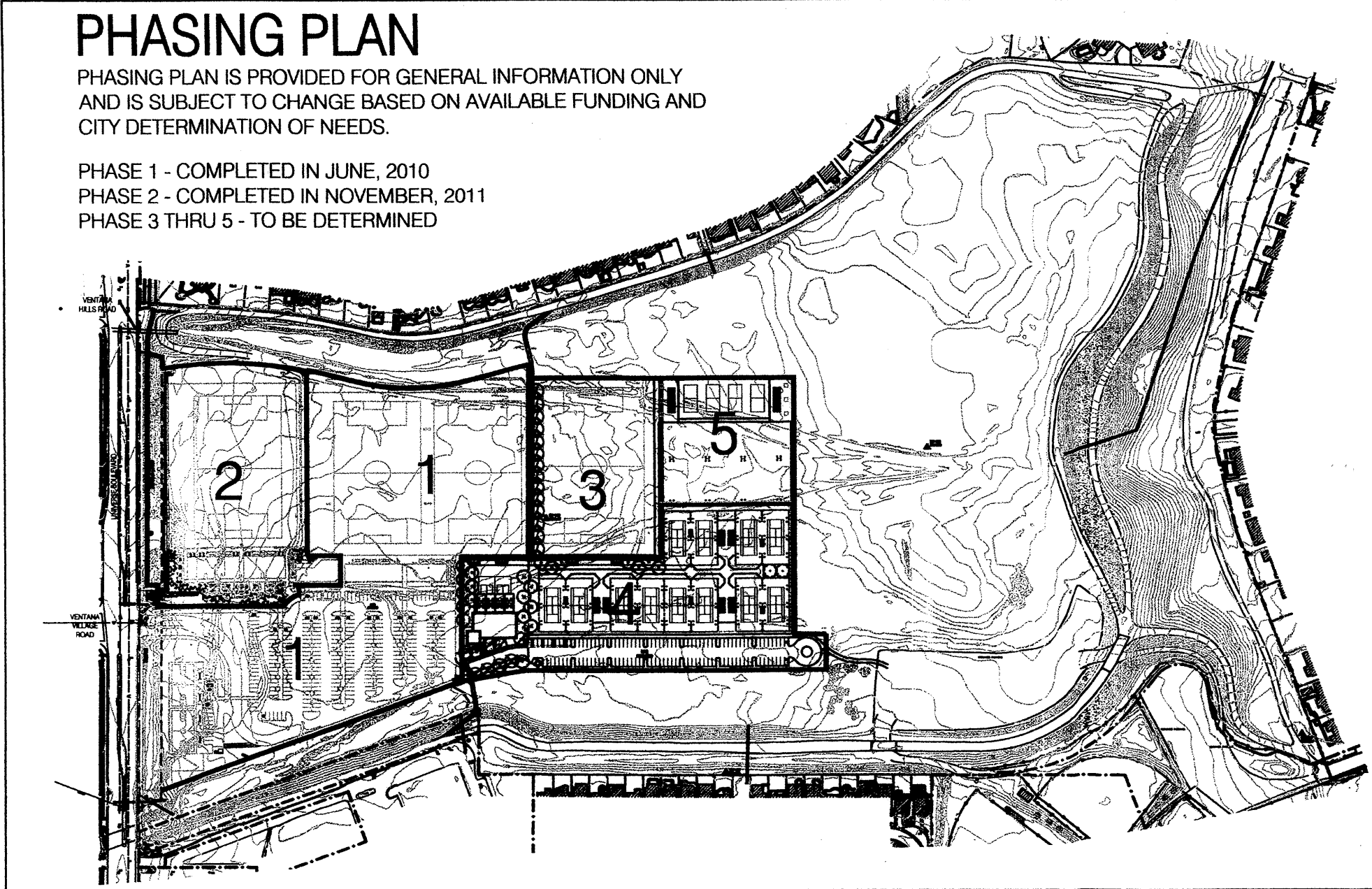


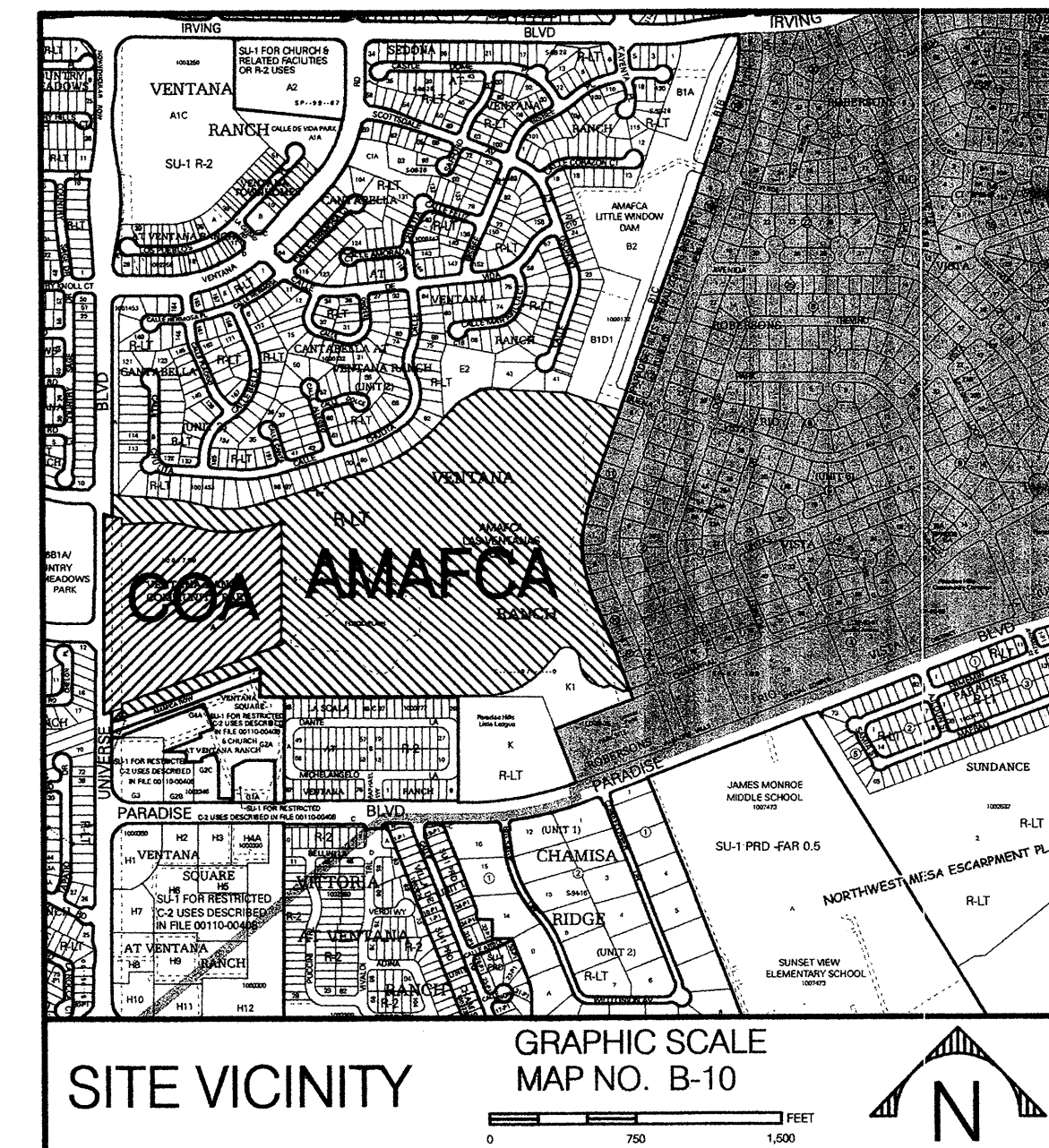
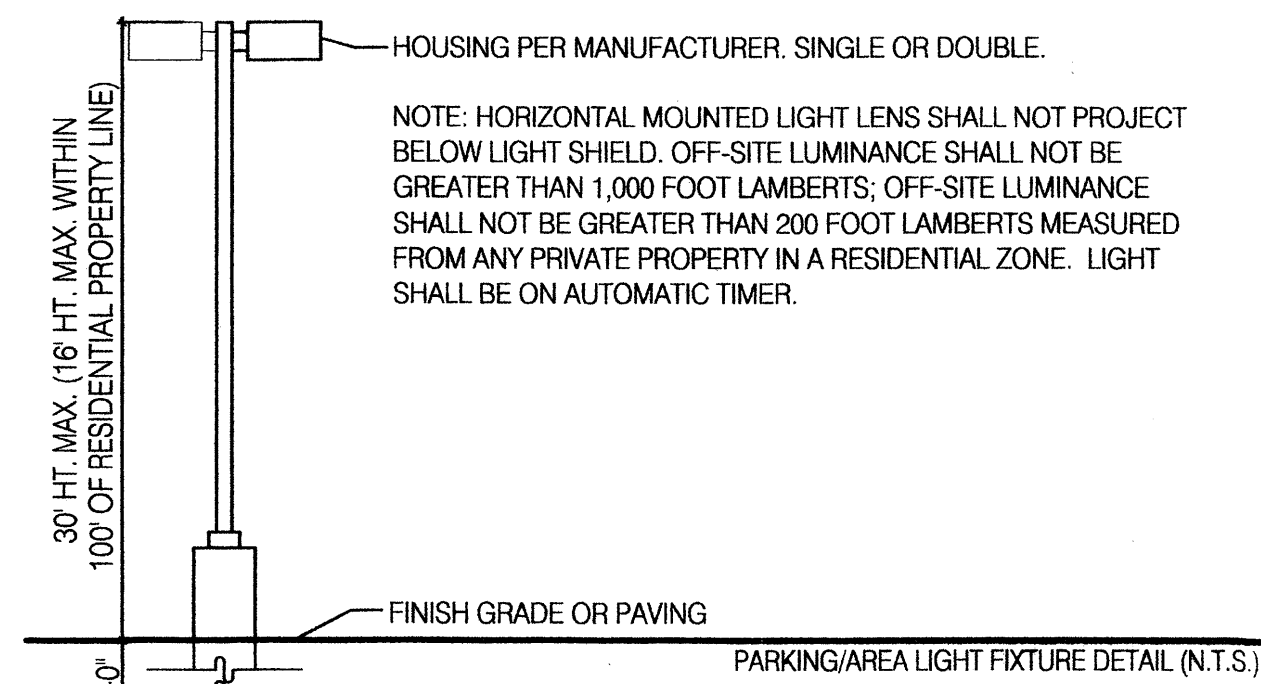
# PHASING PLAN

PHASING PLAN IS PROVIDED FOR GENERAL INFORMATION ONLY AND IS SUBJECT TO CHANGE BASED ON AVAILABLE FUNDING AND CITY DETERMINATION OF NEEDS.

- PHASE 1 - COMPLETED IN JUNE, 2010
- PHASE 2 - COMPLETED IN NOVEMBER, 2011
- PHASE 3 THRU 5 - TO BE DETERMINED



**LIGHTING:**  
ALL PARKING AND AREA LIGHT FIXTURES SHALL BE SHIELDED AND IN CONFORMANCE WITH THE LIGHTING REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE SECTION 14-16-3-9. HEIGHT SHALL BE MEASURED FROM THE FINISHED GRADE TO THE TOP OF POLE. ALL LIGHTING SHALL COMPLY WITH NM NIGHT SKY PROTECTION ACT.



**SITE INFORMATION**  
SITE AREA:  
CITY OF ALBUQUERQUE 17.2 ACRES  
AMAFCA 55.4 ACRES  
72.6 ACRES

**ZONING:**  
CURRENT ZONING: R-LT  
PROPOSED ZONING: SU-1 FOR COMMUNITY PARK, DRAINAGE, AND RELATED FACILITIES

**PROPOSED USE**  
COMMUNITY PARK

**APPLICABLE PLANS**  
COMPREHENSIVE PLAN  
WESTSIDE STRATEGIC PLAN  
DRAFT PARK AND RECREATION FACILITY PLAN

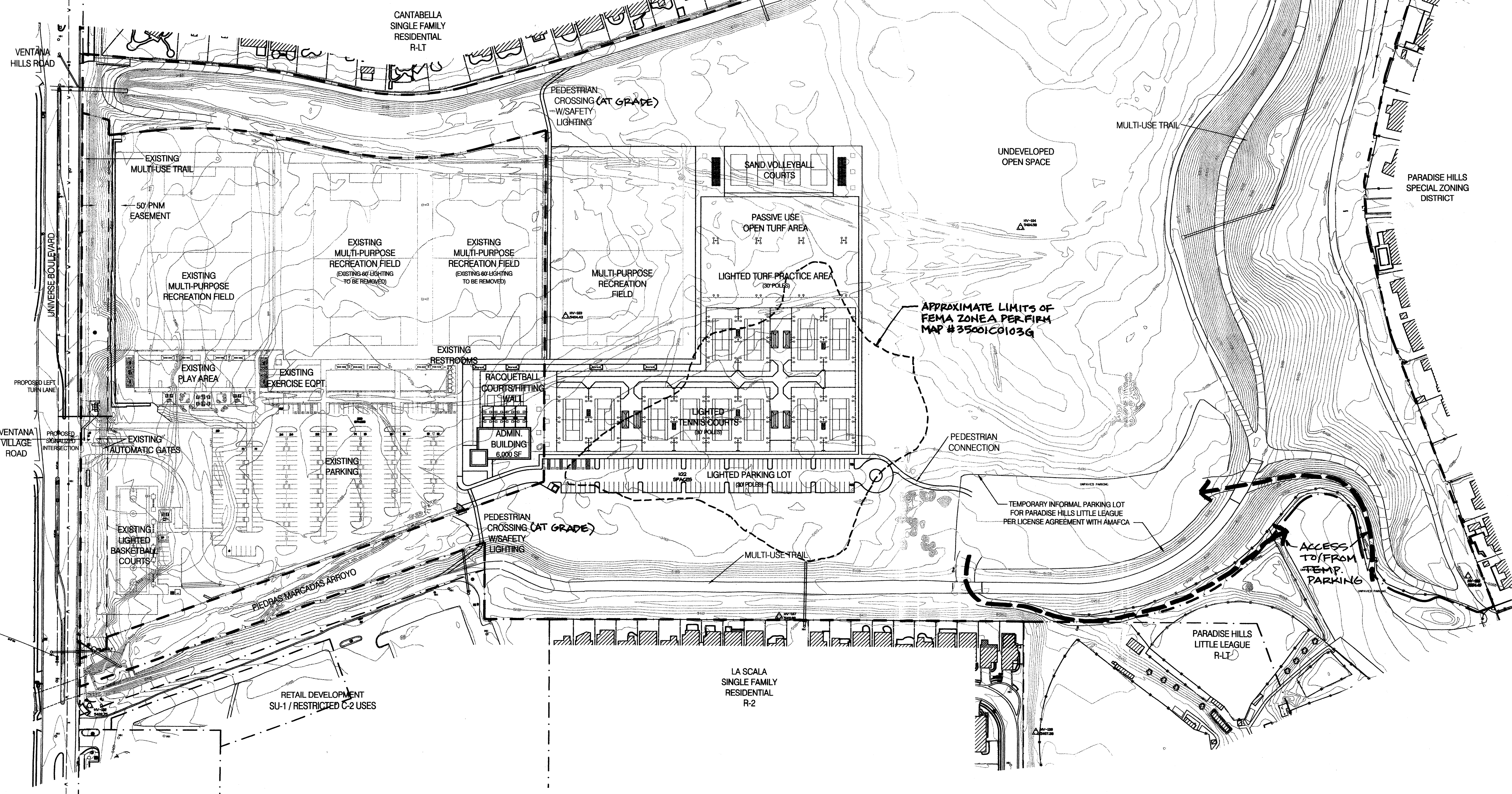
PROJECT NUMBER:	#1007798
APPLICATION NUMBER:	12DRB-7010B
IS AN INFRASTRUCTURE LIST REQUIRED? <b>YES</b> (X) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	05-02-12 DATE
ABCWUA Allen Pitzer	05/02/12 DATE
PARKS AND RECREATION DEPARTMENT Carol S. Dismont	5-2-12 DATE
CITY ENGINEER Curtis A. Jones	7-3-12 DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT Jed Chod	7-3-12 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

## VENTANA RANCH COMMUNITY PARK

**OWNER**  
CITY OF ALBUQUERQUE

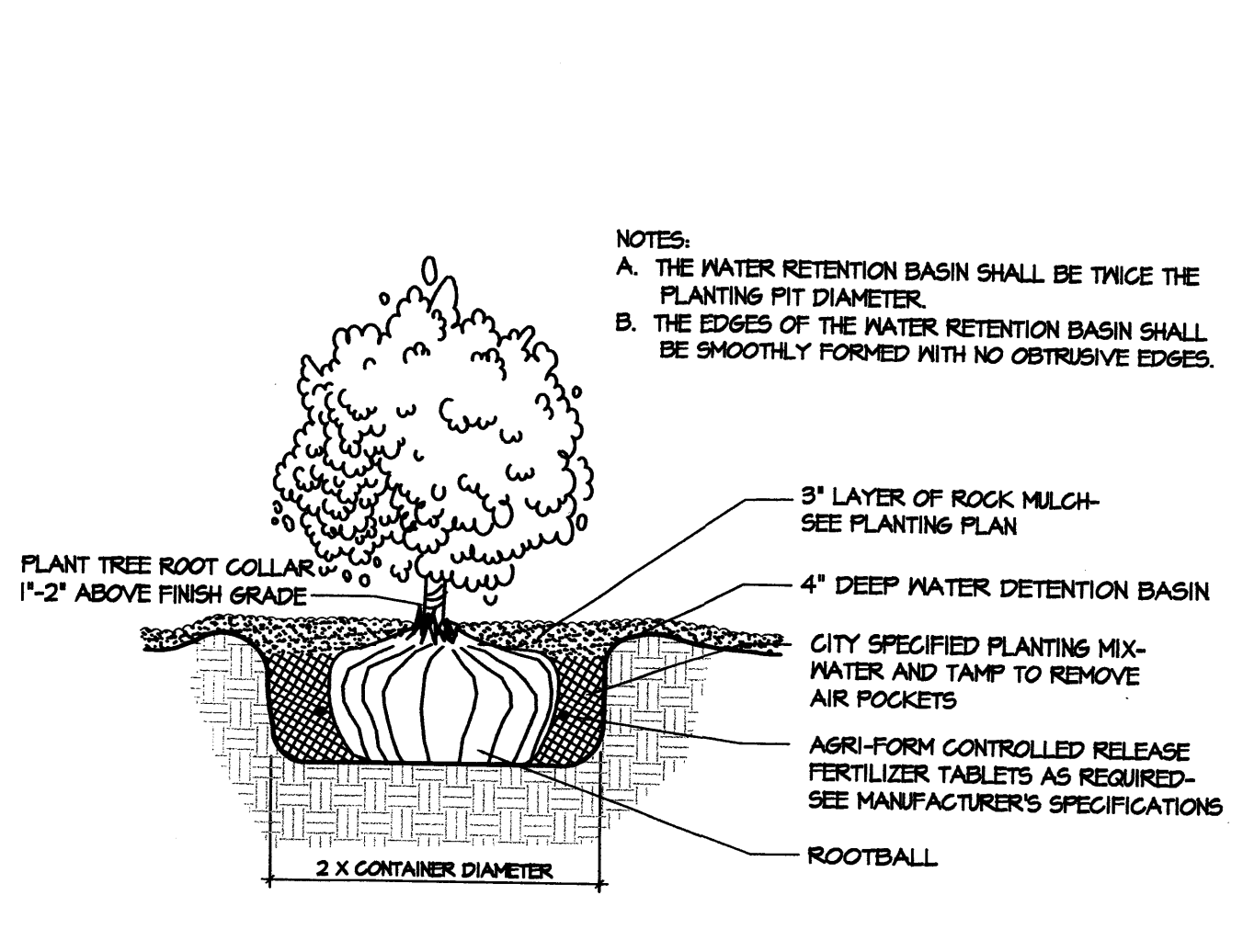
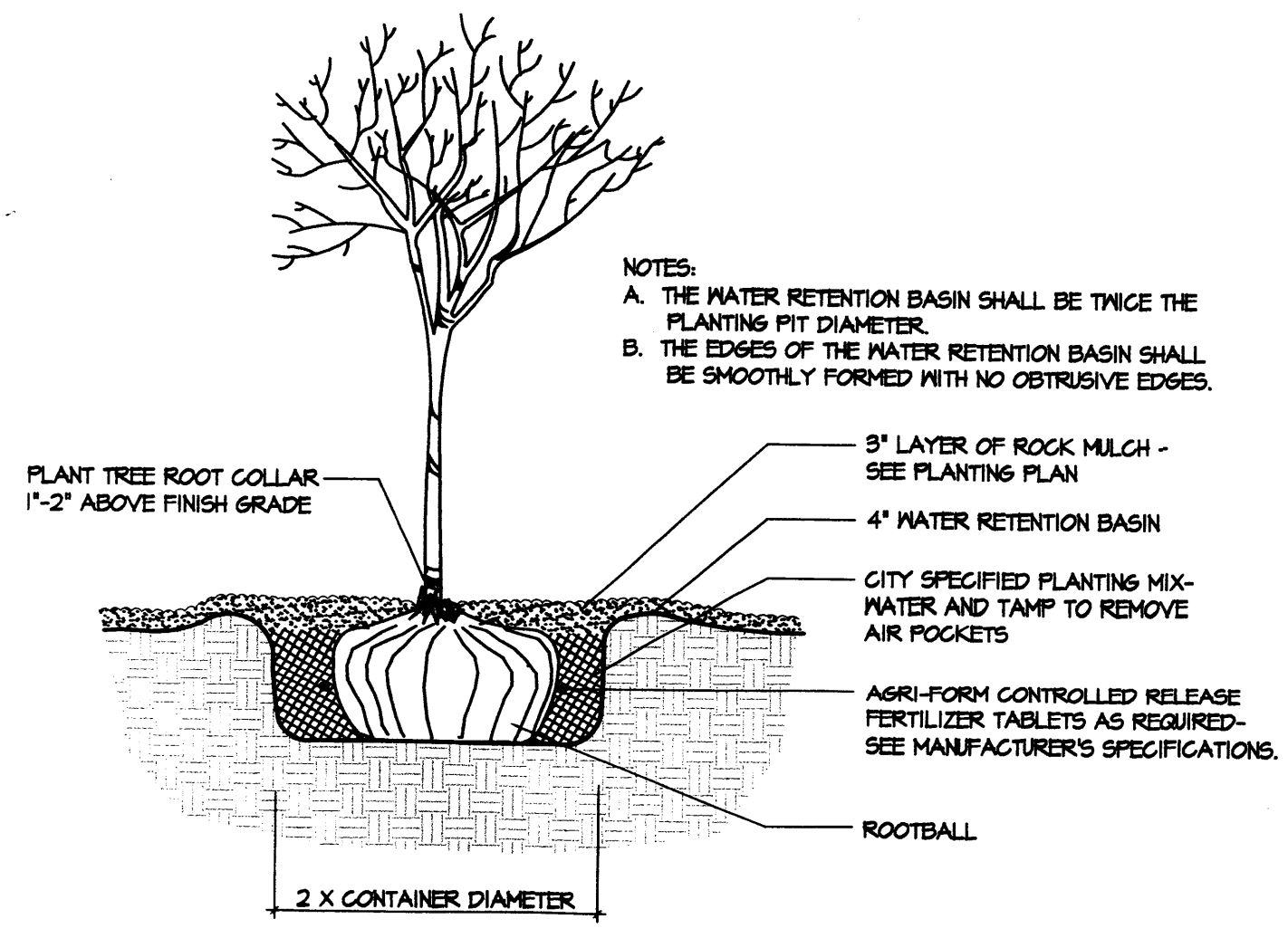
**PROJECT TEAM**  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING  
ENGINEERING  
BOHANNAN HUSTON

### MASTER DEVELOPMENT PLAN SITE PLAN



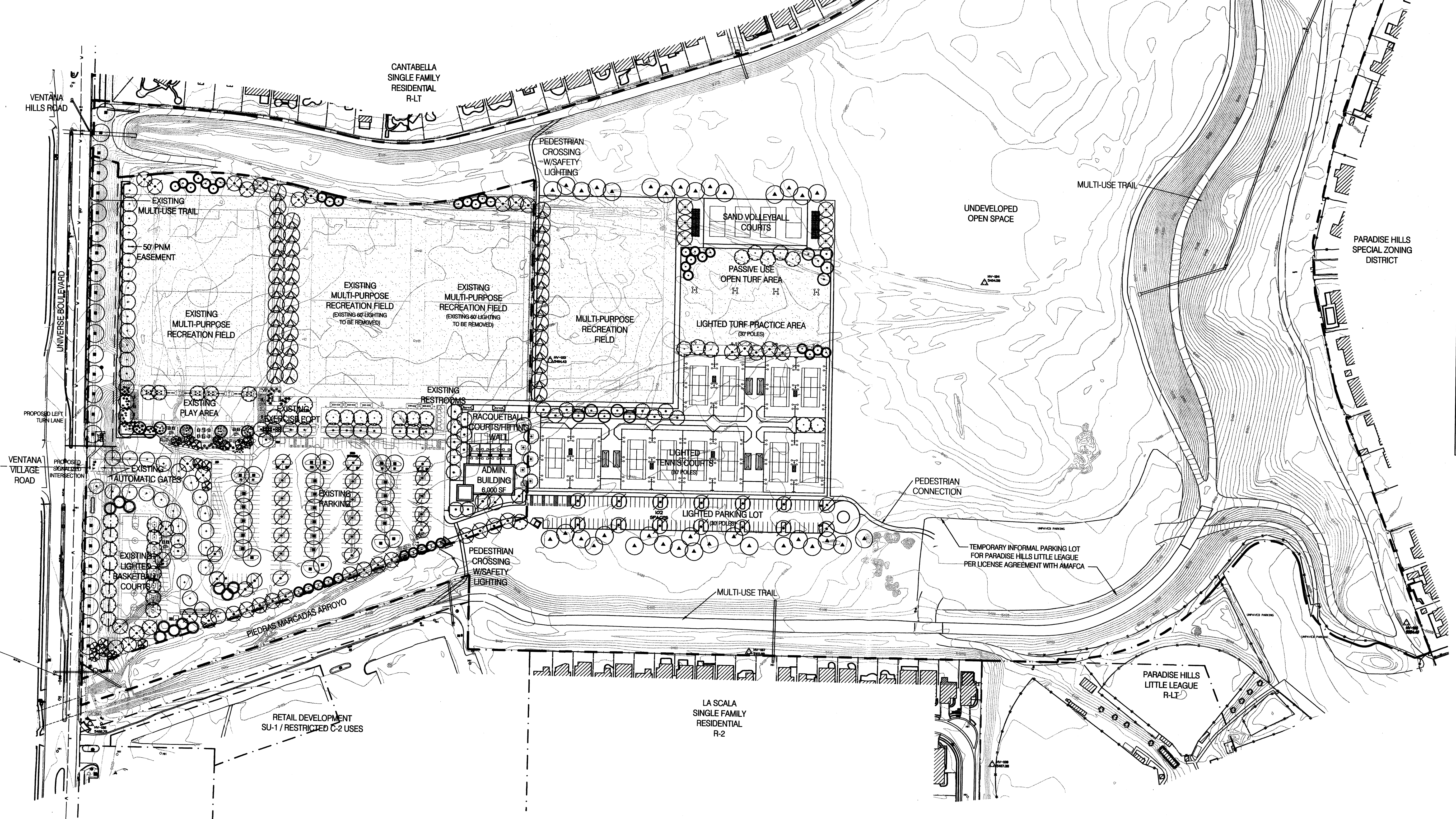
1007798





1 TREE PLANTING N.T.S.

2 SHRUB PLANTING N.T.S.



PLANT LEGEND				
SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
<b>TREES</b>				
⊙	ACER NEGUNDO 'SENSATION'	2.5" B&B	12' HT. X 5' SPR.	MEDIUM
⊙	ACER NEGUNDO 'SENSATION'	2.5" B&B	30' HT. X 25' SPR.	MEDIUM
⊙	CHLOPSIS LINEARIS 'BUBBA'	24" BOX	8' HT. X 6' SPR.	LOW +
⊙	CHLOPSIS LINEARIS 'BUBBA'	24" BOX	20' HT. X 25' SPR.	LOW +
⊙	FRAXINUS AMER. 'AUTUMN PURPLE'	2.5" B&B	14' HT. X 6' SPR.	MEDIUM+
⊙	FRAXINUS AMER. 'AUTUMN PURPLE'	2.5" B&B	35' HT. X 30' SPR.	MEDIUM+
⊙	FRAXINUS VELUTINA 'MODESTO'	2.5" B&B	14' HT. X 6' SPR.	MEDIUM +
⊙	FRAXINUS VELUTINA 'MODESTO'	2.5" B&B	40' HT. X 35' SPR.	MEDIUM +
⊙	FINUS ELDARICA	B&B	8' MIN. HT.	MEDIUM
⊙	FINUS ELDARICA	B&B	30' HT. X 20' SPR.	MEDIUM
⊙	FINUS NIGRA	B&B	8' MIN. HT.	MEDIUM
⊙	FINUS NIGRA	B&B	35' HT. X 25' SPR.	MEDIUM
⊙	PISTACHIA CHINENSIS	3" B&B	14' HT. X 6' SPR.	MEDIUM
⊙	PISTACHIA CHINENSIS	3" B&B	40' HT. X 40' SPR.	MEDIUM
⊙	PLATANUS NRIGHTII	2.5" B&B	14' HT. X 6' SPR.	MEDIUM +
⊙	PLATANUS NRIGHTII	2.5" B&B	50' HT. X 45' SPR.	MEDIUM +
⊙	POPULUS NISLIZINA	2.5" B&B	16' HT. X 6' SPR.	MEDIUM +
⊙	POPULUS NISLIZINA	2.5" B&B	50' HT. X 50' SPR.	MEDIUM +
⊙	PYRUS CALLERYANA 'CLEVELAND'	3" B&B	14' HT. X 5' SPR.	MEDIUM +
⊙	PYRUS CALLERYANA 'CLEVELAND'	3" B&B	45' HT. X 30' SPR.	MEDIUM +
⊙	SOPIHORA JAPONICA	3" B&B	14' HT. X 6' SPR.	MEDIUM
⊙	SOPIHORA JAPONICA	3" B&B	50' HT. X 30' SPR.	MEDIUM
⊙	TILIA GORDATA	2.5" B&B	14' HT. X 5' SPR.	LOW
⊙	TILIA GORDATA	2.5" B&B	40' HT. X 30' SPR.	LOW
⊙	ULMUS PARVIFOLIA 'ALLEE II'	2.5" B&B	14' HT. X 6' SPR.	MEDIUM
⊙	ULMUS PARVIFOLIA 'ALLEE II'	2.5" B&B	40' HT. X 30' SPR.	MEDIUM
<b>SHRUBS/GROUNDCOVERS</b>				
⊙	CARYOPTERIS GLANDONENSIS	5-GAL.	3' O.C.	MEDIUM
⊙	BLUE MIST	5-GAL.	3' HT. X 3' SPR.	MEDIUM
⊙	CHRYSOTHAMNUS NAUSEOSUS	1-GAL.	5' O.C.	LOW
⊙	CHAMISA	1-GAL.	4' HT. X 4' SPR.	LOW
⊙	CYTISUS SCOP. LENA'S BROOM	1-GAL.	4' O.C.	LOW
⊙	CYTISUS SCOP. LENA'S BROOM	1-GAL.	4' HT. X 4' SPR.	LOW
⊙	ERIGONIA LARICIFOLIA 'AGURRE'	1-GAL.	2' O.C.	LOW
⊙	ERIGONIA LARICIFOLIA 'AGURRE'	1-GAL.	2' HT. X 2' SPR.	LOW
⊙	FALLUSIA PARADOXA	1-GAL.	5' O.C.	LOW
⊙	FALLUSIA PARADOXA	1-GAL.	4' HT. X 4' SPR.	LOW
⊙	HESPERALOE PARVIFLORA	1-GAL.	3' O.C.	MEDIUM
⊙	HESPERALOE PARVIFLORA	1-GAL.	3' HT. X 3' SPR.	MEDIUM
⊙	JUNIPERUS SABINA 'BUFFALO'	5-GAL.	6' O.C.	LOW +
⊙	JUNIPERUS SABINA 'BUFFALO'	5-GAL.	2' HT. X 6' SPR.	LOW +
⊙	LAVENDULA ANGSTIFOLIA	1-GAL.	4' O.C.	MEDIUM
⊙	LAVENDULA ANGSTIFOLIA	1-GAL.	3' HT. X 3' SPR.	MEDIUM
⊙	RAPHOLEPIS INDICA	5-GAL.	5' O.C.	MEDIUM
⊙	RAPHOLEPIS INDICA	5-GAL.	3' HT. X 4' SPR.	MEDIUM
⊙	PEROVSKIA A. 'LITTLE SPIRE'	5-GAL.	3' O.C.	MEDIUM
⊙	PEROVSKIA A. 'LITTLE SPIRE'	5-GAL.	3' HT. X 4' SPR.	MEDIUM
⊙	POTENTILLA FRUTICOSA	1-GAL.	3' O.C.	LOW +
⊙	POTENTILLA FRUTICOSA	1-GAL.	3' HT. X 3' SPR.	LOW +
⊙	RHUS TRILOBATA	5-GAL.	4' O.C.	LOW+
⊙	RHUS TRILOBATA	5-GAL.	4' HT. X 4' SPR.	LOW+
⊙	ROSMARINUS OFFICINALIS	5-GAL.	6' O.C.	LOW +
⊙	ROSMARINUS OFFICINALIS	5-GAL.	6' HT. X 6' SPR.	LOW +
⊙	SALVIA GREGGII	1-GAL.	3' O.C.	MEDIUM
⊙	SALVIA GREGGII	1-GAL.	3' HT. X 3' SPR.	MEDIUM
<b>ORNAMENTAL GRASSES</b>				
⊙	CALAMAGROSTIS KARL FOERSTER'	5-GAL.	3' O.C.	LOW +
⊙	CALAMAGROSTIS KARL FOERSTER'	5-GAL.	3' HT. X 3' SPR.	LOW +
⊙	FEATHER REED GRASS	5-GAL.	3' HT. X 3' SPR.	LOW +
⊙	MISCANTHUS SIN. 'GRACILLIMUS	5-GAL.	4' O.C.	LOW
⊙	MISCANTHUS SIN. 'GRACILLIMUS	5-GAL.	8' HT. X 4' SPR.	LOW
⊙	MAIDEN HAIR GRASS	5-GAL.	3' O.C.	MEDIUM
⊙	MAIDEN HAIR GRASS	5-GAL.	3' HT. X 3' SPR.	MEDIUM
⊙	MULHBERGIA CAP. 'REGAL MIST'	5-GAL.	3' O.C.	LOW +
⊙	MULHBERGIA CAP. 'REGAL MIST'	5-GAL.	3' HT. X 3' SPR.	LOW +
⊙	NASSELLA TENUSSIMA	1-GAL.	3' O.C.	LOW +
⊙	NASSELLA TENUSSIMA	1-GAL.	3' HT. X 3' SPR.	LOW +
⊙	NOLINA MICROCARPA	5-GAL.	5' O.C.	LOW
⊙	NOLINA MICROCARPA	5-GAL.	4' HT. X 5' SPR.	LOW
<b>VINES</b>				
⊙	LONGICERA JAPONICA	5-GAL.	CLIMBING	MEDIUM
⊙	HALL'S HONEYSUCKLE	5-GAL.	12' SPR.	MEDIUM
PARK BLEND SOD (TALL FESCUE, KENTUCKY BLUEGRASS, RYE)				

**VENTANA RANCH COMMUNITY PARK**

**OWNER**  
CITY OF ALBUQUERQUE

**PROJECT TEAM**  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING  
ENGINEERING  
BOHANNAN HUSTON

**MASTER DEVELOPMENT PLAN  
LANDSCAPE PLAN**

SCALE: 1" = 100'

NORTH

50 0 100 200

SHEET 2 OF 5  
MAY, 2012



# I. MASTER DEVELOPMENT PLAN

### A. INTRODUCTION

The City of Albuquerque and AMAFCA own portions of the property that comprise Ventana Ranch Community Park. The City portion is approximately 17.2 acres and is partially developed with soccer fields, basketball courts, and parking. An additional soccer field and a children's play area are currently under construction. The AMAFCA land is approximately 55.4 acres and contains Las Ventanas Dam, with drainage channels and a large detention area, of which a portion is envisioned for joint use recreational opportunities. Development of recreational facilities at Ventana Ranch Community Park will aid in alleviating the demand for active recreational spaces within the Northwest Mesa area of Albuquerque.

### B. PARK PROGRAM

The park program for Ventana Ranch Community Park includes elements that are typically found in community-scale parks. Both active and passive forms of recreation are included to satisfy a broader range of potential park users. It is the intent of this document to allow for flexibility in the Master Development Plan. Due to the community's future needs, preferences, and available funding, activities may need to be added or deleted. The following text describes those activities intended for the park. Significant changes to the Master Development Plan will require approval by the Environmental Planning Commission.

There are several existing conditions which drove the master planning and layout for Ventana Ranch Community Park.

- Aligning the park entry with Ventana Village Road is necessary as it is the only street intersection along the parks' Universe Boulevard frontage.
- Drainage channels on the north and south sides of the City property force park development down the center of the site (in a west to east direction).
- There are significant areas of the dampond that have basalt at or near the surface. The Las Ventanas Dam was designed to allow for 30 acre-feet of fill to be imported to provide for development of park facilities. The allowed dirt import was primarily confined to the western half of the site to provide cover to the basalt, elevate as much of the park out of the 100-year storm event elevation, and also maintain a significant open space amenity on the eastern half of the site.

#### 1. Multi-Purpose Recreation Fields

Organized sports are a primary focus of Ventana Ranch Community Park. Area for four full-size soccer fields, and a partial lighted field is provided. Typical elements associated with the fields include benches and picnic tables, spectator seating, shade (trees and structures), trash receptacles, and parking.

#### 2. Tennis Court Complex

A 6,000 square foot recreation/administration building, twelve (12) tennis courts, and four (4) racquetball courts are located at the southeast corner of the park development. The tennis and racquetball courts will be lighted for nighttime use. The option to provide indoor racquetball courts in addition or in lieu of outdoor courts will be explored as part of future detailed planning. Access is controlled through the administration building, and the complex will be enclosed with a 10' chain link fence with wind screen fabric. Shaded seating areas and picnic facilities will be located adjacent to the courts.

#### 3. Basketball Courts

Two lighted basketball courts (30' poles) are provided at the southwest corner of the Park. The courts are oriented in a north-south direction for optimum solar consideration. Elements developed with these facilities include benches and picnic tables, shade structure, trash receptacles, drinking fountain, and parking.

#### 4. Children's Play Area

An age-separate children's play area is located north of the entry drive, along Universe Boulevard. The play area is designed in accordance with the Americans with Disabilities Act (ADA), and is accessible to children with varying abilities. The play areas shall be designed to grow with the children and offer the chance to progress through a series of activities that challenge them physically, mentally, and socially. The play areas are designed with appropriate age separation of activities to minimize conflicts between older and younger children. Development of the play area also includes shade structures, benches and picnic tables, trash receptacles, drinking fountain, and bicycle racks.

#### 5. Sand Volleyball Courts

Four sand volleyball courts have been provided north of the tennis complex. Elements developed with the courts include benches and picnic tables, shade structures, trash receptacles, and drinking fountain.

#### 6. Restrooms

A six-unit restroom building is located south of the two central recreation fields to provide convenient access to park users. Restroom facilities will also be available in the tennis administration building.

#### 7. Pedestrian Connections

Sidewalks are provided throughout the park to link activities and provide access around and through the park. Connections are also proposed from the developed park core to the existing AMAFCA maintenance roads/multi-purpose trails that encircle the park, as well as a connection to the Paradise Hills Little League parking lot. Appropriate amenities related to the path system include shade, benches/seatwalls, picnic tables, trash receptacles, and bicycle racks.

#### 8. Parking

Parking requirements to meet the needs of the facility program total approximately 395 spaces and are distributed to provide convenience to park users. The parking lots are lighted to provide safety. As programming for the specific uses is undertaken, and considering the potential for shared parking of activities with non-overlapping schedules, the actual parking requirements may vary.

• Multi-Purpose Fields	240 spaces (60 per field)
• Tennis Courts	48 spaces (4 per court)
• Administration Building	30 spaces (1 per 200 square feet)
• Basketball Courts	10 spaces
• Play Area/General Park Use	<b>50 spaces</b>
Total	378 spaces

## II. DESIGN GUIDELINES

The purpose of these design guidelines is to provide a flexible framework for park design with specific objectives that encourage innovative and creative solutions, rather than setting a rigid set of requirements that all design must adhere to. The desired character of design features common to the Park, such as architecture, setbacks, landscape, signage, lighting, walls, and pedestrian trails are expressed in these guidelines. Also, requirements of the Americans with Disabilities Act (ADA) for accessibility shall be strictly followed. Where the proposed design guidelines may be inconsistent with other design standards, guidelines, or criteria in the Comprehensive Zoning Code, Westside Strategic Plan, Facility Plan for Arroyos, Park Design Guidelines-July 2004, or codes and ordinances, the more restrictive design guideline, standard or criteria shall apply.

### A. ARCHITECTURE

The architectural design shall demonstrate a high quality aesthetic character throughout the property. Architectural design should respond to climate, views, solar access, and aesthetic considerations, with the architectural design being in harmony with adjoining properties.

The following guidelines are intended to provide design flexibility while maintaining design consistency for all architectural elements throughout the Park.

- Buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.
- Appropriate building design shall ensure articulation of all building faces, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the

side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

- Buildings shall employ variety in structural forms to create visual character and interest. Avoid long, unarticulated facades. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3' minimum offset, fenestration, material change, etc.).
- Entries to structures shall portray a quality appearance while being architecturally tied into the overall mass and building composition.
- Glazing walls, windows and doors are key elements of any structure's form and shall relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes. Glazing shall respond to climate, view, and orientation.
- Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.
- The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.
- Highly reflective surfaces; exposed, untreated, precision block walls; and materials with high maintenance requirements are undesirable and shall be avoided.
- Wall materials shall be chosen that can be easily repaired, and will withstand abuse by vandals or accidental damage by machinery.
- The roofing at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.
- All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials.
- Building material colors shall be the natural tone of materials (earthtones such as sands, creams, tans, etc.) rather than applied color (painted), except where used as an accent color.
- Accent colors and materials may be used to bring out detailing which better articulates or give scale to a building including the colors of light fixtures, wood trim, paint, etc.

### B. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes surrounding Ventana Ranch Community Park. Required within these setbacks will be pedestrian walkways, screening devices, and landscape improvements.

Buildings shall be located according to the following minimum setback dimensions:

- 50 feet from the R.O.W. line of Universe Boulevard

Parking areas shall be setback as follows:

- 30 feet from the R.O.W. line of Universe Boulevard

In addition, play elements shall be set back 30 feet from adjacent streets or parking areas, or a physical barrier, such as fencing, shall be provided to restrict or direct access.

### C. BUILDING HEIGHT

Building height shall be considered to fit the scale and context of Park surroundings and minimize impact to adjacent neighborhoods. The maximum height for all buildings at Ventana Ranch Community Park shall not exceed 26 feet as measured from the highest adjacent finished grade.

### D. PEDESTRIAN AND BICYCLE PATHS

Pedestrian paths in heavy use areas shall be constructed of asphalt or concrete. If provided, bicycle paths shall be constructed of asphalt or concrete. All bicycle and pedestrian paths shall be designed to meet the standards recommended by the American Association of State Highway and Transportation Officials (AASHTO). Where bicycles and pedestrians are to share the same path, the path shall be a minimum of 10' wide and may have a striped pedestrian lane. Pedestrian-only paths shall be a minimum of 8' in width. Where paths cross roadways or parking areas, designated crosswalks shall be highlighted with contrasting paving materials and signage.

Rest areas shall be provided at various locations along the paths. Shade structures or shade trees shall be provided, in addition to seating and trash receptacles.

### E. PARKING AREAS AND ROADS

Special care shall be given to the design of the parking areas in order to minimize their visual impact. Parking areas shall be divided into smaller areas and visually separated by planted islands. To shade the parking areas, one large canopy tree shall be planted for every eight parking spaces, with no parking space being more than 72 feet from a tree trunk. Earthen berming, low walls, and/or trees and shrubs shall be used to define and screen parking areas from surrounding streets and park activities. Specific design of parking areas and access roads shall be in accordance with the City's Development Process Manual (DPM).

Bicycle parking shall be provided at a rate of 1 space per 20 provided vehicular parking spaces. Bicycle parking areas shall be dispersed throughout the site.

Disabled parking and motorcycle parking shall be provided per Section 14-16-3-1 Off-Street Parking Regulations of the Zoning Code.

### F. LIGHTING

For safety and security, exterior lighting will be provided for all park areas which will be used at night. Those areas include parking areas, multi-purpose recreation field, basketball courts, play area and the associated picnic area, tennis and racquetball courts, and portions of the pedestrian/bicycle paths. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the park's overall character.

The following general guidelines should be considered in the design of the lighting system:

- All Park lighting shall be in conformance with the City of Albuquerque Zoning Code, Section 14-16-3-9, Area Lighting Regulations.
- Lighting shall also be compliant with the State of New Mexico Night Sky Protection Act.
- Placement of fixtures shall conform to state and local safety and illumination requirements. All exterior installations must be provided with ground-fault interruption circuits.
- Individual lighting fixtures shall blend with the architectural character of the building and other site fixtures. This excludes the sports lighting.
- A design objective of the site lighting system is to maximize public safety while not dramatically affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. Shielded source fixtures shall be used to meet this objective.
- All lighting shall be designed to be vandal resistant.

Height standards for light fixtures shall be as follows:

- 30 foot maximum height for multi-purpose recreation fields
- 30 foot maximum height for parking areas and roads
- 20 foot maximum height for pedestrian/bicycle paths
- Buildings shall be limited to building-mounted fixtures
- 30 foot maximum height for tennis courts, basketball courts and play areas

### G. SIGNAGE

Park Entry Sign  
One (1) freestanding monument-type sign of no greater than 50 square feet is allowed along the Universe Boulevard frontage. Freestanding signs shall not be higher than 8 feet above adjacent grade.

Building Sign  
Park buildings are allowed one facade-mounted sign whose area shall not exceed 8 percent of the area of the facade to which it is applied. The sign may be backlit or lit with accent lighting. Building mounted signage shall not be oriented to face residential areas, unless such residential areas are more than 150 feet from the building.

All signs shall be in accordance with the City of Albuquerque Zoning Code.

### H. SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the park and surrounding developments. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities.

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

- Perimeter fencing to enclose the improved park areas is allowed. Fencing shall be no greater than 6 foot in height. Acceptable fencing materials include tubular steel and chain link. Chain link may only be used with wind screen fabric.
- Fencing around the tennis courts shall be no greater than 10 foot in height with a 6' band of wind screen fabric centered vertically. Acceptable fencing materials include tubular steel and chain link.
- Fencing around electrical enclosures shall be no greater than 8 foot in height. Acceptable fencing materials include tubular steel and chain link with wind screen fabric.
- All outdoor refuse containers shall meet City specifications and be screened within a minimum 6 foot high masonry enclosure, or height as required by City Solid Waste.
- 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 any street and building front.
- Barbed wire or concertina wire shall not be allowed in Ventana Ranch Community Park.
- Block walls shall be treated with a graffiti resistant material.

### I. SITE FURNITURE

The use of a consistent design for all types of site furniture will serve to unify different areas of the park. Site furniture is typically located in areas of more active recreation or pedestrian movement and consists of the following: benches, picnic tables, trash receptacles, bicycle racks, bollards, tree grates, and information signage. Selection of fixtures shall be based on design compatibility, durability/maintenance needs, vandal-resistance, cost, comfort, and handicap accessibility.

### J. LANDSCAPE

Parks in general are intended to be aesthetically pleasing with distinguishing characteristics, considerate of health, safety and welfare of the park user, universally accessible, responsible water users, considerate of maintenance issues, and meet the recreation needs of the citizens of Albuquerque. The Park Design Guidelines – July 2004 shall be followed during the design of all Park features.

The design for Ventana Ranch Community Park encourages year-round use of the facilities. The proposed plant palette matches that use by encouraging materials that provide function, interest, color, etc. through all four seasons. Plantings at the park perimeter, within parking areas, and other non-recreational areas will consist primarily of low water use varieties. The landscape concept for the entire park will be to demonstrate the aesthetic qualities of native or naturalized plant materials. Requirements of the Water Conservation Ordinance, the Pollen Ordinance, and other applicable ordinances shall be followed. In addition, requirements of the City's Street Tree Ordinance shall be followed along Universe Boulevard.

Specific plant materials will be used for a variety of purposes, including the following:

- buffer/screen - plant materials will be used to buffer certain facilities from noise and winds, and screen views to/from objectionable elements;
- shade/climate control - shade trees will be used extensively around the perimeter of the recreation areas and along pedestrian trails and sidewalks to provide a welcome retreat for players and spectators;
- define uses or activities - trees and shrubs will be used to define specific areas of the park;
- highlight specific features - trees and shrubs will be used to frame elements, provide foreground and background interest, etc.
- sensory stimulation - fragrant and flowering trees and shrubs are used to stimulate the senses of sight, smell, and touch; and
- education - areas of the park will be planted in native landscape materials appropriate to our high desert environment demonstrating water efficiency and will serve as an educational tool to teach people about the native landscape.

#### 1. Multi-Purpose Recreation Fields

The primary focus of the multi-purpose recreation fields will be for recreational/programmed and organized sport purposes, and may require turf grasses. The planting bed will require amendment to create a rich, healthy growing medium for the turf. Turf species will be carefully selected in accordance with the specific use requirements of the area. The intense, year-round use of the fields will require the use of a hardy species of turf that can withstand heavy traffic. The perimeter of the recreation fields will be planted with groupings of deciduous and evergreen trees to provide numerous and varied opportunities for shade and picnic areas.

#### 2. Las Ventanas Dam

To maintain the open space character of the Las Ventanas Dam, planting outside of the developed recreation and parking areas shall be limited primarily to revegetative seed mix containing native grasses and shrubs. This area will maintain and encourage wildlife habitat areas.

#### 3. Parking Areas

The parking lots shall be designed to minimize the visual expanse of asphalt. This may be achieved by breaking the required parking into smaller, physically separated spaces. Providing large planter areas within the parking areas will also serve to provide shade, reduce glare, and soften the visual image of the areas. Large deciduous canopy trees shall be provided throughout the parking areas. Where feasible, parking areas should be graded to provide opportunities for harvesting rainwater run-off into planter islands. Opportunities for alternative surfacing materials should also be explored as a means to minimize storm water runoff.

#### 4. Landscape Buffers

Landscape buffers help to frame the park boundaries and serve as a park identifier. To further buffer the residential area from the more active recreation spaces, a combination of randomly planted evergreen and deciduous trees and shrubs shall be provided. Where space allows, earthen berming or depressions may be incorporated to provide additional buffering in an interesting and playful manner.

#### 5. Irrigation

A fully automated irrigation system with centralized computer control shall be used at Ventana Ranch Community Park. Satellite controllers shall be linked to the main controller by radio which will be tied to the Park Management computer monitoring system. Mainline piping shall be provided according to standard City specifications. Gate valves will be located at strategic points along the mainline piping system to allow for isolation of sections for maintenance reasons. Sprinklers for the sports fields shall be state-of-the-art for maximum efficiency in water distribution. All irrigation components shall be readily available for maintenance and/or replacement. The irrigation system for all cool season turf grass shall be designed to apply 2/3-inch of water in a 7 hour window. All irrigation design shall meet the requirements imposed by the Parks and Recreation Department, Management Division.

#### 6. Plant Palette

The plant palette provided below is a guide to landscape development, and may be adjusted given specific site considerations, maintenance and water use.

#### Trees

Acer negundo 'Sensation'	Sensation Maple
Chilopsis linearis 'Luc. Ham.'	Desert Willow
Fraxinus amer. 'Autumn Purple'	Autumn Purple
Fraxinus velutina 'Modesto'	Modesto Ash

Pinus eldarica  
Pinus nigra  
Pistachia chinensis  
Platanus wrightii  
Pyrus calleryana 'Cleveland'  
Populus wislizenii  
Sophora japonica  
Tilia cordata  
Ulmus parvifolia 'Allee li'

Afghan Pine  
Austrian Pine  
Chinese Pistache  
Arizona Sycamore  
Flowering Pear  
Rio Grande Cottonwood  
Japanese Pagoda  
Little-Leaf Linden  
Allee Lacebark Elm

#### Shrubs/Groundcovers

Caryopteris clandestensis  
Chrysanthamnus nauseosus  
Cytisus scoparius 'Lena's Broom'  
Ericameria laricifolia 'Aguirre'  
Fallugia paradoxa  
Hesperaloe parviflora  
Juniperus sabinu 'Buffalo'  
Lavendula angustifolia  
Raphiolepis indica  
Perovskia atriplicifolia 'Little Spire'  
Potentilla fruticosa  
Rhus trilobata  
Rosmarinus officinalis  
Salvia greggii

Blue Mist  
Chamisa  
Lena's Broom  
Turpentine Bush  
Apache Plume  
Red Yucca  
Buffalo Juniper (Female)  
English Lavender  
India Hawthorn  
Dwarf Russian Sage  
Shrubby Cinquefoil  
Three-Leaf Sumac  
Rosemary  
Cherry Sage

#### Ornamental Grasses

Calamagrostis 'Karl Foerster'  
Miscanthus sinensis 'Gracillimus'  
Muhlenbergia capillaris 'Regal Mist'  
Nassella tenuissima  
Nolina microcarpa

Feather Reed Grass  
Maiden Hair Grass  
Muhly Grass  
Threadgrass  
Bearingrass

### K. SUSTAINABILITY

- Significant basalt exists at Ventana Ranch Park which provides an opportunity for reuse of those existing materials. Excavated basalt shall be used to the extent feasible for drainage improvements (drainage swales, gabion baskets, etc.) and aesthetic embellishments to the landscape in the form of decorative gabion columns or retaining walls.
- Energy efficient techniques shall be utilized to reduce energy and water consumption, where possible.
- Provision for water harvesting techniques such as curb cuts for drainage to landscaped areas, permeable paving, bio-swales to slow and treat storm water runoff, and/or cisterns for the collection and reuse of storm water and gray water shall be utilized as practical in the design process.
- Buildings shall be oriented to take advantage of heat gain in the winter while coordinating with shading strategies to inhibit solar gain in the summer.
- Grasses and other ground vegetation should be near edges to help filter and slow runoff as it enters the site.
- Safe and convenient pedestrian connections to Universe Boulevard and surrounding neighborhoods shall be provided to facilitate multi-modal transportation.

### L. UTILITIES

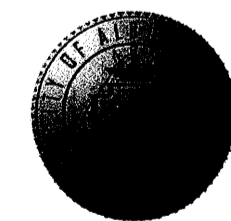
To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of Ventana Ranch Community Park:

- All electric distribution lines within the park shall be placed underground.
- Transformers, utility pads, backflow prevention enclosures, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

### M. OPERATIONS & MANAGEMENT

Ventana Ranch Community Park shall be managed and maintained by the City of Albuquerque Parks and Recreation Department.

- General Park Operation Guidelines
  - Open daily from 6:00 AM to 10:00 PM. The entry gate shall remain open during these times. Scheduled use of Ventana Ranch Park is coordinated through the Park Management Division, 857-8657.
  - The Park Management after hour emergency phone number is 251-0172. The phone number will be posted at the park.
  - All users of Ventana Ranch Park are to respect other users, including tenants of the Park and neighboring residents and businesses.
  - All uses of Ventana Ranch Park are at the user's own risk.
  - Ventana Ranch Park is a public community park serving the Westside of Albuquerque. The park will be used for various activities both informal and scheduled uses. Some of the uses of the park include informal activities, athletic field practice, tournaments, festivals, community gatherings, etc. Informal users of the park will not be charged a fee (e.g. runners, walkers, play area users, informal field sports and scheduled athletic field practice). For Special Events, such as athletic tournaments, the park has been designated as a possible Fee Area. A Fee Schedule will be developed for the use of the park.
  - Ventana Ranch Park is a "Pack It Out Park". Participants at organized activities are encouraged to remove trash from the park after a Special Event, Tournament or Field Practice. Additional trash pickup can be contracted with the Solid Waste Department, City of Albuquerque.



## VENTANA RANCH COMMUNITY PARK

**OWNER**  
CITY OF ALBUQUERQUE

**PROJECT TEAM**  
PLANNING/LANDSCAPE ARCHITECTURE  
**CONSENSUS PLANNING**  
ENGINEERING  
**BOHANNAN HUSTON**

MASTER DEVELOPMENT PLAN  
**DESIGN GUIDELINES**

SHEET 3 OF 5  
MAY, 2012



- g. No public announcing systems will be used for events unless permitted through the City Environmental Health Department.
  - h. Vehicles are prohibited on the grass areas of the park except when specified and approved as part of an approved event.
  - i. All-terrain vehicles (ATVs), motorcycles, and dirt bikes used for recreational purposes are prohibited.
  - j. Recreational vehicles and motor homes are prohibited except when specified and approved as part of an approved Special Event.
  - k. Barbeque grills and other food cooking or heating devices used in Ventana Ranch Park must be placed on asphalt, dirt, concrete, or other non-vegetated surfaces, except when specified and approved as part of an approved Special Event.
  - l. Camping (as defined by City of Albuquerque Code of Ordinances, chapter 5, article 8, section 5-8-3) is prohibited within Ventana Park except when specified and approved as part of an approved Special Event.
  - m. The City of Albuquerque Parks and Recreation Department reserve the right to approve or prohibit activities, regardless of whether they are specified in this policy, as part of the process of Special Event review and approval.
  - n. The City of Albuquerque Parks and Recreation Department reserve the right to approve or prohibit activities, regardless of whether they are specified in this policy, as part of the process of negotiating leases, licenses, and other agreements with existing and future tenants or users of the Park.
2. Gate Operation
- a. When the Recreation Building and Tennis Complex are constructed, the automated gates will be set to open 6:00 AM and close at 10:15 PM.
3. Neighborhood Notification
- a. The Parks and Recreation Department/ Recreation Services Division will develop and maintain an email list of interested neighbors and park users for Ventana Ranch Park. The list will be used to notify interested parties of various proposed changes or uses at the park (e.g. proposed Special Events, changes in maintenance practices, changes to the lighting schedule, construction, and, or other significant issues affecting the park). Recognized Neighborhood Associations will also be notified. Notification to interested parties and recognized Neighborhood Associations will be a minimum of fourteen (14) days prior to a proposed change or event.
  - b. All proposed Special Events will require a Park Use Permit to be completed and submitted to Park Management Division for review and approval. If required, the Park Use Permit and proposed event will be permitting through the City's Special Event review process (approval from APD, AFD, Neighborhood Services, Environmental Health in regards to sound and food permitting, Park Management, etc.), <http://www.cabq.gov/cultural-services/about-cultural-services/special-event-permits>.
  - c. Requests to use the multi-purpose recreation field lighting at times not approved in the Operational Plan will require prior approval through the City's Special Event review process.
4. Park Lighting
- a. At no time, will the light level from any of the park lights exceed .5 foot-candles at the park property line. The lights will be maintained and re-aimed, as necessary, by the City Parks and Recreation Department.
  - b. The City of Albuquerque Parks and Recreation Department will control the usage of the lights at the park. At no time will the lights be operated by other entities.
  - c. All lighting, with the exception of parking lot and security lighting shall be turned off by 9:00 PM.
  - d. Recreation Field Lighting
    - Lighting shall be turned off by 9:00 PM, regardless of season.
    - Lighting may be operated seven days a week throughout the year.
  - e. Basketball Court Lighting
    - Lighting may be operated seven days a week throughout the year.
    - Lighting shall be programmed to turn off by 9:00 PM.
  - f. Tennis / Racquetball Court Lighting
    - Lighting may be operated seven days a week throughout the year.
    - Lighting shall be programmed to turn off by 9:00 PM.
    - Lighting for each court shall be operated separately. Lighting shall only be turned on for each court as necessary.

- g. Parking Lot Lighting
  - Lighting may be operated seven days a week throughout the year. Security lighting will remain on throughout the night. The balance of parking lot lights shall be programmed to turn on at dusk and turn off by 9:30 PM.
- 5. Temporary Structures: Temporary structures, such as portable tents, canopies, jumpers require an approved Park Use Permit and possibly an additional Special Event permit approved by the City.
- 6. Restrictions
  - a. All City of Albuquerque ordinances are applicable to Ventana Ranch Park.
    - ii. 10-1-1-4 Park Property; 10-1-1-4 Sanitation; 10-1-1-6 Traffic; 10-1-1-7 Recreational Activities; 10-1-1-7; 10-1-1-8 Merchandising, Advertising and Signs; 10-1-1-10 Park Operating Policy

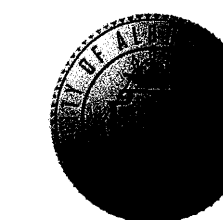
**Selected Excerpts from City Ordinances**

- No hunting (air rifles, spring guns, bows and arrows, slings, trapping, guns).
- No vandalism.
- No glass containers (except immediate emergency treatment).
- No dumping of garbage or rubbish.
- If no receptacles are provided, the responsible party shall carry all rubbish or waste away from the park.
- Bicycles are confined to paved surfaces. A bicyclist shall be permitted to wheel or push a bicycle by hand over grass.
- Motorized vehicle shall only be used in designated areas.
- Horseback riding only on designated bridle trails.
- No engaging in dangerous amusement (e.g. throwing or propelling objects such as hard balls, stones, arrows, javelins, and model airplanes) in areas that have not been designated for that use.
- No vending and peddling: Except as a licensed concessionaire by City and under the authority and regulation of the Mayor.
- No advertising, except as licensed concessionaire and under the authority and regulation of the Mayor.
- No posting of signs, except as licensed concessionaire and under the authority and regulation of the Mayor.
- Trash pickup: Any Special Event sponsors will contract with Solid Waste Department for pickup. Park must be left clean and trash hauled away.
- Portable restrooms must be placed on asphalt, dirt or concrete areas.
- Stakes are prohibited for tents; blocks, sandbags and water filled barrels only.

**N. FUTURE REVIEW/APPROVAL PROCESS**

The tennis/administration building, shall be designed consistent with these design guidelines and delegated to the Development Review Board (DRB) for review and approval. Design and construction of all other park features shall be pursuant to a Site Development Plan for Building Permit. The EPC delegates review and approval of any such Site Development Plan for Building Permit to the Planning Director. The Site Development Plan for Building Permit notification requirements shall be per Section 14-16-2-22 (6) of the Zoning Code. Proposed changes to this Master Development Plan shall comply with Section 14-16-2-22 (6) of the Zoning Code.

Nothing within these design guidelines shall limit the ability of AMAFCA to pursue and construct necessary improvements to the Las Ventanas Dam. AMAFCA will coordinate improvements through the Office of the State Engineer as necessary.



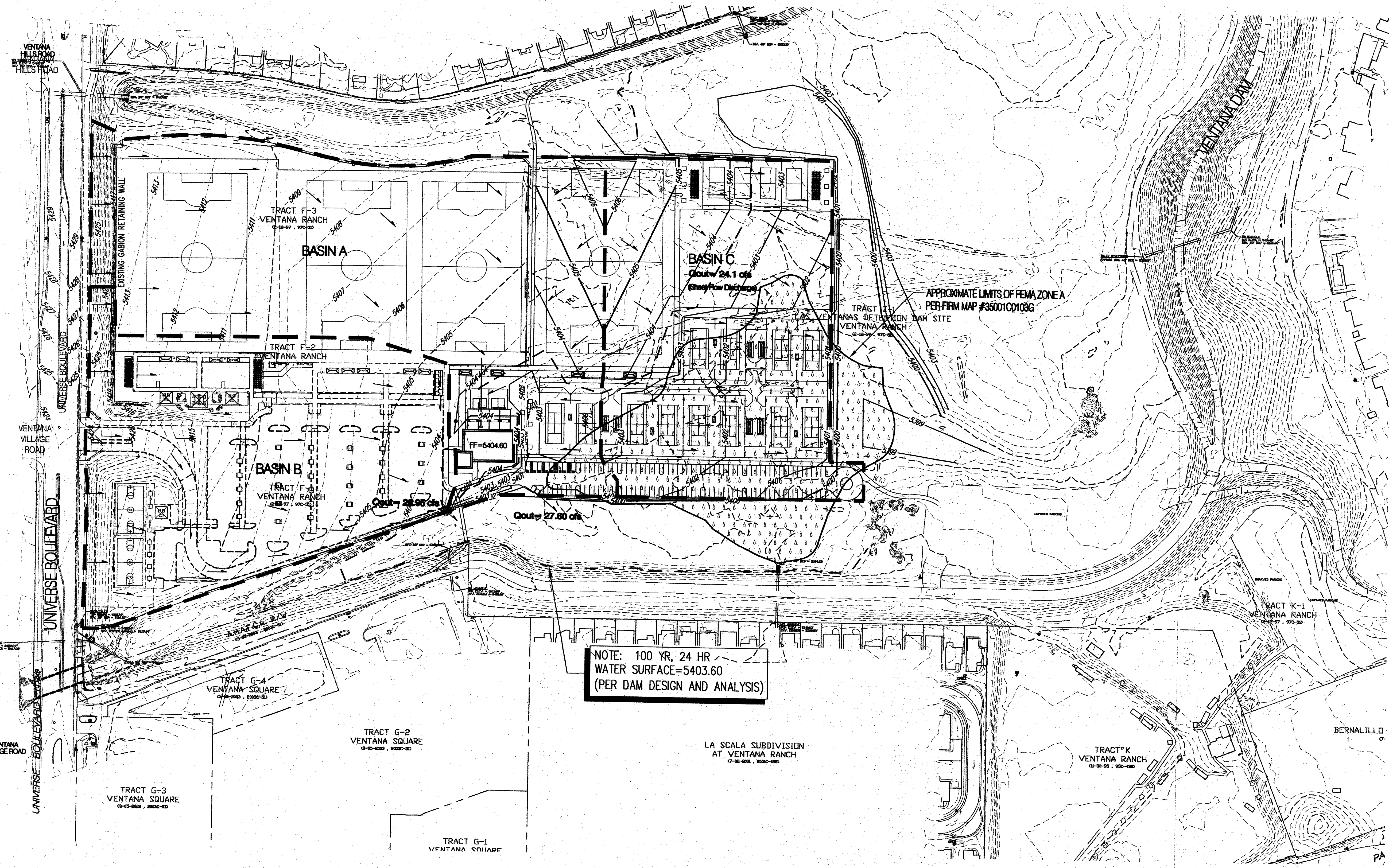
**VENTANA RANCH  
COMMUNITY PARK**

**OWNER  
CITY OF ALBUQUERQUE**

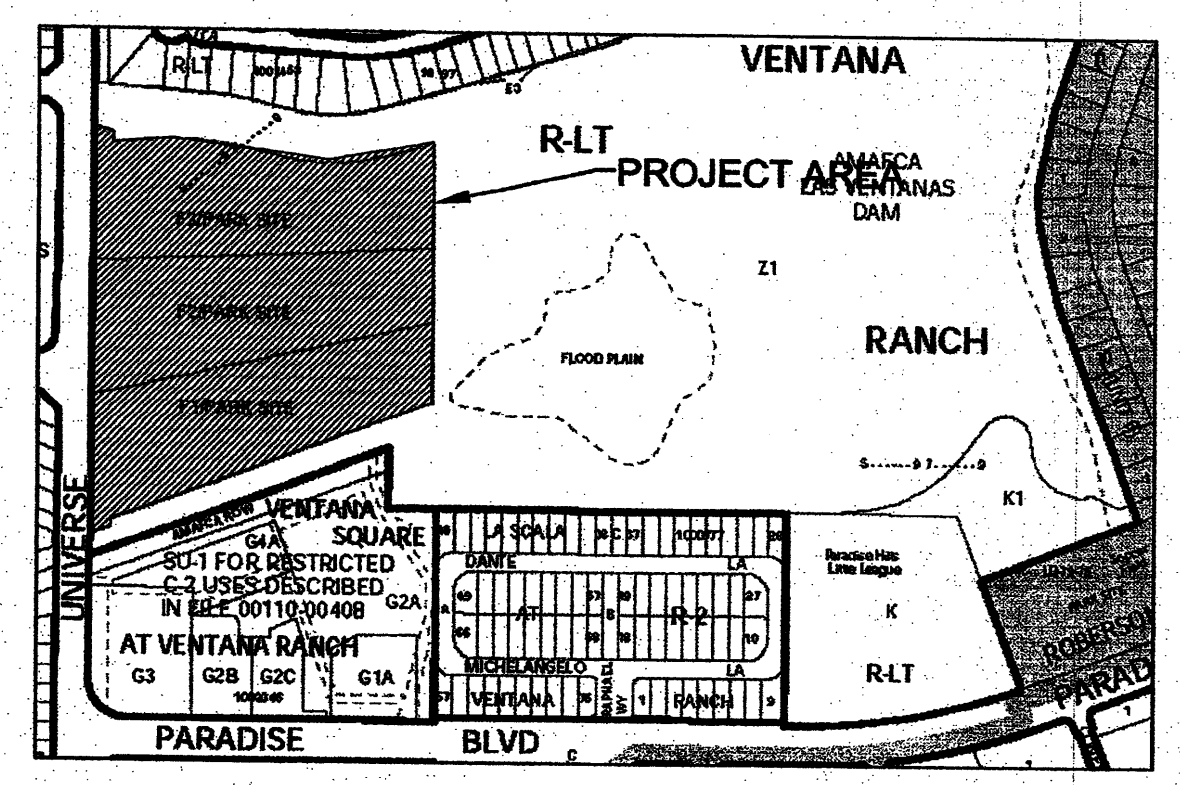
**PROJECT TEAM**  
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NOTE: 100 YR, 24 HR  
WATER SURFACE=5403.60  
(PER DAM DESIGN AND ANALYSIS)



VICINITY MAP  
ZONE ATLAS PAGE B-10-Z

**DRAINAGE MANAGEMENT PLAN**

**SITE LOCATION AND BACKGROUND**  
THE PROPOSED PROJECT IS THE NEXT PHASE OF THE VENTANA RANCH PARK. THE PARK IS LOCATED NORTH OF THE NORTHEAST CORNER OF UNIVERSE BLVD AND PARADISE BLVD, NORTH OF THE EXISTING WALKGREENS. THIS PHASE (EAST OF THE EXISTING PARK) INCLUDES ADDITIONAL RECREATION FIELDS, A PARKING LOT, TENNIS COURTS, AND RELATED AMENITIES. THE ADDITIONAL PARK AREA IS APPROXIMATELY 7 ACRES. THE EXISTING LEGAL DESCRIPTION OF THE SITE IS VENTANA RANCH, TRACTS F-1, F-2, AND F-3. DRAINAGE ANALYSIS ADHERES TO THE APPROVED DRAINAGE PLAN FROM THE EXISTING PARK (B10D003) AND WAS PERFORMED PER SECTION 22.2 - HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME 2, DESIGN CRITERIA. THE DESIGN STORM USED IN THE ANALYSIS WAS THE 100 YEAR, 6-HOUR STORM EVENT.

PORTIONS OF THE SITE ARE WITHIN THE FLOODPOOL OF AMAFCA'S LAS VENTANAS DAM. THE FILL FOR THE SITE WAS CONTEMPLATED WHEN THE DAM WAS DESIGNED AND WAS APPROVED BY THE OFFICE OF THE STATE ENGINEER IN THE ORIGINAL DAM DESIGN. A SUBSEQUENT SUBMITTAL REQUEST APPROVAL OF THIS SPECIFIC PHASE HAS BEEN SUBMITTED TO OSE FOR REVIEW AND APPROVAL.

THE CALCULATIONS PRESENTED ON THIS SHEET INCLUDE THE EXISTING PARK AND THE NEW PHASE OF THE PARK AND ARE FOR THE FULL BUILD-OUT OF THE SITE. HOWEVER, THE LAND TREATMENTS PRESENTED REFLECT THE CURRENT CONDITIONS OF THE PARK AS WELL AS THE NEW PHASE OF THE PARK.

**EXISTING CONDITIONS**  
THE EXISTING SITE CONDITIONS OF THE NEW PHASE OF THE PARK CONSISTS OF SANDY SOIL, BASALT, AND SPARSE DESERT VEGETATION. THE SITE SLOPES TOWARDS THE EAST AT AN AVERAGE SLOPE OF APPROXIMATELY 1%.

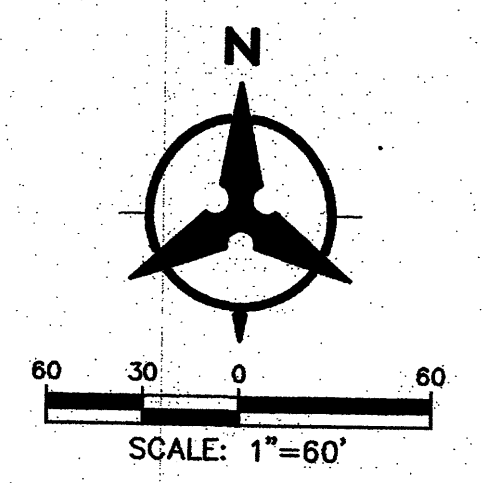
**PROPOSED CONDITIONS**  
THE DRAINAGE FROM THE EXISTING AND THE PROPOSED BASINS SURFACE FLOW ACROSS THE SITE AND ULTIMATELY OUTFALL INTO THE VENTANA DAM POOL (MAXIMUM WATER SURFACE ELEVATION = 5403.60). THE DRAINAGE FROM BASIN A (APPROXIMATELY 27.8 CFS) WILL DISCHARGE TO THE ARROYO LEADING TO THE DAM POOL. BASIN B (APPROXIMATELY 28.0 CFS) IS FULLY DEVELOPED AND WILL NOT CHANGE WITH THE PROPOSED PROJECT, DISCHARGES TO A CONCRETE RUNDOWN IN THE SOUTHEAST CORNER OF THE PARKING LOT. THE 12' WIDE CONCRETE RUNDOWN WAS DESIGNED WITH A PRIOR APPROVED DRAINAGE MANAGEMENT PLAN FOR THE PARK (B13D003) AND THE CHANGE IS FLOW IN NEGLIGIBLE FROM THE ORIGINAL DESIGN.

THE HISTORIC 100-YEAR FLOODPLAIN ZONE DEPTH FOR THE DAM POOL WAS DETERMINED TO HAVE A WATERSURFACE ELEVATION OF 5403.6 FEET AS PREVIOUSLY MENTIONED. AS SHOWN ON THE PLAN, THIS FLOODPLAIN ELEVATION WILL COVER APPROXIMATELY HALF THE NEW PHASE BELOW THE FLOODPLAIN ELEVATION. HOWEVER, THE ADMINISTRATION BUILDING'S FLOOR ELEVATION ON THE WEST SIDE OF THE NEW PHASE OF THE PARK IS 5404.8, ONE FOOT ABOVE THE FLOODPLAIN ELEVATION.

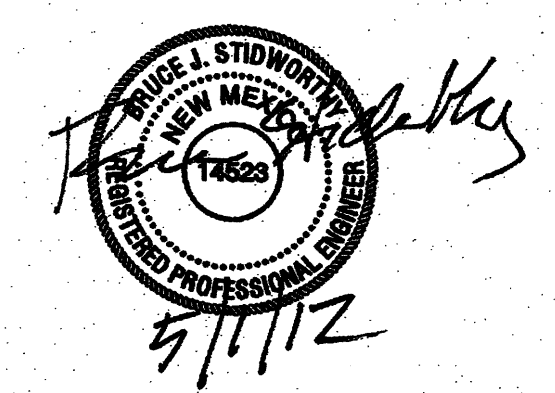
**CONCLUSION**  
THE PROPOSED CONDITIONS PEAK DISCHARGE FROM THE SITE IS APPROXIMATELY 81 CFS, AS SHOWN IN THE "PROPOSED CONDITIONS BASIN DATA TABLE" ON THIS SHEET. THE DRAINAGE MANAGEMENT PLAN DEMONSTRATES THE PROPOSED DRAINAGE CONCEPTS. THE IMPLEMENTATION OF THESE CONCEPTS WOULD RESULT IN THE SAFE PASSAGE OF THE 100 YEAR STORM EVENT. THE SLOPES OF THE FIELDS DO NOT EXCEED THE LIMITS PROVIDED BY THE CITY MUNICIPAL DEPARTMENT AND THE ADMINISTRATION BUILDING IS OUT OF THE 100-YEAR FLOODPLAIN ZONE (5403.6 FEET).

**VENTANA RANCH COMMUNITY PARK - RECREATION FIELDS**  
Proposed Conditions Basin Data Table

BASIN ID	Area (SQ. FT)	Area (AC.)	This table is based on the DPM Section 22.2, Zone:1				100 Year Storm Event		
			Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (cfs)	V(100) <sub>360</sub> (CF)
			A	B	C	D			
A	458364.20	10.52	0.0%	65.0%	15.0%	20.0%	2.62	27.61	37357
B	328708.36	7.55	0.0%	10.0%	20.0%	70.0%	3.84	28.95	45033
C	295144.91	6.78	0.0%	20.0%	20.0%	60.0%	3.60	24.41	37237
<b>Total</b>	<b>1082217.47</b>	<b>24.84</b>	<b>0.0%</b>	<b>36.0%</b>	<b>17.9%</b>	<b>46.1%</b>		<b>80.96</b>	<b>119627</b>



- LEGEND**
- DRAINAGE BASIN BOUNDARY
  - - - 100 YEAR FLOODPLAIN ELEVATION
  - BASIN A BASIN ID
  - Qout=1.0 cfs BASIN PEAK FLOWRATE
  - DIRECTION OF FLOW



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**DRAINAGE MANAGEMENT PLAN**

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Tue 1-May-2012 8:57 am Plotted by RWARRFN