ROADWAY

DEDICATION

**ENTRY** 

TYPICAL

RISER

ROOM

Ш

0

 $\mathbf{\Omega}$ 

RISER

ROOM

SIDEWALK

PUBLIC

SIDEWALK EASEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION IS TO ENSURE THAT THE SOUTHEAST CORNER OF BROADWAY AND INDIAN SCHOOL NE IS COMPREHENSIVELY DEVELOPED WITH RESPECT TO SITE LAYOUT FOR BUILDINGS, PARKING, INGRESS/EGRESS POINTS, PEDESTRIAN CIRCULATION, AND LINKAGES TO ADJACENT USES AS WELL AS ARCHITECTURAL AND NEIGHBORHOOD DESIGN.

THE PROPOSED USE OF THE SITE IS TO DEVELOP 68 UNITS OF MULTI-FAMILY HOUSING AND ASSOCIATED COMMUNITY SUPPORT FUNCTIONS, INCLUDING A LEASING OFFICE, COMMUNITY SUPPORT BUILDING, AND PARK FACILITY ACCESSIBLE TO THE PUBLIC.

BUILDING MASSING IS ARRANGED RECTILINEARLY TO MELD THE DEVELOPMENT WITH THE EXISTING FABRIC OF SURROUNDING CITY BLOCKS. BUILDINGS ARE PLACED WITH THEIR FRONT FACADES FACING STREETS AND ADJACENT TO SIDEWALKS, WITH FRONT SETBACKS VARYING FROM A MAXIMUM OF 22' FROM THE PROPERTY LINE ALONG BROADWAY TO A MINIMUM ZERO SETBACK AT THE COMMUNITY BUILDINGS ALONG INDIAN SCHOOL. HEIGHTS RANGE FROM ONE TO THREE STORIES, WITH A MAXIMUM HEIGHT OF 48' AT THE THREE STORY UNITS. THE MAXIMUM FLOOR AREA RATIO FOR THE DEVELOPMENT IS .3.

APARTMENT BUILDING

PROPOSED

3-STORY

**APARTMENT** 

BUILDING

5,004 SF

3-STORY

**APARTMENT** 

BUILDING

PROPOSED

3-STORY

**APARTMENT** 

BUILDING

4,464 SF

3-STORY

APARTMENT

BUILDING

APARTMENT BUILDING

EXISTING LOT 18-A, BLOCK 9

OFF- STREET PARKING IS LOCATED AT THE CENTER OF EACH RESIDENTIAL BLOCK, WITH CONTROLLED VEHICULAR INGRESS AND EGRESS TO THE OFF-STREET PARKING AREAS FROM INDIAN SCHOOL NE. A PROPOSED PUBLIC STREET BISECTS THE CENTER OF THE SITE IN A NORTH / SOUTH DIRECTION, AND IS MASTER PLANNED TO CONNECT TO A POSSIBLE EAST/WEST STREET TO THE SOUTH OF THIS DEVELOPMENT IN A FUTURE PHASE. NEW ON- STREET PARKING IS PROPOSED TO BE CONSTRUCTED AS A PART OF THIS DEVELOPMENT, 100% OF WHICH IS

PEDESTRIAN INGRESS AND EGRESS IS THROUGH AN EXTENSION OF THE EXISTING NEIGHBORHOOD'S SIDEWALK SYSTEM ALONG BROADWAY AND INDIAN SCHOOL. CONTROLLED GATED PEDESTRIAN ACCESS POINTS CONNECT THE PERIMETER SIDEWALK SYSTEM TO THE INTERNAL CIRCULATION SYSTEM OF SIDEWALKS WITHIN THE PERIMETER SECURITY WALLS.

LANDSCAPING UTILIZES A PROPENSITY OF TREES FOR SHADING AND TO TIE THE PROPOSED PARK AREA VISUALLY TO THE PROPOSED OFF-STREET PARKING AREAS. CRUSHER FINES ARE USED IN THE OFF-STREET PARKING AREAS TO ENCOURAGE THEIR USE AS MULTI- FUNCTIONING SPACES.

INDIAN SCHOOL ROAD N.E.

PROPOSED

**COMMUNITY BUILDING** 

2,408 SF

PLAY AREA

PROPOSED PARK AREA

PROPOSED

BASKETBALL COURT

PROPOSED

PONDING

**PROPOSED** 

3-STORY

**APARTMENT** 

BUILDING

2,559 SF

10 ON-STREET PARALLEL PARKING SPACES 60' R/W

6' WIDE SIDEWALK

PROPOSED

TEEN

3-STORY

**APARTMENT** 

BUILDING

4,887 SF

-EXISTING PROPERTY

LINE TO BE VAÇATED

, PARĶING STALLS.

PROPOSED PARCEL A.

AREA = 130,641 SF

2.9991 ACRES

# **TABLE OF CONTENTS:**

**PROPOSED** 

2-STORY

**APARTMENT** 

BUILDING

3,762 SF

PROPOSED

PARKING AREA

30 SPACES

9,131 SF

OFF-STREET

SITE DEVELOPMENT PLAN FOR SUBDIVISION DRB - 2: SITE CONCEPTUAL DRAINAGE PLAN

1-STORY

APARTMENT

BUILDING

5 WIDE SIDEWALK

PROPOSED

2-STORY

**APARTMENT** 

BUILDING

PROPOSED

3-STORY

APARTMENT

BUILDING 2,442 SF

3-STORY

APARTMENT

BUILDING

2,442 SF

PROPOSED

2-STORY

APARTMENT BUILDING 2,836 SF

PROPOSED

2-STORY

**APARTMENT** 

BUILDING

**EXISTING LOT 16** 

PROPOSED PUBLIC WATER AND SEWER EASEMENT.

RISER

ROOM

2,836 SF

NOTE: PARK AREA IS PRIVATELY

OWNED AND PRIVATELY

MAINTAINED BY OWNER.

EXISTING —

PROPERTY

LINE TO BE

VACATED

SITE CONCEPTUAL UTILITY PLAN LANDSCAPE PLAN

DRB - 5: DESIGN REQUIREMENTS

**VICINITY MAP** 

SCALE: 1' = 1000' **LEGEND:** 

PEDESTRIAN ACCESS

PATTERNED CONCRETE CROSSWALK

WHERE SHOWN.

LOW RETAINING WALL - CONCRETE BLOCK, 2'-0" APPROXIMATE HEIGHT.

...2.9991 ACRES

**ZONE ATLAS PAGE:** H-14

MAXIMUM BUILDING HEIGHT: 48 FEET

MINIMUM BUILDING SETBACK: ZERO (INDIAN SCHOOL ONLY)

28.64 DU'S/ ACRE 22.67 DU'S/ACRE

PROPOSED TOTAL AREA FOR RESIDENTIAL UNITS: 56,481 SF (LEASING OFFICE AND COMMUNITY BUILDING NOT INCL.)

MAXIMUM FAR FOR NONRESIDENTIAL UNITS... PROVIDED FAR FOR NONRESIDENTIAL UNITS... PROVIDED FAR FOR ALL DEVELOPMENT (RES AND NON-RES)... ...0.53

RESIDENTIAL UNITS-

68 UNITS X 1.5 SPACES/UNIT= 102 SPACES LEASING OFFICE-1,504 SF X 1 SPACE/200 SF = 8 SPACES 2 SPACES + 2,408 SF X 1 SPACE/500 SF = 7 SPACES

**87 SPACES** 

HANDICAPPED, MOTORCYCLE, AND BICYCLE PARKING WILL BE PROVIDED AND WILL

1007649 PROJECT NUMBER \_ APPLICATION NUMBER or any construction within public right—of—way or for TRAFFIC ENGINEERING, TRANSPORTATION DIVISION JULITES DEVELOPMENT and 5. Dumons PARKS AND RECREATION CITY ENGINEER INVIRONMENTAL HEALTH DEPT. (if required) SOLID WASTE MANAGEMENT/ DRB CHAIRPERSON, PLANNING DEPARTMENT

THE HARTMAN + MAJEWSKI ARCHITECTS • ENGINEERS • INTERIOR DESIGN PLANNERS • URBAN DESIGNERS • LEED • 120 VASSAR DRIVE SE SUITE 100 ALBUQUERQUE, NEW MEXICO 87106 PHONE: 505.242.6880 FAX: 505.242.6881

CONSULTANT

STAMP

PROJECT NAME

GREATER ALBUQUERQUE

FRANCISCAN ACRES SUBDIVISION

INDIAN SCHOOL AND BROADWAY

DESCRIPTION

PLAT REVISIONS

DRB COMMENTS

DRB COMMENTS

7/24/2012

**ALBUQUERQUE, NM 87102** 

No. DATE

3 8/5/2012

Drawn by

Date

Checked by

Project number Cad file name

7/17/2012

7/24/2012

Copywright: Design Group

HOUSING PARTNERSHIP

PERMEABLE PAVEMENT

5'-4" HIGH SECURITY WALL - CONCRETE BLOCK WITH DECORATIVE METAL GATES

6'-0" HIGH SECURITY WALL - DECORATIVE METAL WITH DECORATIVE METAL GATES WHERE SHOWN.

PROJECT LOCATION: SOUTHEAST CORNER OF INDIAN SCHOOL AND BROADWAY NE **LEGAL DESCRIPTION:** LOTS 1 THROUGH 3, BLOCK 9, FRANCISCAN ACRES

TOTAL ACREAGE: 2.9991 ACRES

**EXISTING ZONING:** SU-2/SU-1 FOR PRD

PROPOSED USES: RESIDENTIAL DWELLINGS

LIST OF APPLICABLE PLANS:
RANK 1 PLANS- ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN RANK 2 PLANS- NONE RANK 3 PLANS- MARTINEZTOWN / SANTA BARBARA SECTOR DEVELOPMENT PLAN

**MAXIMUM TOTAL DWELLING UNITS:** 

PROPOSED PARKING:

**EXISTING LOT 15** 

OFF-STREET PARKING-ON-STREET PARKING-TOTAL PROPOSED PARKING-

MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE ZONING CODE

SIGNATURE BLOCK

s an infrastructure list required? ( )yes ( )no If yes, t DATE: DATE:

DATE: <u>0</u>8/08/12 DATE: 8-8-12 DATE:

SHEET TITLE: SITE DEVELOPMENT PLAN FOR SUBDIVISION

SHEET NUMBER:

DRB-1

PROPOSED PUBLIC WATER AND SEWER EASEMENT

SITE DEVELOPMENT PLAN FOR SUBDIVISION

**EXISTING 5' IRRIGATION DITCH EASEMENT** 

PROPOSED

2-STORY

**APARTMENT** 

BUILDING

3,762 SF

PROPOSED

**LEASING OFFICE** 

1,504 SF

OFF-STREET

PARKING AREA

57 SPACES

16,700 SF

\* wuse-siberias

PROPOSED

3-STORY

**APARTMENT** 

BUILDING

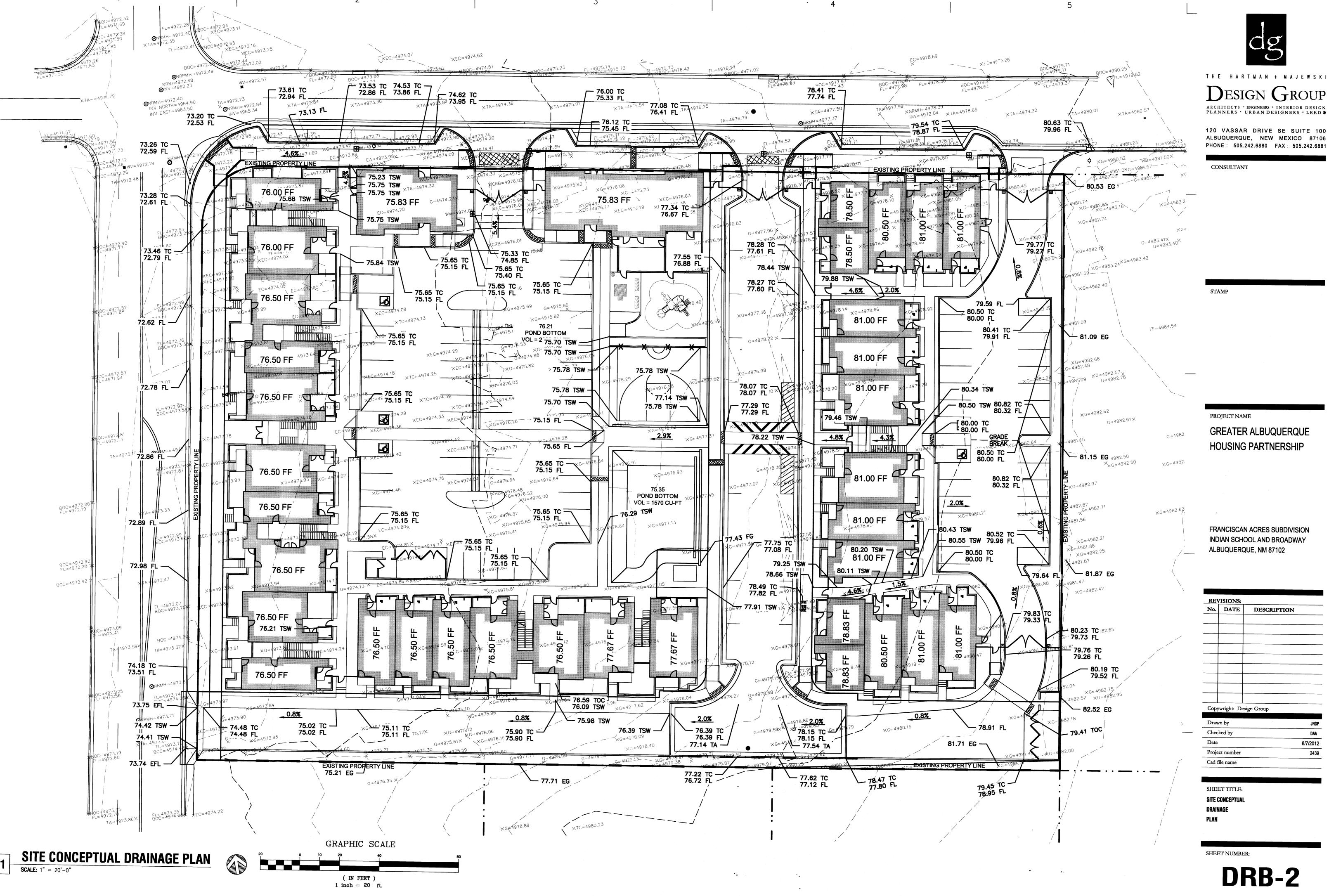
2,559 SF

6' WIDE SIDEWALK

BARBECUE

AREA

NOTE: ALL PROPOSED IMPROVEMENTS SHOWN ARE ILLUSTRATIVE ONLY.





PROJECT NAME

**GREATER ALBUQUERQUE** HOUSING PARTNERSHIP

FRANCISCAN ACRES SUBDIVISION INDIAN SCHOOL AND BROADWAY ALBUQUERQUE, NM 87102

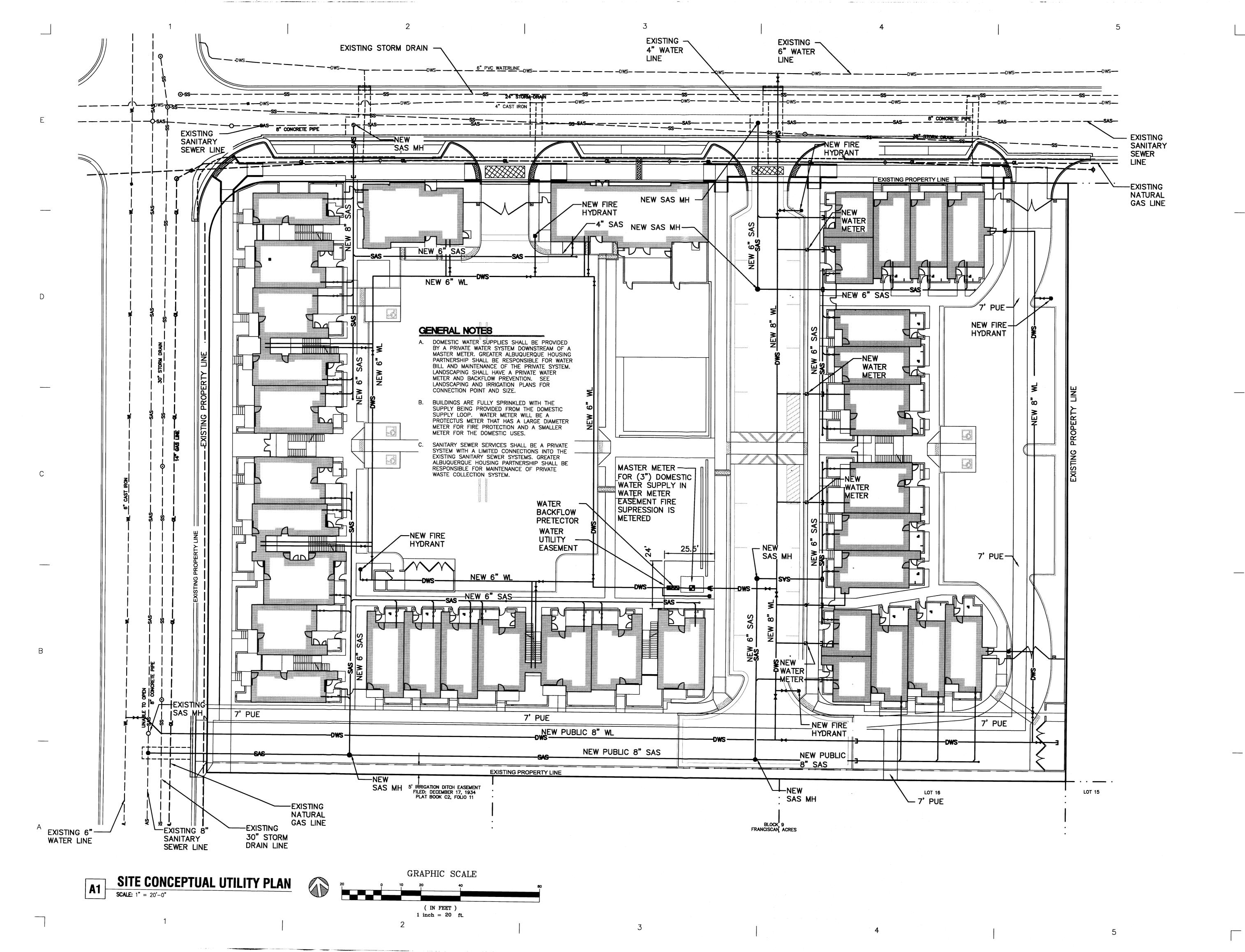
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Checked by 8/7/2012 Project number Cad file name

SHEET TITLE: SITE CONCEPTUAL

SHEET NUMBER:

DRB-2





DESIGN GROUP

ARCHITECTS · ENGINEERS · INTERIOR DESIGN
PLANNERS · URBAN DESIGNERS · LEED •

120 VASSAR DRIVE SE SUITE 100 ALBUQUERQUE, NEW MEXICO 87106 PHONE: 505.242.6880 FAX: 505.242.6881

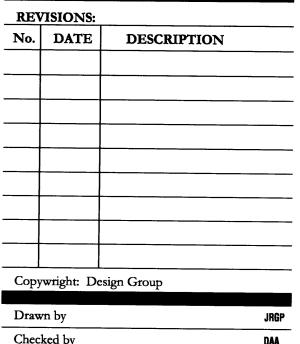
CONSULTANT

STAM

PROJECT NAME

GREATER ALBUQUERQUE HOUSING PARTNERSHIP

FRANCISCAN ACRES SUBDIVISION INDIAN SCHOOL AND BROADWAY ALBUQUERQUE, NM 87102



Checked by DAA

Date 8/7/2012

Project number 2439

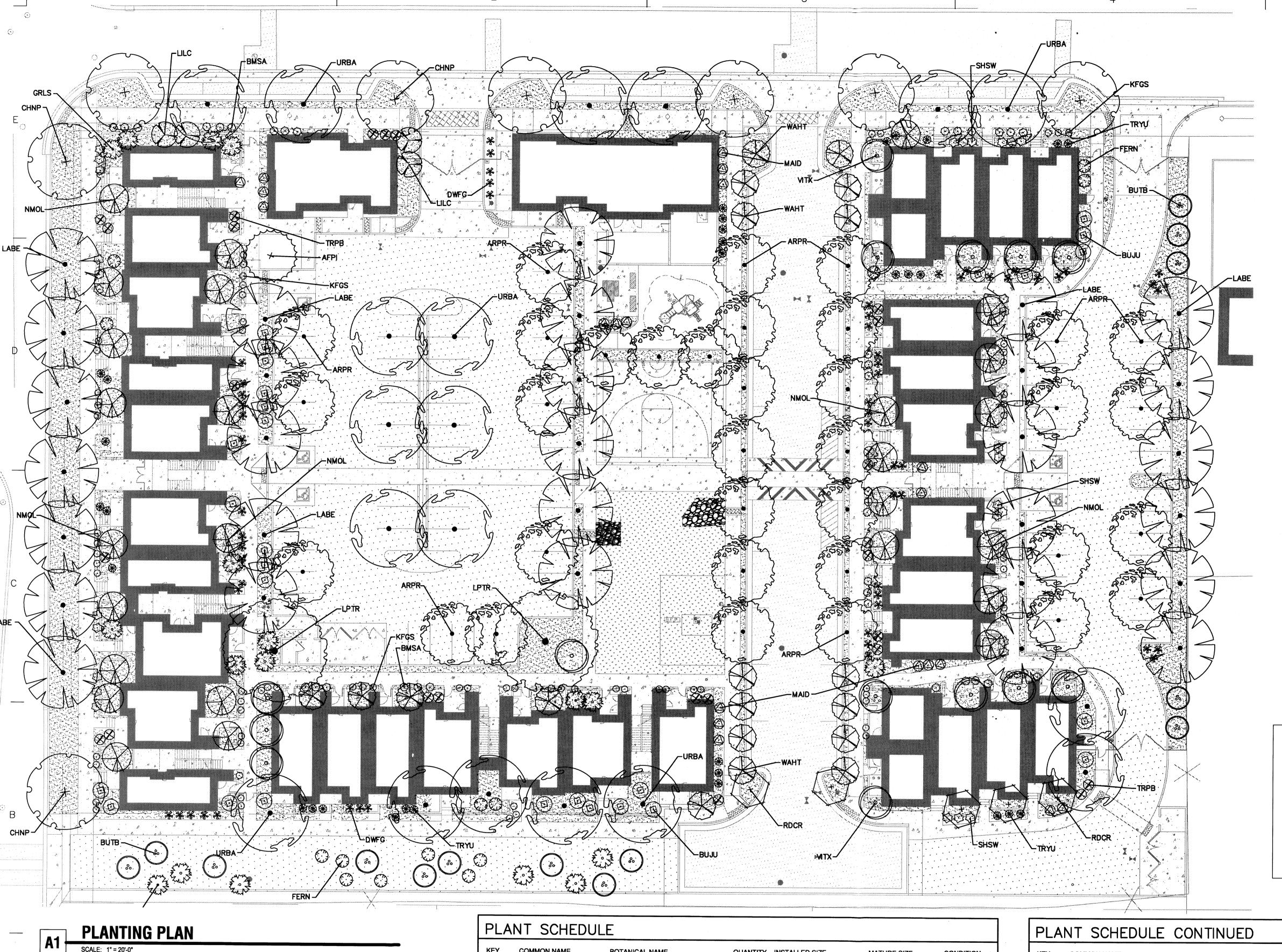
Cad file name

SHEET TITLE:
SITE CONCEPTUAL
UTILITY

PLAN

SHEET NUMBER:

DRB-3





THE HARTMAN + MAJEWSKI

# DESIGN GROUP ARCHITECTS · ENGINEERS · INTERIOR DESIGN PLANNERS · URBAN DESIGNERS · LEED •

120 VASSAR DRIVE SE SUITE 100 ALBUQUERQUE, NEW MEXICO 87106 PHONE: 505.242.6880 FAX: 505.242.6881

CONSULTANT



STAMD

PROJECT NAME

GREATER ALBUQUERQUE HOUSING PARTNERSHIP

FRANCISCAN ACRES SUBDIVISION INDIAN SCHOOL AND BROADWAY ALBUQUERQUE, NM 87102

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Copywright: Design Group

Drawn by	GM
Checked by	GM
Date	8/6/2012
Project number	2439
Cad file name	

SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

DRB-4

HATCH LEGEND

4" DEPTH OF 1" ANTIQUE BRASS GRAVEL MULCH, (OR APPROVED EQUAL). AVAILABLE FROM BUILDOLOGY (505) 344-6626, (OR APPROVED EQUAL).

PARK BLEND TURF- SOD

NOTE:

ALL TREES WILL BE LOCATED TO ENSURE SUFFICIENT SAFETY CLEARANCES AND TO AVOID INTERFERENCE WITH THE EXISTING ELECTRIC DISTRIBUTION LINE.

ALL VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS IS DESIGNED TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.



0 10' 20' 40' 60'

KEY COMMON NAME **BOTANICAL NAME** QUANTITY INSTALLED SIZE **MATURE SIZE** CONDITION Fraxinus pennsylvanica 'Urbanite' X 5'-7' ht. Pistacia chinensis 40' ht. & 25' spd. 30" box X 2 cal., 10'-12'ht. 2" cal., 12'-14'ht. 50' ht. & 30' spd. 30" box Pyrus calleryana 'Aristocrat' 25' ht. & 20' spd. 30" box 2" cal., 10'-12'ht. LABE Ulmus parvifolia X 2" cal., 12'-14'ht. 30' ht. & 25' spd. 30" box **ACCENT TREES** Forestiera neomexicana 18' ht. & 15' spd. 15-Gal. X 2" cal., 9'-10'ht. 25' ht. & 20' spd. 15—Gal. RDCR Radiant Crabapple Malus 'Radiant' X 2" cal., 9'-10'ht. 24' ht. & 20' spd. 30" Box **⊙** VITX Vitex Vitex angus—castus X Min. 4' ht. 25' ht. & 20' spd. 15-Gal.

14574		· ·				
KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	INSTALLED SIZE	MATURE SIZE	CONDITION
SHRUBS						
BUTB	Butterfly Bush	Buddleia davidii	X	1'-6"ht.	9' ht. & spd.	5-Gal.
BMSA	Blue Mist Spirea	Caryopteris x clandonensis	X	1'-6"'ht.	3' ht. & spd.	5-Gal.
FERN	Fernbush	Chamaebatiaria millefolium	X	1'-6"ht.	5' ht. & spd.	5-Gal.
TRPB	Turpentine Bush	Ericameria larkifolia	X	1'-6"ht.	4' ht. & spd.	5-Gal.
BUJU	Buffalo Juniper	Juniperus horizontalis 'Buffalo'	X	6"ht.	1' ht. & 6' spd.	5-Gal.
GRLS	Gro-Low Sumac	Rhus aromatic 'Gro—Low	X	1'ht.	3' ht. & 8' spd.	5-Gal.
LILC	Lilac	Syringa vulgaris	X	1'-6"'ht.	15 <b>'</b> ht. & spd.	5-Gal.
GRASSES	S AND ACCENTS					
KFGS	Karl Foester Grass	Calamagrostis x acutiflora 'Karl Foester'	X	1'-6"ht.	5' ht. & spd.	5-Gal.
TRYU	Red Yucca	Hesperaloe parviflora	X	1'-6"ht.	4' ht. & 3' spd.	5-Gal.
MAID	Maiden Grass	Miscanthus sinensis 'Gracillimus'	X	1'-6"ht.	5' ht. & 3' spd.	5-Gal.
SHSW	Shenandoah Switchgrass	Panicum virgatum 'Shenandoah'	X	1'-6"ht.	4' ht. & spd.	5-Gal.
DWFG	Dwarf Fountain Grass	Pennisetum alopecuroide 'Hamelr	n' X	1' ht.	3' ht. & spd.	1—Gal.

# **DESIGN REQUIREMENTS:**

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AND THESE DESIGN REQUIREMENTS IS TO ENSURE THAT THE SOUTHEAST CORNER OF BROADWAY AND INDIAN SCHOOL NE IS COMPREHENSIVELY DEVELOPED WITH RESPECT TO SITE LAYOUT FOR BUILDINGS. PARKING, INGRESS/EGRESS POINTS, PEDESTRIAN CIRCULATION, AND LINKAGES TO ADJACENT USES AS WELL AS ARCHITECTURAL AND NEIGHBORHOOD DESIGN.

DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE AND THE MARTINEZTOWN/SANTA BARBARA SECTOR DEVELOPMENT PLAN. WHERE THERE IS A CONFLICT BETWEEN THE REGULATIONS AND THESE DESIGN REQUIREMENTS, THE MORE RESTRICTIVE SHALL APPLY.

### 1. SITE DESIGN

### a. OVERALL LAYOUT OF SITE AND BUILDINGS, RELATIONSHIP TO ADJACENT SITE

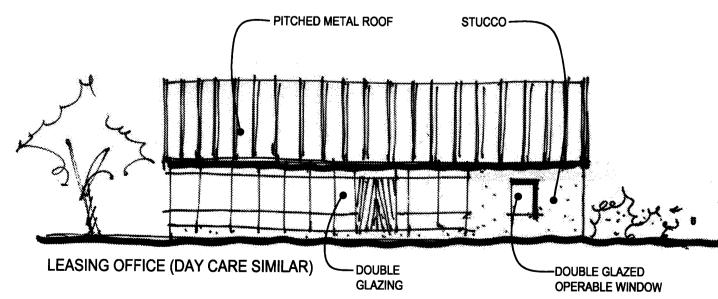
THE PROPOSED SUBDIVISION CONSISTS OF FIVE DIFFERENT PARCELS: ONE PARCEL ON THE WEST SIDE TO ACCOMMODATE MULTI-FAMILY HOUSING AND ASSOCIATED PARCELS THAT WILL BE DEDICATED AS A NORTH-SOUTH PUBLIC STREET, ONE PARCEL ON THE SOUTHWEST WHICH MAY BE DEDICATED IN THE FUTURE AS PART OF AN EAST-WEST STREET. AND ONE PARCEL ON THE SOUTHEAST WHICH MAY BE DEDICATED IN THE FUTURE AS PART OF AN EAST-WEST STREET. THE DEVELOPMENT IS ORGANIZED TO EMPHASIZE AN URBAN BUILDING MASSING RESPONSE TO THE SITE. BUILDINGS ARE PLACED WITH THEIR FRONT FACADES FACING STREETS AND ADJACENT TO SIDEWALKS, WITH OFF-STREET PARKING AREAS ORGANIZED INTERNALLY WITHIN EACH SITE BLOCK. THREE STORY RESIDENTIAL BUILDINGS ARE PLACED ALONG THE ENTIRE LENGTH OF BROADWAY, ADJACENT TO A FUTURE PHASE'S PLANNED PLAZA TO THE SOUTH, AND MID-BLOCK OF A PROPOSED NEW INTERNAL STREET, ACROSS FROM A PROPOSED NEW PARK AREA. TWO STORY BUILDINGS FRONT STREETS IN THE MAJORITY OF THE REMAINDER OF THE DEVELOPMENT, WITH SINGLE STORY RESIDENTIAL UNITS SCALING DOWN TO THE EXISTING NEIGHBORHOOD ON THE EAST END OF THE DEVELOPMENT. LEASING OFFICE AND DAY CARE "COMMUNITY" BUILDINGS ARE PROPOSED TO BE ALONG INDIAN SCHOOL AND ARE ALSO SINGLE STORY.

# b. **BUILDING PLACEMENT, ORIENTATION, SETBACKS, HEIGHTS**

BUILDINGS ARE PLACED WITH THEIR FRONT FACADES FACING STREETS AND ADJACENT TO SIDEWALKS. WITH FRONT SETBACKS VARYING FROM 22' FROM THE PROPERTY LINE ALONG BROADWAY TO A ZERO SETBACK AT THE COMMUNITY BUILDINGS ALONG INDIAN SCHOOL. HEIGHTS RANGE FROM ONE TO THREE STORIES, WITH A MAXIMUM HEIGHT OF 48' AT THE THREE STORY UNITS.

### c. PEDESTRIAN AND VEHICULAR CONNECTIVITY (INTERNAL AND EXTERNA

BUILDING MASSING IS ARRANGED RECTILINEARLY TO MELD THE DEVELOPMENT WITH THE EXISTING FABRIC OF SURROUNDING CITY BLOCKS. PERIMETER PEDESTRIAN ACCESS LINES THE NORTH, WEST AND SOUTH SIDES OF THE SITE, CONNECTING EACH RESIDENTIAL BLOCK WITH SURROUNDING AND ADJACENT EXISTING SIDEWALKS. INTERNAL TO THE SITE, SIDEWALKS CONNECT THE BACK OF EACH RESIDENTIAL BLOCK WITH OFF-STREET PARKING AREAS AND WITH COMMUNITY AMENITIES SUCH AS A PARK/ PLAYGROUND AREA, LEASING OFFICE, AND COMMUNITY SERVICES BUILDING.



d. PARKING LOCATION AND DESIGN (SHARED PARKING/ CROSS PARKING IS STRONGLY ENCOURAGED) SECURED OFF-STREET AUTOMOBILE AND MOTORCYCLE PARKING TO SUPPORT THE RESIDENTIAL AND COMMUNITY FUNCTIONS IS LOCATED IN THE CENTER OF EACH BLOCK, WITH DIRECT ACCESS TO THE BACK OF EACH RESIDENTIAL BUILDING AND THE COMMUNITY AMENITIES. ON-STREET PARKING IS LOCATED ALONG THE PERIMETER OF THE SITE AT BOTH BROADWAY AND INDIAN SCHOOL, AS WELL AS ALONG BOTH SIDES OF THE PROPOSED NORTH/SOUTH STREET IN THE MIDDLE OF THE DEVELOPMENT. OFF-STREET PARKING AREAS ARE PROPOSED TO HAVE A PERMEABLE PAVING SURFACE FOR BOTH DRIVE LANES AND PARKING SPACES TO PROMOTE THE PARKING AREA AS A DOUBLE-FUNCTIONING RECREATIONAL USE. A GROVE OF TREES WITHIN THE PARKING AREA PROVIDES FOR SHADING OF AUTOMOBILES AND MOTORCYCLES AND FURTHER ENHANCES THE RECREATIONAL ASPECTS OF THE SPACE.

ADDITIONALLY, THIS APPLICATION REQUESTS THAT 100% OF THE DEVELOPMENT'S NEWLY CONSTRUCTED ON-STREET PARKING BE DEDICATED TO FULFILL THE REQUIREMENTS OF THE DEVELOPMENT.

### e. Public outdoor spaces including pedestrian amenities, shading, etc.

**NOTE:** ALL PROPOSED IMPROVEMENTS SHOWN ARE ILLUSTRATIVE ONLY

PUBLIC OUTDOOR SPACES INCLUDE A PARK AREA IN THE MIDDLE OF THE DEVELOPMENT, JUST WEST OF THE NORTH-SOUTH STREET. THE PARK AREA IS ADJACENT TO YET JUST OUTSIDE OF THE SECURED OFF-STREET PARKING AREA, THEREBY PROMOTING ACCESS TO THE SURROUNDING NEIGHBORHOOD AS WELL. THE PARK IS GEARED TOWARDS YOUNGER CHILDREN ON THE NORTH END, WITH A PLAYGROUND ADJACENT TO THE SECURED DAY CARE PLAY AREA. ON THE SOUTH, A TEEN AREA IS INCLUDED IN THE PARK'S OPEN SPACE. COLORED AND/ OR TEXTURED CONCRETE SHALL BE USED AT PEDESTRIAN STREET

### DUMPSTER AND SERVICE AREA LOCATIONS AND SCREENING TECHNIQUE

DUMPSTERS ARE LOCATED IN TWO AREAS- AT THE NORTHEAST CORNER OUTSIDE OF THE DEVELOPMENT ACCESSED FROM INDIAN SCHOOL, AND WITHIN THE WEST BLOCK'S SECURED AREA. 6'-0" TALL SCREEN WALLS CONSIST OF STUCCO ON CONCRETE BLOCK, WITH OPAQUE METAL GATES FOR BOTH PEDESTRIAN AND TRUCK ACCESS AS APPROPRIATE.

# g. <u>LOCATION, HEIGHT, DESIGN AND PURPOSE OF ALL WALLS AND WALL OPENINGS</u> ALL WALLS, FENCES, AND RETAINING WALLS ARE SUBJECT TO SECTION 14-16-3-19 OF THE ZONING CODE

(GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES, AND RETAINING WALLS). SECURITY WALLS SHALL BE 6'-0" TALL MAXIMUM AND SHALL CONSIST OF STUCCO ON CONCRETE BLOCK OR SLATTED METAL WITH SLATTED METAL GATES. UTILITY EQUIPMENT SHALL BE SCREENED WHERE POSSIBLE, AND ASSOCIATED SCREENING SHALL COMPLY WITH THE DESIGN GUIDELINES OF THE CITY OF ALBUQUERQUE.

h. <u>LOCATION, HEIGHT, DESIGN AND PURPOSE OF ALL LIGHTING</u> LIGHTING SHALL COMPLY WITH THE NIGHT SKY ORDINANCE AND WITH ALL CITY LIGHTING REQUIREMENTS IN SECTION 14-16-3-9 OF THE CITY ZONING CODE. IT SHALL FURTHERMORE COMPLY WITH THE REQUIREMENTS SPECIFIED IN THIS SECTION. IN ADDITION, THE FOLLOWING POLICIES SHALL BE FOLLOWED IN THE TREATMENT OF LIGHTING DESIGN:

1. LIGHT FIXTURES SHALL BE OF A TYPE THAT THROWS LIGHT DOWNWARD, AND HAVE BAFFLES, HOODS, OR DIFFUSERS SO THAT ANY LIGHT POINT SOURCES IS NOT DIRECTLY VISIBLE FROM A DISTANCE GREATER THAN 1000 FEET.

### 2. THE MAXIMUM HEIGHT OF PARKING LOT LIGHTS SHALL BE 16 FEET.

3. PEDESTRIAN (WALKWAY) LIGHTING SHALL NOT EXCEED 15 FEET IN HEIGHT. BOLLARD LIGHTING MAY BE USED WHERE APPROPRIATE.

SITE LIGHTING SHALL PROVIDE ADEQUATE LIGHT FOR SAFETY, BUT SHALL NOT SHINE ONTO ADJACENT PROPERTIES. CITY POLICY REQUIRES ARTERIAL STREETS LIGHTED TO ILLUMINATING ENGINEERING SOCIETY STANDARDS. UNDER THESE STANDARDS LIGHTING IS RECOMMENDED AFTER STUDYING THE SPEED OF THE ROADWAY, THE REQUIRED HEIGHT OF THE LIGHT POLE AND THE TYPE OF LUMINAIRE UNDER CONSTRUCTION. STREET LIGHTS MUST HAVE CUT-OFF LUMINARIES. PEDESTRIAN (LOWER SCALE) LIGHTING SHALL BE INCORPORATED IN APPROPRIATE LOCATIONS ALONG STREETS AND TRAILS.

i. <u>TOPOGRAPHIC CHALLENGES- OPPORTUNITIES</u>
THE SITE'S GENTLE SLOPE DOWN FROM WEST TO EAST AFFORDS THE OPPORTUNITY FOR RAISED PORCH ENTRANCES AT WEST FACING RESIDENTIAL UNITS, WHILE PROVIDING FOR "AT GRADE" ACCESSIBLE ENTRANCE OPPORTUNITIES AT THE REAR ENTRANCE TO THESE UNITS.

### SCREENING/ BUFFERING TECHNIQUES

SIDEWALKS, LANDSCAPE STRIPS AND STREET TREES SCREEN RESIDENCES FROM ADJACENT STREETS WHILE CREATING PEDESTRIAN AMENITIES WITHIN THE URBAN FABRIC OF THE DEVELOPMENT. A THREE STORY RESIDENTIAL BUILDING BLOCK ON THE WEST EDGE OF THE SITE HELPS MITIGATE TRAFFIC NOISE FROM BROADWAY IN THE MIDDLE BLOCK AREAS.

### k. SUSTAINABLE TECHNIQUES SUCH AS PERMEABLE PAVING AND OTHER "GREEN" FEATURES OFF-STREET PARKING AREAS ARE PROPOSED TO HAVE A PERMEABLE PAVING SURFACE FOR BOTH DRIVE

LANES AND PARKING SPACES TO PROMOTE THE PARKING AREA AS A DOUBLE-FUNCTIONING RECREATIONAL USE. ADDITIONALLY, THE FIRST 1" OF WATER IS RETAINED ON-SITE DURING A RAINSTORM, AND THE ALLOWABLE 6" OF WATER CAPTURED WITHIN THE PERMEABLE PARKING AREAS IS ALLOWED TO SOAK INTO THE GROUND RATHER THAN BE DIVERTED OFF-SITE. THIS ALLOWS FOR ON-SITE NATURAL IRRIGATION OF PLANT MATERIAL DURING RAIN EVENTS.

### 2. STREET REALM

### a. TRANSIT, BICYCLE, PEDESTRIAN AMENITIES

CITY OF ALBUQUERQUE "ABQ RIDE" ROUTES DO NOT CURRENTLY GO NORTH OF THE INTERSECTION OF ODELIA AND BROADWAY, SEVERAL BLOCKS SOUTH OF THIS DEVELOPMENT. FUTURE SPACE FOR A TRANSIT STOP COULD BE INCORPORATED WITHIN THE ON-STREET PARKING SPACES ALONG BROADWAY. REQUIRED BICYCLE PARKING SPACES WILL BE INCORPORATED ADJACENT TO AND WITHIN FIRST FLOOR INDIVIDUAL UNIT SCREENED COURTS, AND AT APPROPRIATE OPEN SPACE LOCATIONS WHERE APPROPRIATE. BENCHES SHALL BE LOCATED AT THE PARK AREA AND PERIODICALLY ON PEDESTRIAN

### b. LANDSCAPE BUFFERS, SIDEWALKS AND OTHER AMENITIES IN PUBLIC RIGHT-OF-WAY SIDEWALKS, LANDSCAPE STRIPS AND STREET TREES SCREEN RESIDENCES FROM ADJACENT STREETS WHILE CREATING PEDESTRIAN AMENITIES WITHIN THE URBAN FABRIC OF THE DEVELOPMENT.

### c. STREET TREES-LOCATION AND TYPE OF TREES

STREET TREE TYPES AND LOCATIONS SHALL BE AS SPECIFIED IN THE LANDSCAPING SECTION OF THESE

### 3. LANDSCAPING

# OVERALL LANDSCAPE THEME INCLUDING PLANT PALETTE AND GENERAL LOCATION, HEIGHT, AND

LANDSCAPING SHALL COMPLY WITH THE DESIGN REQUIREMENTS OF THE CITY OF ALBUQUERQUE GENERAL LANDSCAPING REGULATIONS 14-16-3-10, AND SHALL FURTHERMORE COMPLY WITH THE REQUIREMENTS SPECIFIED IN THIS SECTION.

LANDSCAPING IS A KEY ELEMENT OF THE BROADWAY AND INDIAN SCHOOL STRATEGIC PLAN. IT IS INTEGRAL TO THE GOAL OF PROVIDING PLACES THAT PROMOTE THE PHYSICAL AND EMOTIONAL WELL-BEING OF THE COMMUNITY AND TO ENRICH THE LIVING EXPERIENCE OF THE AREA RESIDENTS.

### THE LANDSCAPE NETWORK CONSISTS OF:

STREETSCAPE, STREET TREES, AND LANDSCAPING AROUND THE PERIMETER OF PARKING LOTS PARK SPACES WITH TURF GRASS, SHADE TREES, PLAY AREAS, AND FURNISHINGS LANDSCAPED IN THE INTERSTITIAL AREAS AMONG THE HOUSING UNITS

THE DOMINANT LANDSCAPE FEATURE IS A STRONG CANOPY OF TREES. DECIDUOUS STREET AND PARKING LOT TREES PROVIDE PASSIVE SOLAR MITIGATION OF PAVED SURFACES. THEY ALSO BALANCE THE DENSITY OF THE HOUSING UNITS AND CREATE A HUMAN SCALE. THE TREE SPECIES SHALL BE VARIED TO AVOID A MONOCULTURE. VARYING SPECIES BETWEEN NORTH/SOUTH AND EAST/WEST AXES, INTERNAL AND PERIMETER, AND BY AVAILABLE SPACE AT MATURITY WILL CREATE A DYNAMIC, SUSTAINABLE CANOPY. SMALLER ORNAMENTAL SPECIES HIGHLIGHT ENTRANCES AND FILL-IN COURTYARD LANDSCAPE SPACES. EVERGREEN TREES PROVIDE VISUAL SCREENING AND A SENSE OF **ENCLOSURE AROUND CONGREGATION SPACES.** 

THE AREAS AROUND THE HOUSING UNITS SHALL BE LANDSCAPED WITH ACCENT TREES AND ORNAMENTAL SHRUBS AND GRASSES. THESE PLANTINGS SHALL INCLUDE A BALANCE BETWEEN EVERGREEN AND DECIDUOUS SPECIES, AS WELL AS PROVIDE SEASONAL INTEREST

THE SITE SHALL ALSO INCLUDE OPEN PARK SPACES WITH TURF GRASS, CHILDREN'S PLAY AREA, BENCHES AND PICNIC TABLES.

SUGGESTED PLANT SPECIES AS SHOWN ARE NOT MANDATORY, HOWEVER ANY SUBSTITUTIONS WILL BE LIMITED TO MEDIUM OR LOW WATER USE SPECIES. PLANT SPECIES SHOULD REFLECT THE CHARACTER AND SCALE OF THE SURROUNDING NEIGHBORHOOD.

### **REQUIREMENTS:**

a. THE STREETSCAPE ALONG BROADWAY AND INDIAN SCHOOL SHALL CONSIST OF TREES IN THE PLANTING AREA BETWEEN THE SIDEWALK AND CURB PER THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. THESE TREES SHALL HAVE A HIGH-BRANCHING CANOPY TO ALLOW CLEAR SPACE FOR PEDESTRIANS AND REDUCE POTENTIAL FOR DAMAGE FROM PASSING VEHICLES. UNDERSTORY PLANTINGS SHALL BE LIMITED TO ALLOW CLEAR ACCESS TO PARALLEL PARKED AUTOMOBILES. b. THE PLANTING AROUND THE PERIMETER OF THE PARKING AREAS SHALL CONSIST OF TREES IN PLANTING AREA BETWEEN THE EDGE OF THE SIDEWALK AND THE CURB. THESE TREES SHALL HAVE A HIGH-BRANCHING CANOPY. UNDERSTORY PLANTINGS SHALL BE LIMITED TO ALLOW CLEAR PEDESTRIAN CIRCULATION AND SPACE FOR PARKED AUTOMOBILES.

c. OPEN SPACES AROUND THE HOUSING UNITS SHALL HAVE A MIX OF DECIDUOUS AND EVERGREEN SHRUBS. ORNAMENTAL GRASSES AND WOODY GROUND COVERS ARE ALSO ACCEPTABLE. WHERE SPACE ALLOWS, LARGE SHRUBS OR ACCENT TREES WITH MULTI-TRUNK GROWING HABITS ARE

d. OPEN PARK SPACES SHALL CONSIST OF PERIMETER DECIDUOUS SHADE TREES AND TURF GRASS. SEATING AND CONGREGATIONS SPACES SHALL BE INCLUDED WITHIN THE PARK SPACE. THE TURF AREA WITHIN THE PARK SPACE CAN BE RECESSED TO PROVIDE LIMITED STORMWATER HOLDING CAPACITY. THE TURF IRRIGATION SYSTEM SHALL BE DESIGNED TO MAXIMIZE EFFICIENCY AND REDUCE OVERSPRAY ONTO ADJACENT SURFACES.

e. A CHILDREN'S' PLAY AREA SHALL BE INCLUDED IN THE PARK SPACE. THIS PLAY AREA SHALL INCLUDE IPEMA CERTIFIED PLAY EQUIPMENT AND SURFACING. THE PLAY AREA SHALL MEET ALL ACCESSIBILITY REQUIREMENTS. TABLES AND BENCHES SHALL BE INCLUDED AROUND THE PLAY AREA. f. THE PARKING AREAS SHALL INCLUDE TREES PLANTED IN A GROVE OUTSIDE THE LIMITS OF THE DRIVE

LANES AND THE INDIVIDUAL PARKING SPACES. g. ALL LANDSCAPED AREAS SHALL INCLUDE A MINIMUM 3" DEPTH OF INORGANIC MULCH OVER WEED

h. ALL LANDSCAPE SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.

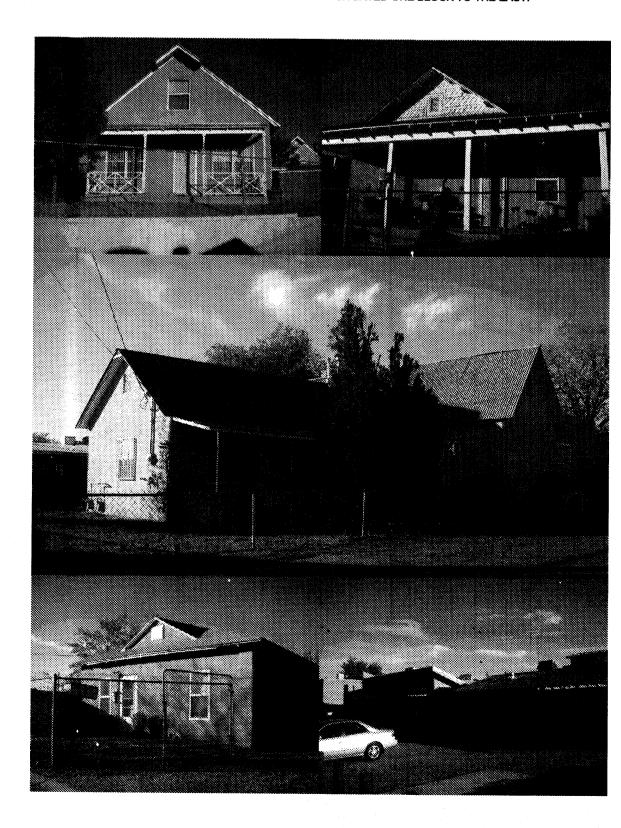
### **WATER CONSERVATION TECHNIQUES:**

THE LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION, LANDSCAPE, POLLEN CONTROL. AND WATER WASTE ORDINANCES.

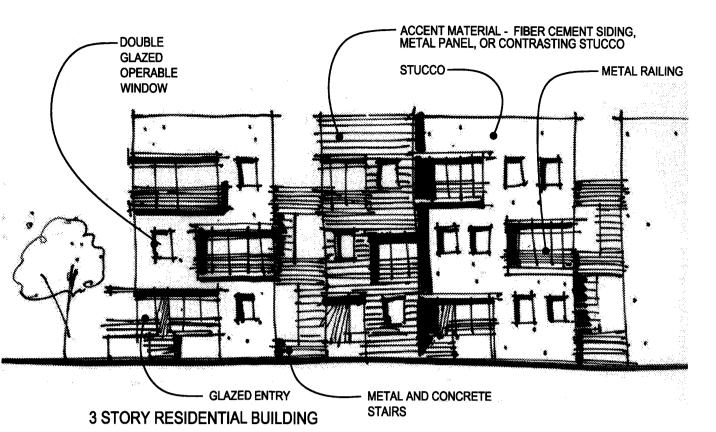
### 4. **BUILDING DESIGN** a. CONTEXT

## THE PROPOSED DEVELOPMENT SITS IN AN AREA OF SCATTERED AND VARIED ZONING DESIGNATIONS

AND LAND USES. THE NORTH RESIDENTIAL EDGE OF MARTINEZTOWN LIES JUST SOUTH OF THE PROPOSED DEVELOPMENT, REPLETE WITH ONE STORY SINGLE FAMILY DWELLINGS OF PARAPETED FLAT AND PITCHED METAL ROOFS, STUCCO WALLS AND WOOD TRIMMED WINDOWS, PORCHES AND EAVES. IN CONTRAST, THE PROPERTIES TO THE EAST AND WEST OF THE PROPOSED DEVELOPMENT ARE ONE STORY LIGHT INDUSTRIAL STRUCTURES. DIRECTLY NORTH OF THE SITE ACROSS INDIAN SCHOOL IS A NARROW STRIP OF VACANT LAND, BORDERED ON THE NORTH BY THE TALL RETAINING WALL SUPPORTING AN EASTBOUND OFF-RAMP TO INTERSTATE 40. MARTINEZTOWN- SANTA BARBARA PARK AND A CITY OF ALBUQUERQUE PUBLIC HOUSING COMPLEX ARE SITUATED ONE BLOCK SOUTH OF THE PROPOSED DEVELOPMENT. MT. CALVARY CEMETERY IS SITUATED ONE BLOCK TO THE EAST.

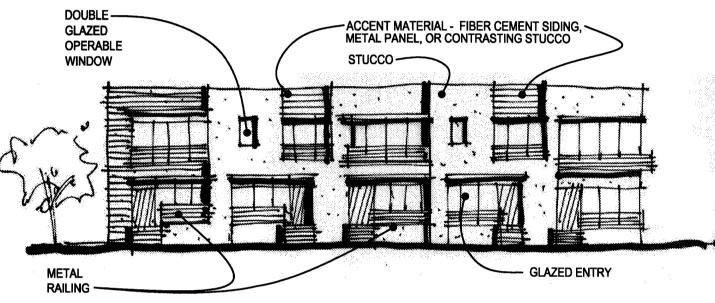


THE PROPOSED DEVELOPMENT'S ARCHITECTURAL STYLE IS A SYNTHESIZED SET OF ELEMENTS WHICH MELDS THE RESIDENTIAL AND COMMERCIAL AESTHETICS OF THE SURROUNDING ENVIRONMENT. SCALE. COLOR PALETTES AND MATERIALS FOUND BOTH IN THE INDUSTRIAL AND RESIDENTIAL BUILDINGS OF THE MARTINEZTOWN- SANTA BARBARA NEIGHBORHOODS ARE USED ON THE EXTERIOR FACADES, APPLIED IN A CLEAN, MINIMAL, CONTEMPORARY WAY. IT IS ALSO IMPORTANT TO DEVELOP A STYLE THAT SEAMLESSLY BLENDS WITH OTHER TYPES OF FUTURE HOUSING AND SOCIO-ECONOMIC POPULATIONS.



### BUILDING HEIGHT, SCALE, MASSING, MATERIALS, COLORS AND ARTICULATION

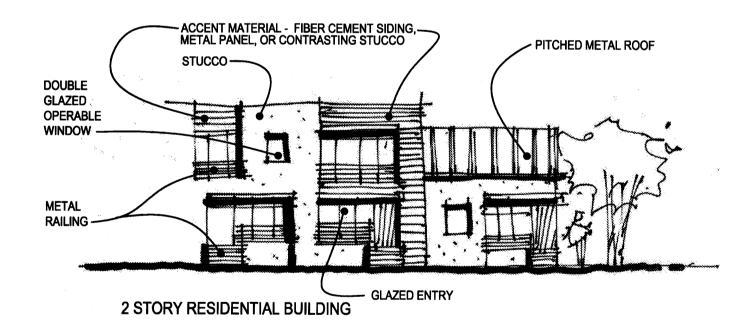
THE DEVELOPMENT IS ORGANIZED TO EMPHASIZE AN URBAN BUILDING MASSING RESPONSE TO THE SITE. BUILDINGS ARE PLACED WITH THEIR FRONT FACADES FACING STREETS AND ADJACENT TO SIDEWALKS, WITH OFF-STREET PARKING AREAS ORGANIZED INTERNALLY WITHIN EACH SITE BLOCK. THREE STORY RESIDENTIAL BUILDINGS ARE PLACED ALONG BROADWAY. WITH A PARKING/PEDESTRIAN COURT BEHIND. A MIX OF SOME THREE STORY AND ONE AND TWO STORY TOWNHOMES COMPLETE THE HOUSING TYPES WITHIN THIS FIRST PHASE. LEASING OFFICE AND COMMUNITY SERVICE BUILDINGS ARE PROPOSED TO BE ALONG INDIAN SCHOOL, ALSO SINGLE STORY.



### 2 STORY RESIDENTIAL BUILDING

THE MAJORITY OF EXTERIOR WALLS INCLUDE A PALETTE OF EARTH-TONED STUCCO. ADDITIONALLY, LIGHT COLORED FIBER CEMENT SIDING, METAL PANEL, OR CONTRASTING STUCCO IS USED INTERMITTENTLY TO BREAK DOWN THE MASS OF LARGER BUILDINGS, ADDING INTEREST AND TEXTURE TO FACADES. ROOFING IS A COMBINATION OF PITCHED METAL ROOFING SYSTEM AT THE DAYCARE AND LEASING OFFICE COMMUNITY BUILDINGS, AND A PARAPETED LOW SLOPE ROOFING SYSTEM AT THE RESIDENTIAL UNITS.

METAL CANOPIES SHADE RESIDENTIAL BALCONIES WHILE SIMPLE METAL RAILINGS AND GATES ADORN BALCONIES AND PEDESTRIAN ACCESS POINTS. GLAZING INCLUDES STOREFRONT AND DOUBLE GLAZED. OPERABLE WINDOWS.



### STANDARDS FOR WALL-MOUNTED AND MONUMENT SIGNS: LOCATION OF SIGNS; MAX. NUMBER OF SIGNS FOR ENTIRE SITE; MAX. HEIGHT AND FACE AREA OF SIGNS; AND SIGNAGE MATERIALS AND

ALL SIGNAGE SHALL CONFORM TO THE SIGNAGE REGULATIONS FOUND IN THE CITY OF ALBUQUERQUE ZONE CODE UNLESS MODIFIED AS PART OF AN APPROVED SITE DEVELOPMENT PLAN.

SIGNS SHALL BE LIMITED TO LOW MONUMENT/BERM TYPE SIGNS MOUNTED ON PERMITTED WALLS TO IDENTIFY THE DEVELOPMENT, AND BUILDING MOUNTED ADDRESS NUMBERS AND LETTERS FOR THE IDENTIFICATION OF THE LEASING OFFICE, THE DAY CARE, AND THE RESIDENTIAL UNITS.

ALL SIGNS SHALL BE INTEGRATED WITH AND COMPLEMENTARY TO THE SITE PLAN AND ARCHITECTURE. SIGNS SHALL BE OF HIGH QUALITY DESIGN AND SHALL MAKE A DEFINITIVE POSITIVE CONTRIBUTION TO THE DESIRED VISUAL CHARACTER OF THE SURROUNDING AREA.

BERM/MONUMENT SIGNS SHALL BE ILLUMINATED BY GROUND MOUNTED LIGHTING IN FRONT OF THE SIGNS. GROUND-MOUNTED SPOT LIGHTING IS ONLY ALLOWED WHEN THE SIGN IS NO MORE THAN 8 FEET

THE SITE DEVELOPMENT PLAN FOR SUBDIVISION MAY BE SLIGHTLY MODIFIED OR ADJUSTED, IF NECESSARY, TO ASSURE CONSISTENCY WITHIN THE DEVELOPMENT AND TO ALLOW FLEXIBILITY FOR THE DEVELOPER TO POSITIVELY REFINE THE DEVELOPMENT TO MITIGATE DESIGN CHALLENGES AND ENHANCE DESIGN OPPORTUNITIES. MODIFICATION PROCEDURES AND THE SUBSEQUENT APPROVAL PROCESS SHALL BE AS SPECIFIED FOR PROPERTIES IN THE SU-1 ZONING DESIGNATION OF THE CITY OF ALBUQUERQUE ZONING

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR THIS DEVELOPMENT SHALL BE DELEGATED TO THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD FOR APPROVAL.



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CONSULTANT

STAMP

PROJECT NAME

**GREATER ALBUQUERQUE** HOUSING PARTNERSHIP

FRANCISCAN ACRES SUBDIVISION INDIAN SCHOOL AND BROADWAY

**ALBUQUERQUE, NM 87102** 

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