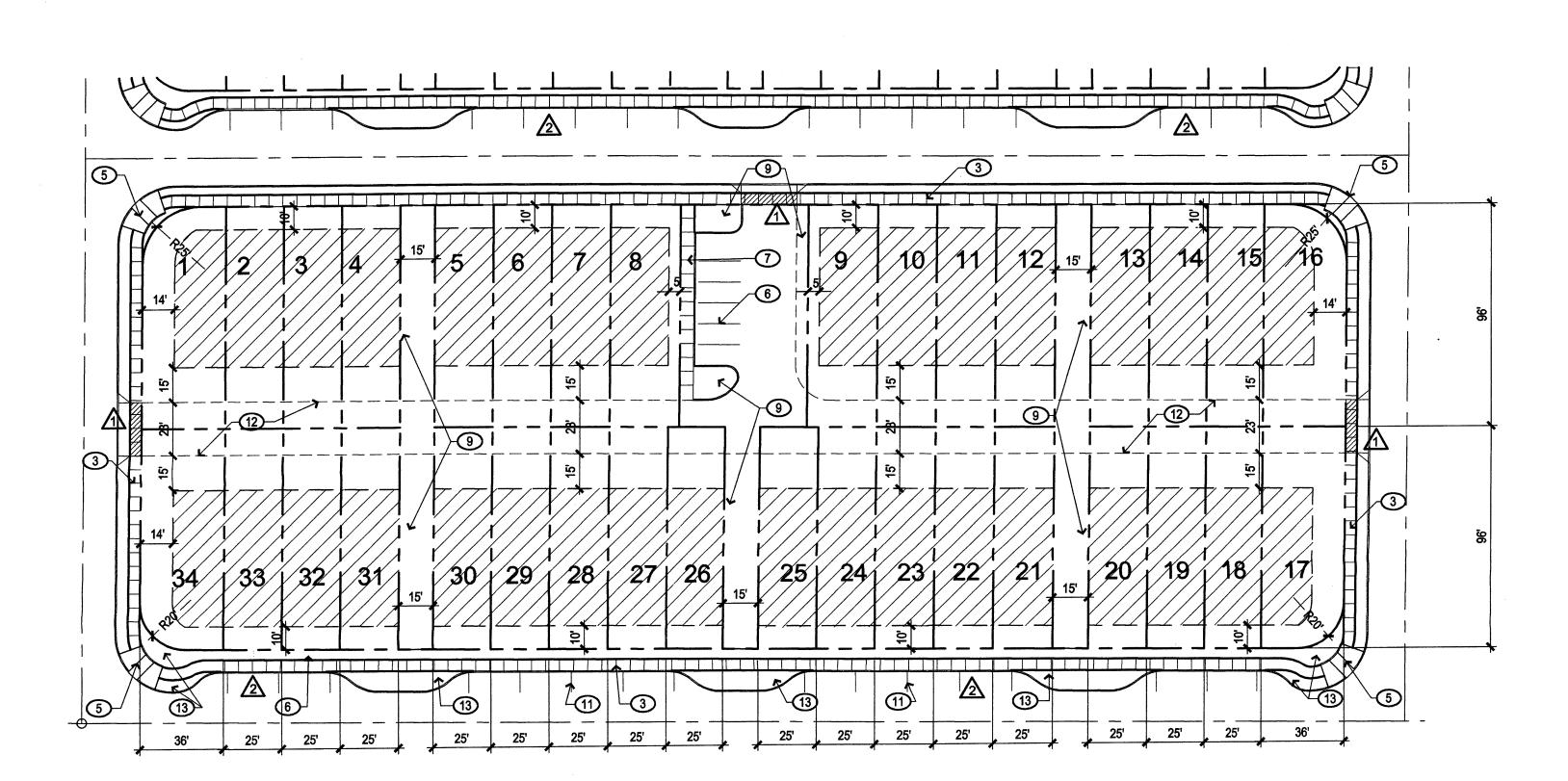
PROJECT NO. DRAWING NAME Architectural Design Guidlines, Area Break

Downs and Zoning

SHEET NO.



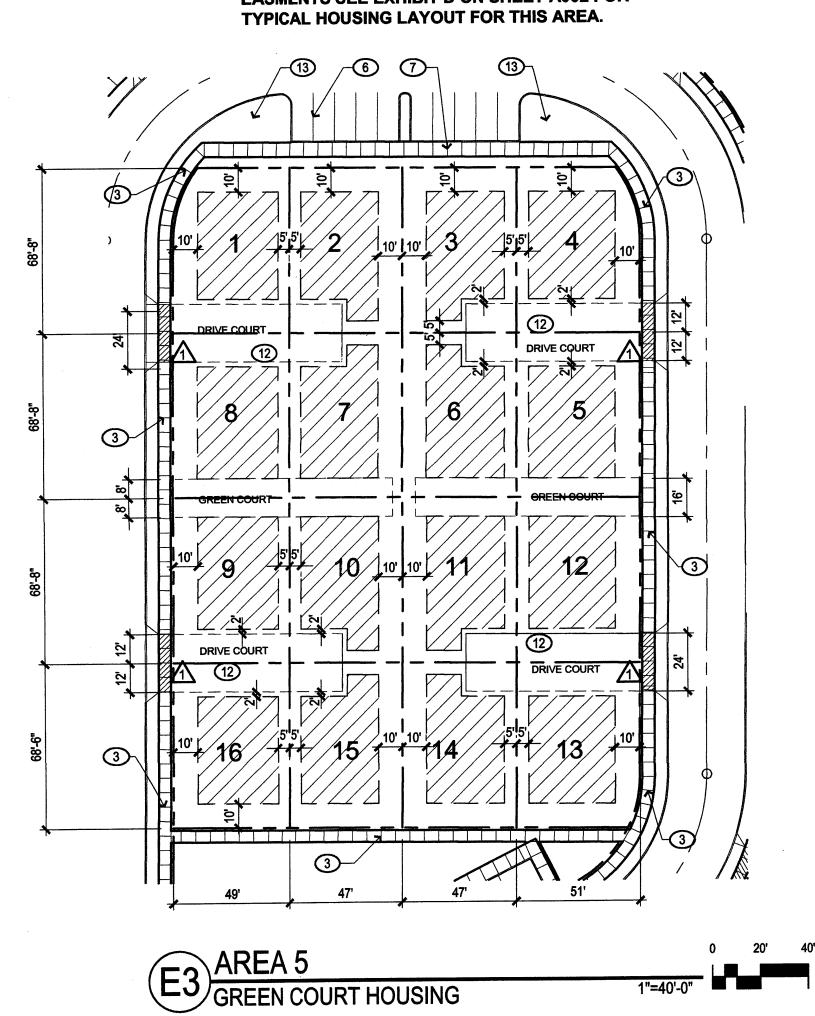




B2 AREA 3
MULTIPLE TOWN HOMES 0 20' 40'

# AREA 4 SINGLE FAMILY DETACHED

NOTE: THE GREEN COURT HOUSING IS A NEW PRODUCT TYPE AND HAS SPECIFIC REQUIREMENTS FOR SETBACKS AND SHARED EASMENTS SEE EXHIBIT D ON SHEET A002 FOR TYPICAL HOUSING LAYOUT FOR THIS AREA.



KEYED NOTES

1. CONCRETE SIDEWALK (WIDTH

**VARIES)** 

2. CMU SITE WALL, SEE XX/XXX

3. CONCRETE SIDEWALK (5' WIDE) 4. UTILITY AND DRAINAGE EASMENT

5. ACCESSIBLE SIDEWALK RAMP, PER **COA STANDARD DETAIL #2418** 

6. PERPINDICULAR PARKING (9'X20')

CONCRETE SIDEWALK (6' WIDE) LANDSCAPED MEDIAN, SEE XX/XXX

9. LANDSCAPED COMMON AREAS AND PARKS SEE LANDSCAPE PLANS (TO BE MAINTAINED BY H.O.A.)

10. PARALLEL PARKING

11. 8' WIDE CROSS-WALK 12. ACCESS DRIVE ALLEY (PRIVATE, TO

BE MAINTAINED BY H.O.A.) 13. LANDSCAPED BUMP-OUT

14. MONUMENT SIGN, SEE SHEET A002 15. WALL MOUNTED ENTRANCE SIGN,

SIMILAR TO MONUMENT SIGN

# **GENERAL NOTES**

A. SEE LANDSCAPE SHEETS LOO1 AND L002 FOR TYPICAL LANDSCAPES AND FOR COMMON SPACE LANDSCAPE LAYOUT. (ALL LANDSCAPE AREAS TO BE MAINTAINED BY PROPERTY

REQUIREMENTS FOR EACH AREA.

OWNER AND/OR H.O.A.) B. SEE EXHIBIT C ON SHEET A002 FOR FULL ZONING

architecture

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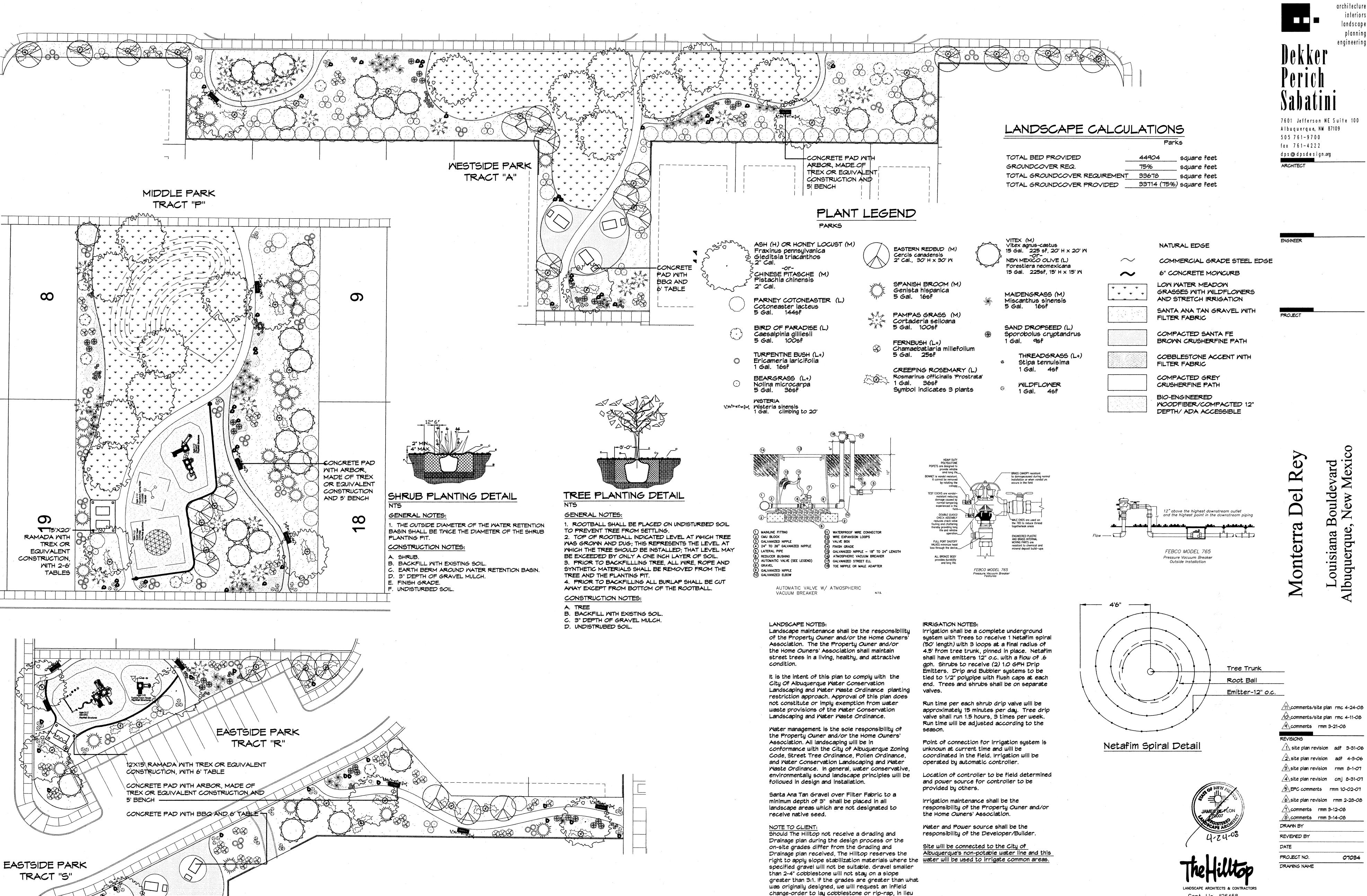
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DRAWING NAME Site Development Plan for Subdivision

SHEET NO.

Enlarged Area Plans

A003



of the specified gravel, to stabilize the slope. All

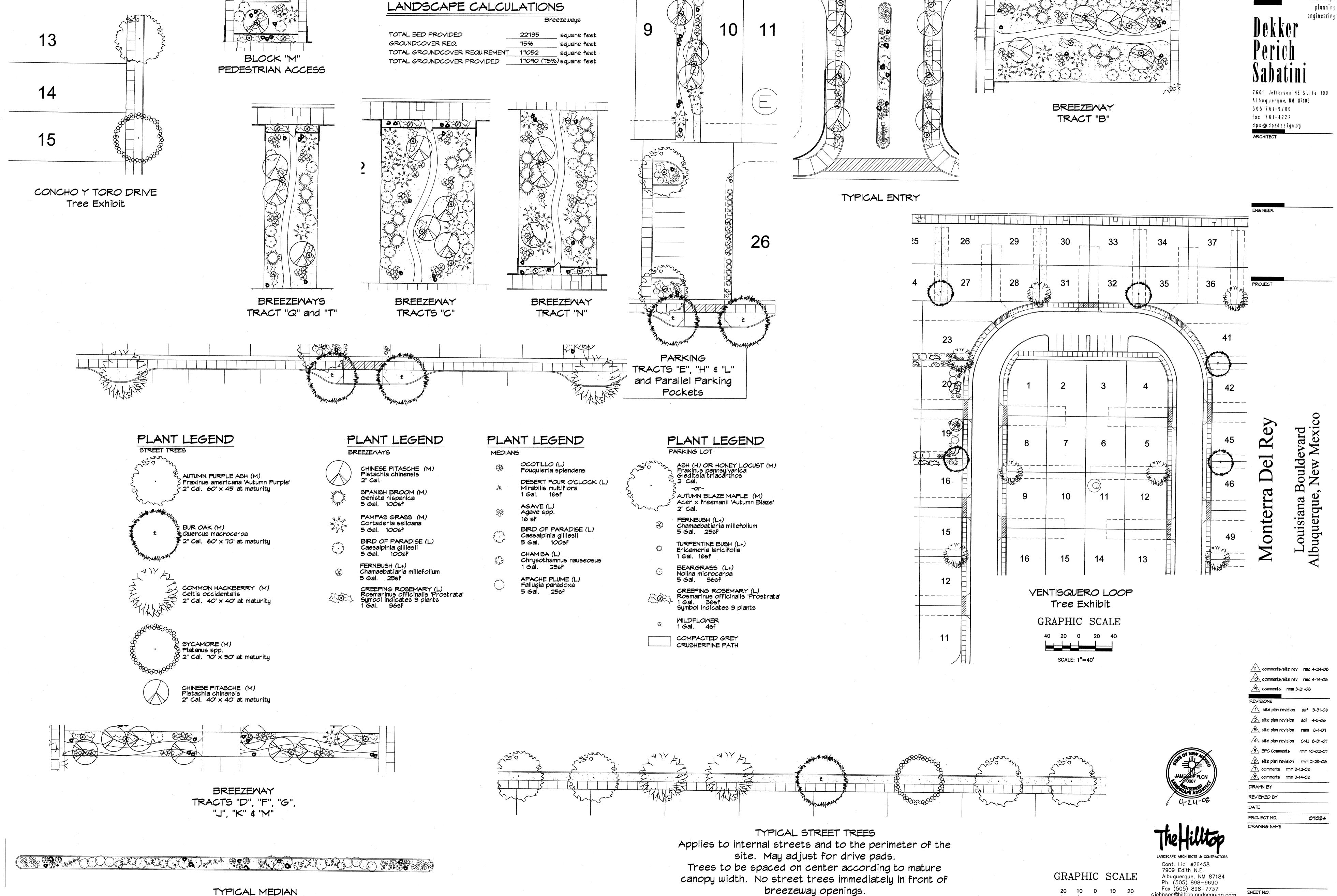
vegetative material shall remain per plan.

GRAPHIC SCALE 20 10 0 10 20

SCALE: 1"=20'

Cont. Lic. #26458 7909 Edith N.E. Albuquerque, NM 87184 Ph. (505) 898-9690 Fax (505) 898-7737 cjohnson@hilltoplandscaping.com All creative ideas contained Herein remains the property of The Hilltop Landscape Architects and

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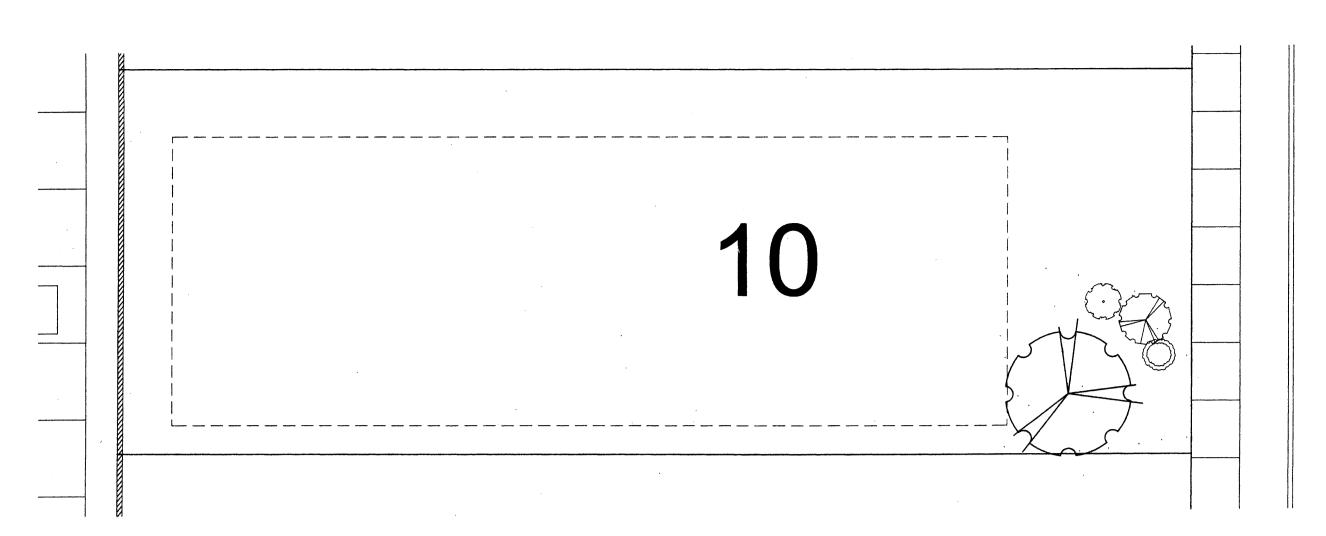


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SCALE: 1"=20'

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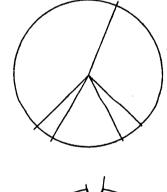
TYPICAL LOTS AREA 1

# LANDSCAPE CALCULATIONS

square feet TOTAL BED PROVIDED square feet GROUNDCOVER REQ. TOTAL GROUNDCOVER REQUIREMENT 4325 \_ square feet 4327 (75%) square feet TOTAL GROUNDCOVER PROVIDED

# PLANT LEGEND

TYPICAL LOT PLANTINGS



ORNAMENTAL TREES

EASTERN REDBUD (M) Cercis canadensis 2" Cal.



FERNBUSH (L+) Chamaebatiaria millefolium 5 Gal. 25sf

TURPENTINE BUSH (L+) Ericameria laricifolia

BEARGRASS (L+) Nolina microcarpa

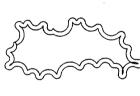
5 Gal. 36sf

1 Gal. 16sf





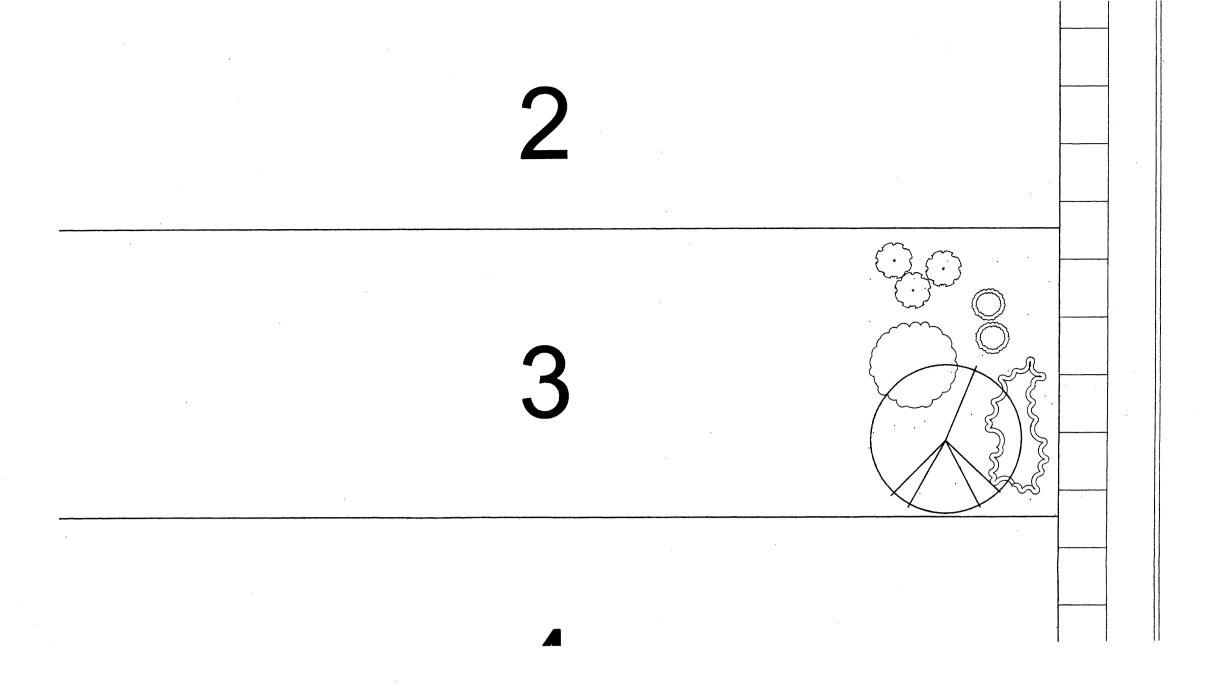
PARNEY COTONEASTER (L) Cotoneaster lacteus 5 Gal. 144sf



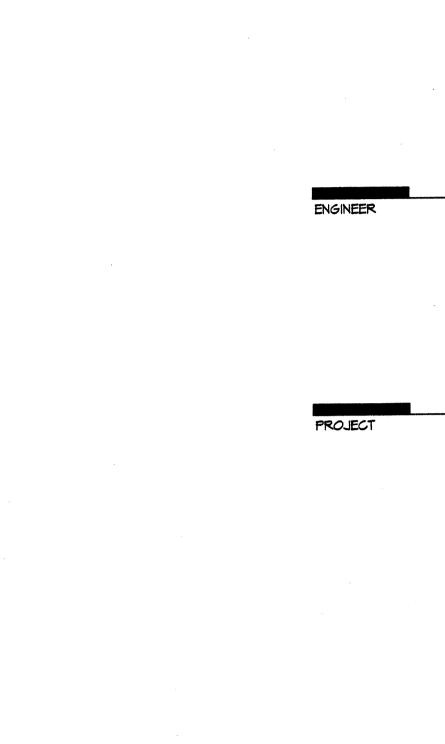
WINTER JASMINE (L+) Jasminum nudiflorum

POWIS CASTLE SAGE (L+) Artemisia X Powis Castle 1 Gal. 25sf

TYPICAL LOTS AREA 3



TYPICAL LOTS AREA 2



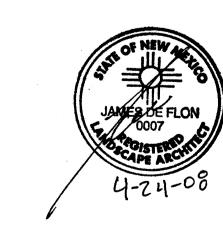
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TYPICAL LOTS AREA 4





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SCALE: 1"=10'

11\ comments/site rev rmc 4-24-08

10 comments/site rev rmc 4-14-08

site plan revision adf 3-31-06

2 site plan revision adf 4-3-06

site plan revision rmm 8-1-07

4 site plan revision CMJ 8-31-07

5 EPC Comments rmm 10-02-07

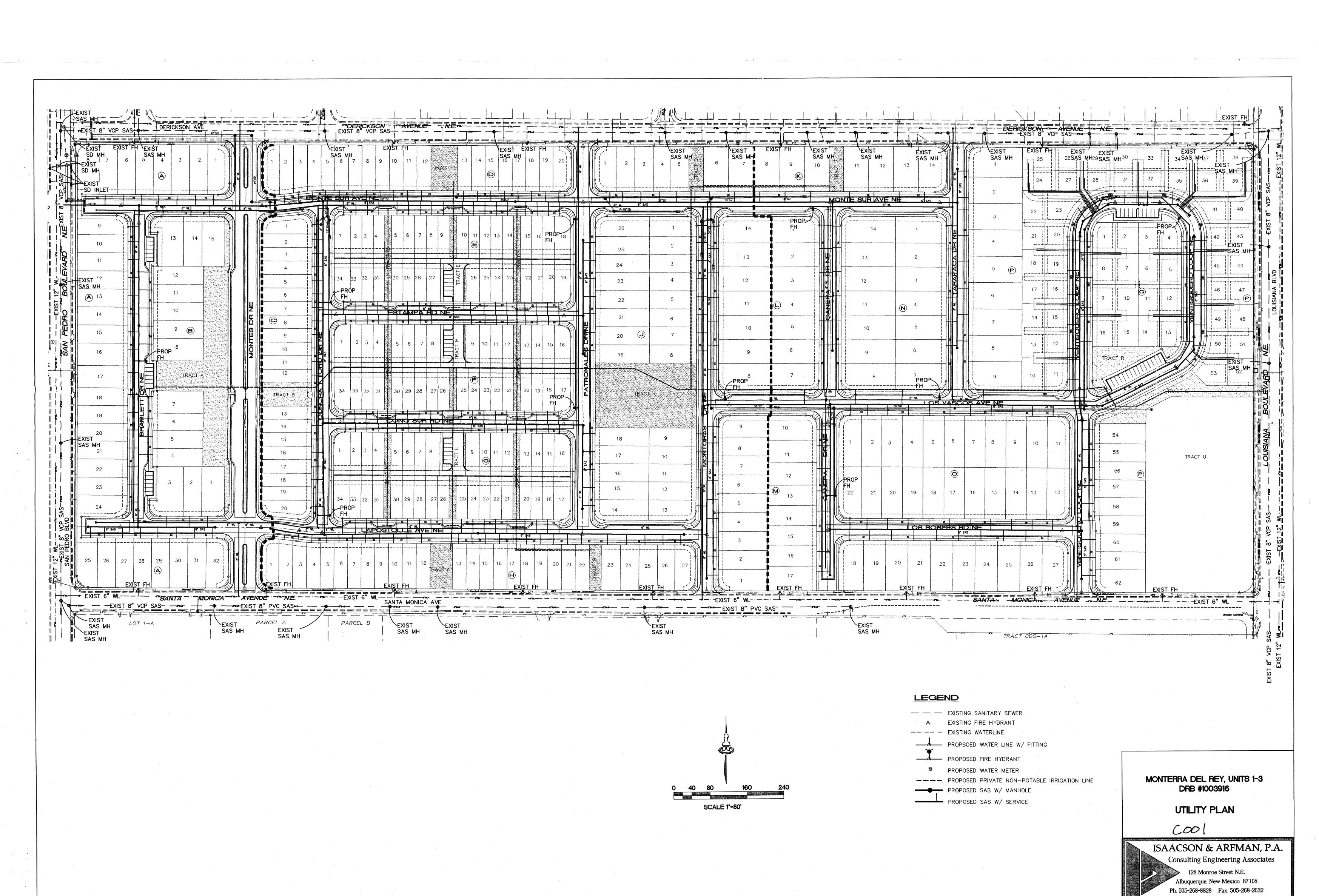
6 site plan revision rmm 2-28-08

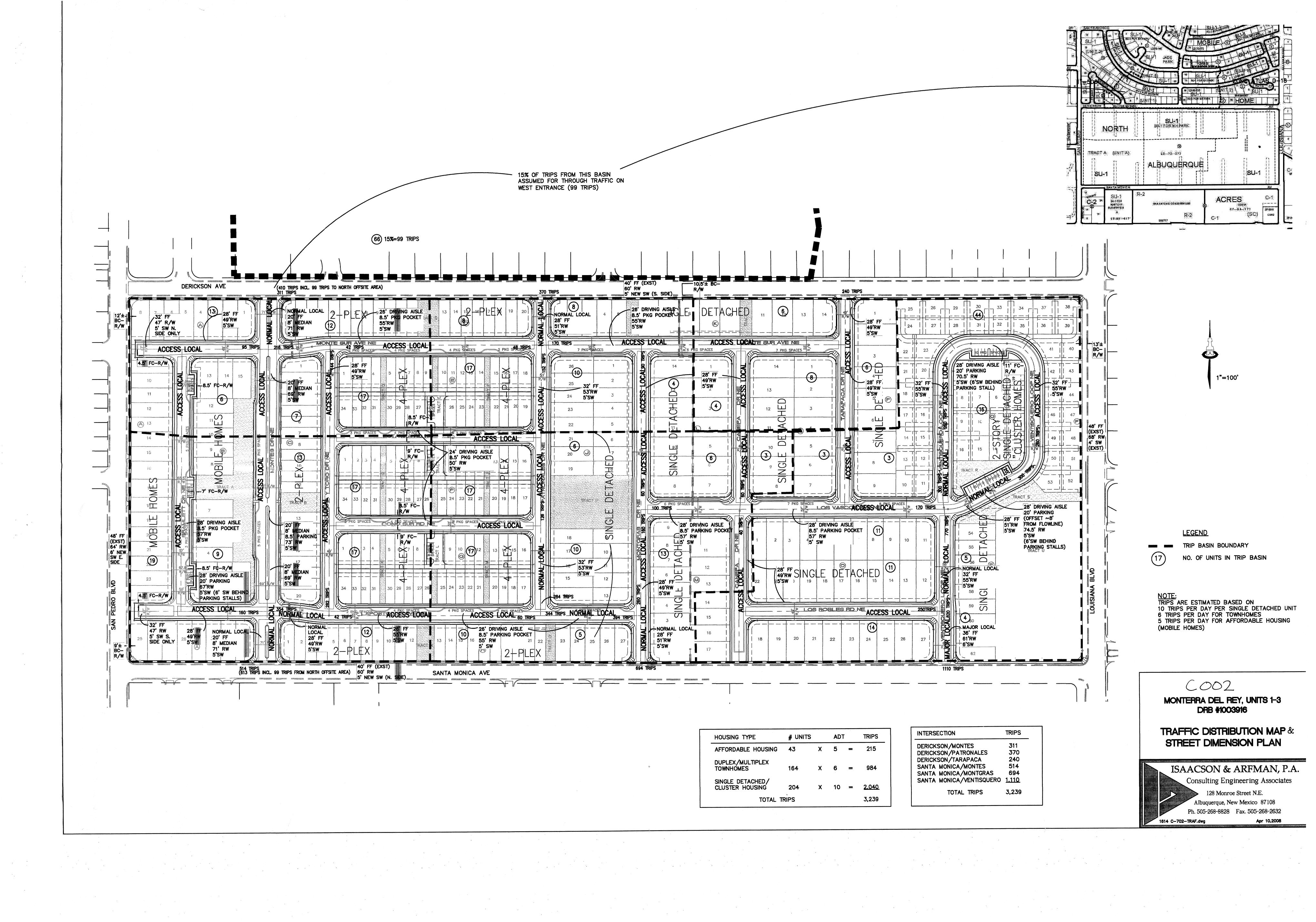
comments rmm 3-12-08 8 comments rmm 3-14-08

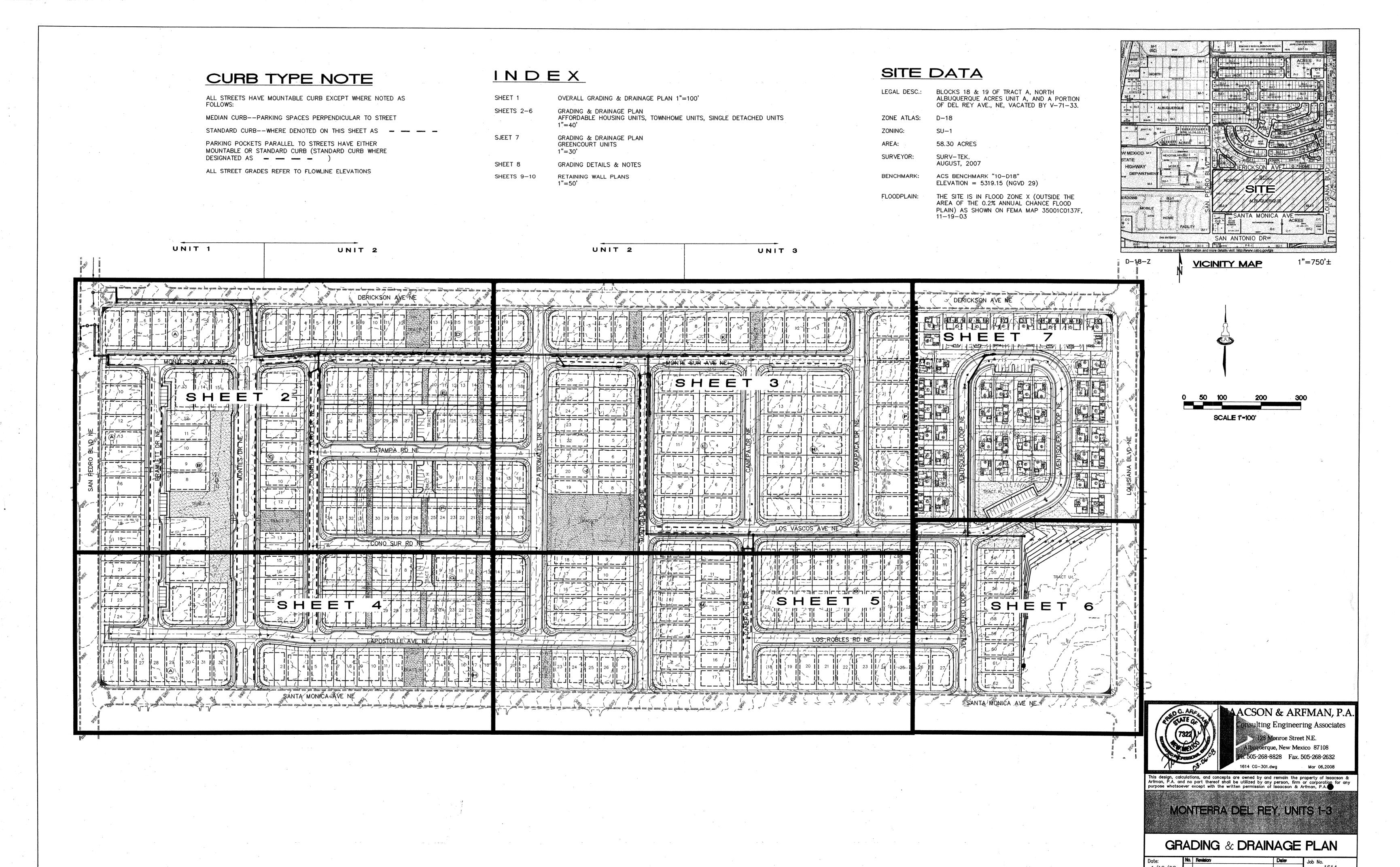
DRAWN BY

PROJECT NO. DRAWING NAME

DATE







Drawn By: ÅNW

Ckd By: