

September 26, 2017

## **CAMPBELL COMPOUND – NARRATIVE SUMMARY**

BEING A REPLAT OF PORTION OF LOTS 18 AND 19 ALVARADO GARDENS, UNIT 3  
WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 6, T. 10 N, R. 3  
E, NMPM,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2017

THE COMPREHENSIVE ZONING ORDINANCE ENCOURAGES THE CREATIVE DEVELOPMENT OF INFILL SITES. CAMPBELL COMPOUND IS SUCH AN INFILL SITE - A REVITALIZATION EFFORT THAT WILL REPLACE A RAMBLING RESIDENTIAL COMPOUND THAT HAS REACHED THE END OF ITS USEFUL LIFE. THIS PROJECT FEATURES SMALLER SCALE, ENERGY EFFICIENT HOME SITES THAT ARE IN HIGH DEMAND IN OUR CURRENT ECONOMY. JUST OFF THE RIO GRANDE CORRIDOR AND ADJACENT TO THE CAMPBELL COMMUNITY DITCH, THIS SITE IS WELL SUITED TO WALKING AND EASY ACCES TO LOCAL AMENITIES.

## **PRIVATE COMMONS DEVELOPMENT (PCD)**

THE SITE DEVELOPMENT PLAN PRESENTS A VISION FOR A NEW SMALL-SCALE COMMUNITY AT THE JUNCTURE OF THE "CAMPBELL COMMUNITY DITCH" AND CAMPBELL ROAD. THE 2 ACRE RA-2 ZONED SITE, FLANKED BY THE DITCH ON THE WEST BOUNDARY, IS A NATURAL CANDIDATE FOR CABQ'S *PRIVATE COMMONS DEVELOPMENT* ZONE CLASSIFICATION.

ACUTE ANGLE SITE GEOMETRY AND GROSS SITE ACREAGE LENDS ITSELF NICELY TO THE CREATION OF A *PRIVATE COMMONS AREA* (PCA). THE SOUTHERN 32% OF THE SITE WILL BE AVAILABLE TO THE RESIDENTS OF THIS PROJECT AND WILL ALSO OFFER A PASTORAL VISTA FROM BOTH EAST AND WEST PUBLIC EXPOSURES, FRAMED BY THE MATURE COTTONWOODS THAT ARE TO REMAIN.

THE NATURAL LANDSCAPE OF THE PCA IS PRIMARILY CONCEIVED AS OPEN SPACE BUT MAY ALSO SERVE AS RECREATIONAL OR AGRICULTURAL AREA.

SEVEN PARCELS HAVE BEEN DESIGNATED AT THE NORTH PORTION OF THE SITE, OFFERING HOME SITES THAT ARE WELL SUITED TO A MORE COMPACT RESIDENTIAL

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CONCEPT, FULFILLING A MUCH-SOUGHT NICHE IN THE ALBUQUERQUE MARKETPLACE.

#### **HOME OWNER'S ASSOCIATION**

AS REQUIRED WITHIN THE PCD A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED DETAILING THE REQUIREMENTS ASSOCIATED WITH THE DESIGNATED PRIVATE COMMON AREA. INTERNAL STREET FRONTAGE LANDSCAPE, GATES, WALLS, COMMUNICATION SYSTEMS, COMMON IRRIGATION ELEMENTS, CURB/GUTTER AND ASPHALT WILL BE ADDRESSED AS WELL. HOA DECLARATION, HOA DISCLOSURE AND RESTRICTIVE COVENANTS WITH MAINTENANCE OBLIGATIONS WILL BE RECORDED

A LAND USE EASEMENT, IN FAVOR OF THE CITY OF ALBUQUERQUE, WILL BE REFERENCED ON THE PLAT DOCUMENT TO ASSURE MAINTENANCE CONTINUITY.

#### **BUILDING DESIGN GUIDANCE**

BUILDING DESIGN WILL BE OF A SOUTHWESTERN THEME WITH BOTH TRADITIONAL AND CONTEMPORARY ELEMENTS; CHARACTERIZED BY BUILDING MASSES OF DIFFERING HEIGHTS AND PLACEMENT IN PLAN, DEEP PORTALS, AND AN EARTHTONE PALETTE. ALL RESIDENCES WILL BE SINGLE STORY WITH A MAXIMUM HEIGHT OF 18'

#### **SUSTAINABLE DEVELOPMENT**

ENERGY SUSTAINABILITY AND GREEN BUILDING PRACTICES WILL BE INCORPORATED IN ALL ASPECTS OF CONSTRUCTION.

Respectfully Submitted,



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