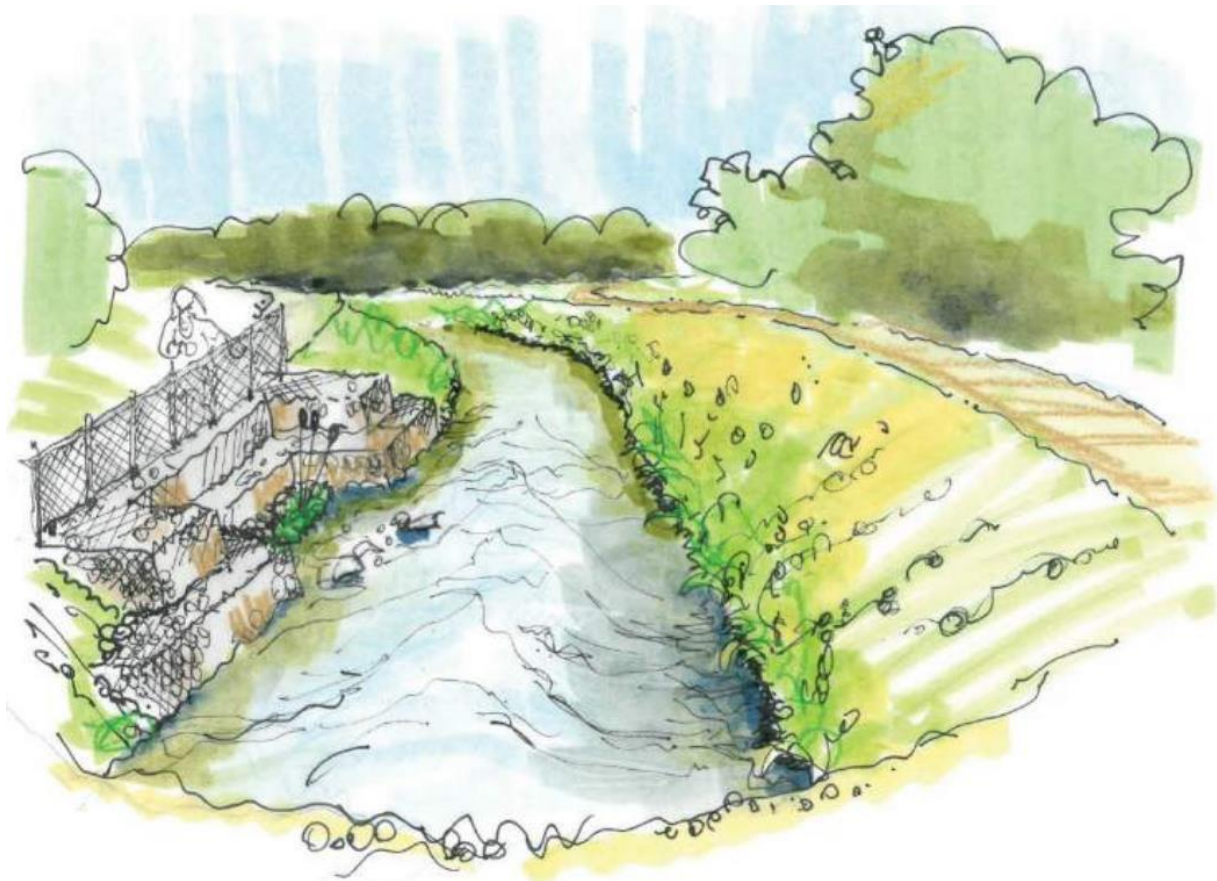


CALLE CUARTA

3535 4th St NW, 420 Fitzgerald Rd NW

DESIGN GUIDELINES FOR CALLE CUARTA'S ATTACHED SINGLE-FAMILY DEVELOPMENT



Provided to YES Housing, Inc by Dekker Perich Sabatini – October 14, 2022

TABLE OF CONTENTS

Table of Contents	2
1. Introduction and Scope	3
Figure 1. Vicinity Map	
Figure 2. Conceptual Site Plan	
Figure 3. Preliminary Plat – Overall	
Figure 4. Preliminary Plat – West Parcel	
2. Site Conditions & Context	7
3. Site Development Plan	7
4. Crime Prevention Through Environmental Design (CPTED) Principles	8
5. Design Guidelines	10
Site Orientation	10
General Architectural	10
Open Space & Pedestrian Amenity Standards	13
Landscape	15
Walls / Fences	16
Site Lighting	17
6. Dimensional Standards	18
7. Infrastructure	18
a. Water Infrastructure	18
b. Wastewater Infrastructure	18
c. Drainage/Stormwater Management	18

1. INTRODUCTION AND SCOPE

The purpose of the Design Guidelines for Attached Single Family Residential at Calle Cuarta is to establish design recommendations for new attached single-family residential in the Calle Cuarta development. The Design Guidelines include important principles for site orientation, architectural character, public amenities, landscaping, fencing and site lighting – including requirements for incorporation of Crime Prevention Through Environmental Design (CPTED) principles.

The scope of these Design Guidelines is the West Parcel of Calle Cuarta consisting of the single-family residential portion of the project. These Guidelines are influenced by the East Parcel of Calle Cuarta but do not cover the multifamily portion of the site. The West Parcel consists of 21 individually platted lots developed as residential pad sites, main infrastructure to support the residential pad sites and a private street.

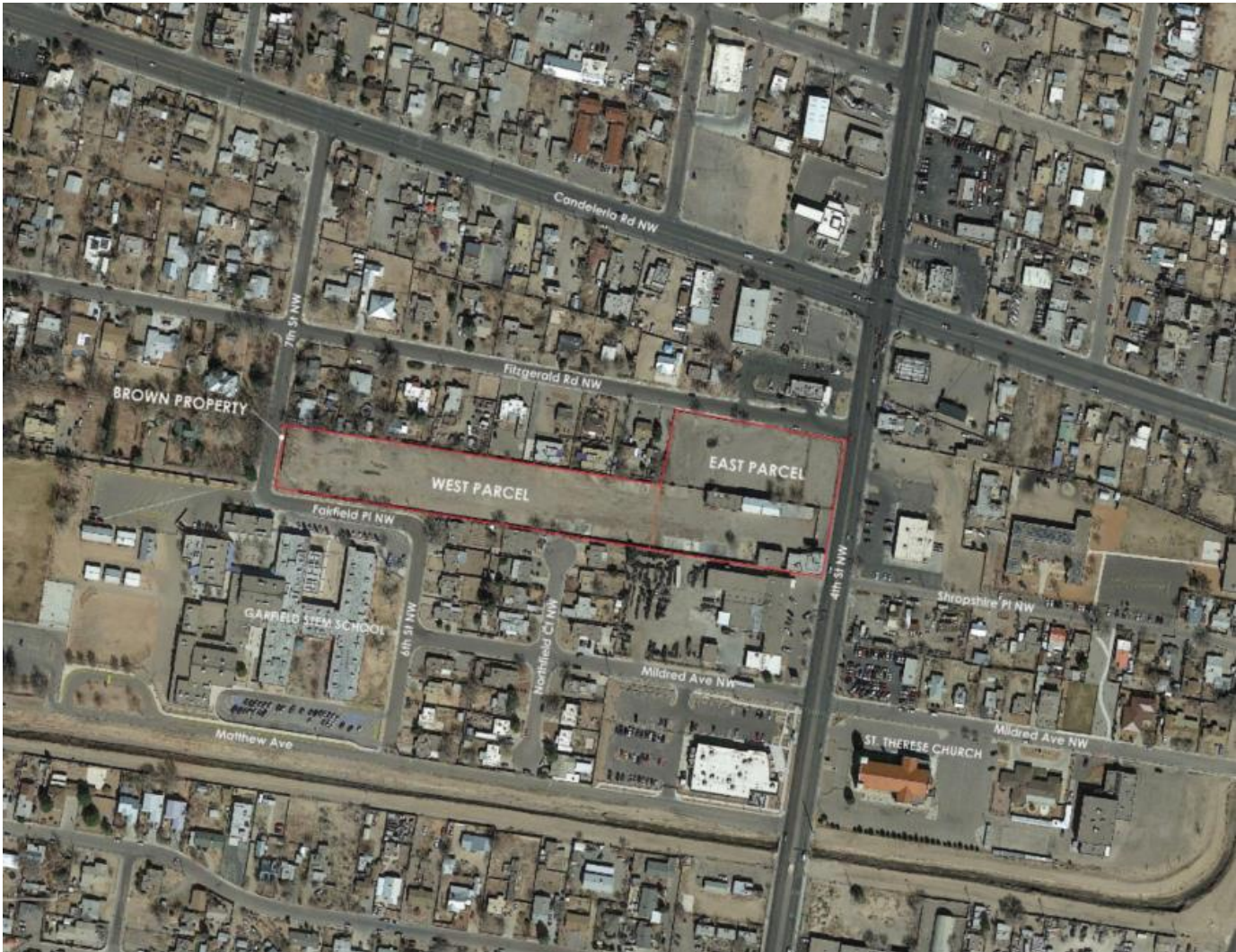
The Calle Cuarta site is an “L” shaped property located north of Garfield STEM Magnet & Community School between Fitzgerald Road and Fairfield Place, and between 7th and 4th Streets in Albuquerque’s Near North Valley Neighborhood. A brownfield site, the parcels that make up the site were once the home to a series of construction and transportation related businesses. In 2013, the City of Albuquerque acquired the property to redevelop it as a mixed-use community with affordable multi-family and retail on the east 2.8 acres along 4th Street and Fitzgerald Road and neighborhood scale, single-family residential on the west 2.2 acres along 7th Street, Fairfield Place and a new interior road (see Figure 1. Vicinity Map).

After purchasing the property with the help of Bernalillo County, the City undertook a robust public planning process resulting in the *Brown Property Community Process Report* (available at https://www.cabq.gov/council/documents/120318_brown_property_report-final.pdf) which sets out community goals for this City and County-subsidized development, and which informed the RFP.

Between the single-family residential and the commercial/apartments, there will be a node of outdoor activity: community open spaces, covered outdoor seating, and a children’s play area. This node is divided into two separate areas by a property line between the West Parcel dedicated to single-family residential and East Parcel dedicated to higher density multifamily. The outdoor space located on the West Parcel will be maintained by the HOA for the single-family development and the outdoor space located on the East Parcel will be maintained by the multifamily project. This node of outdoor activity is intended to be used by the residents of the project.

A public pedestrian/bike path leads from Fairfield Place directly to the retail area and 4th Street, where an outdoor patio extends retail opportunity and activity while further activating the streetscape. This path is intended to be open for use for the community beyond the project to activate retail on 4th Street while connecting neighborhoods nearby.

FIGURE 1: Vicinity Map



CALLE CUARTA
Design Guidelines | Attached Single-Family Residential

FIGURE 2: Conceptual Site Plan – Demonstrates the overall project including the West Parcel and East Parcel and the scope defined by these Design Guidelines.

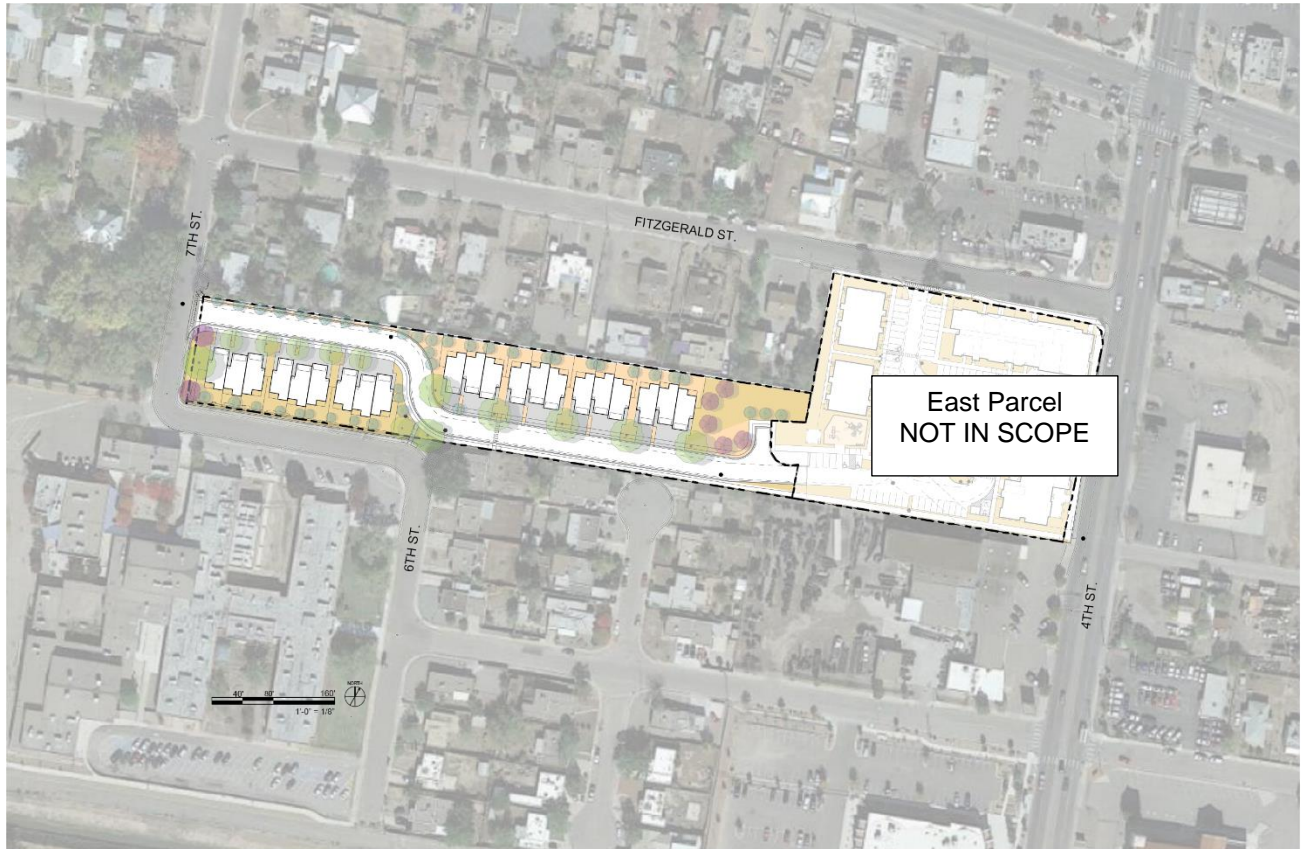
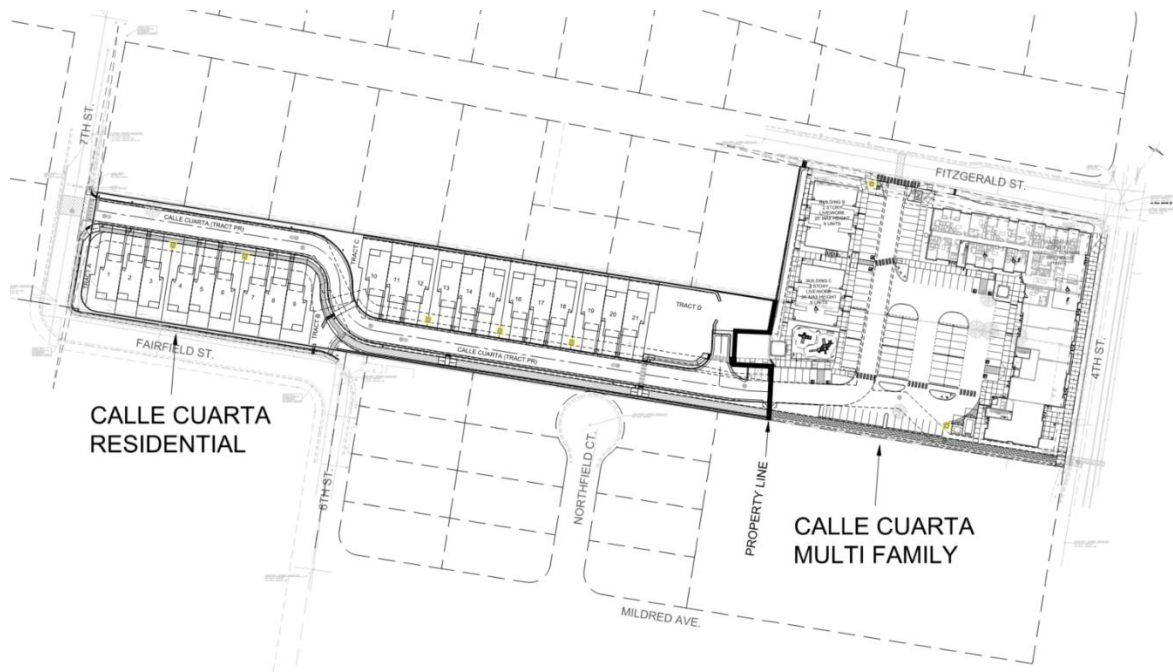


FIGURE 3: Preliminary Plat – Overall



CALLE CUARTA
Design Guidelines | Attached Single-Family Residential

FIGURE 4: Preliminary Plat – West Parcel



2. SITE CONDITIONS & CONTEXT

The project site for the attached single-family development is a portion of the 5.0 acre, MX-M zoned, mixed-use site located southwest of the intersection of 4th Street and Fitzgerald Road. See survey by Russ P. Hugg of Survtek dated April 30, 2021. This portion of the site is referred to as the West Parcel throughout this document.

Adjacent to the attached single-family development and to the east, Calle Cuarta's mixed-use community creates a more defined urban character and sense of place along the 4th Street corridor. The project improves the existing site and surrounding urban form by orienting new three-story mixed-use buildings towards 4th Street and Fitzgerald Road, and connecting the attached single-family community with landscaping, outdoor gathering spaces, and pedestrian connections.

The site is in proximity to multiple opportunities for dining, employment, recreation, and entertainment. Two grocery options (John Brooks Supermart and Food King Cost Plus Food) are within 1.2 miles from the site along with several health and social services facilities. The site is served by the following schools: Garfield STEM Magnet & Community School, St. Therese Catholic School, Gordon Bernell Charter School, NACA (Native American Community School), Menaul School, Cochiti Elementary School and Valley High School. Garfield Park and the Alameda Drain Trail are within walking distance.

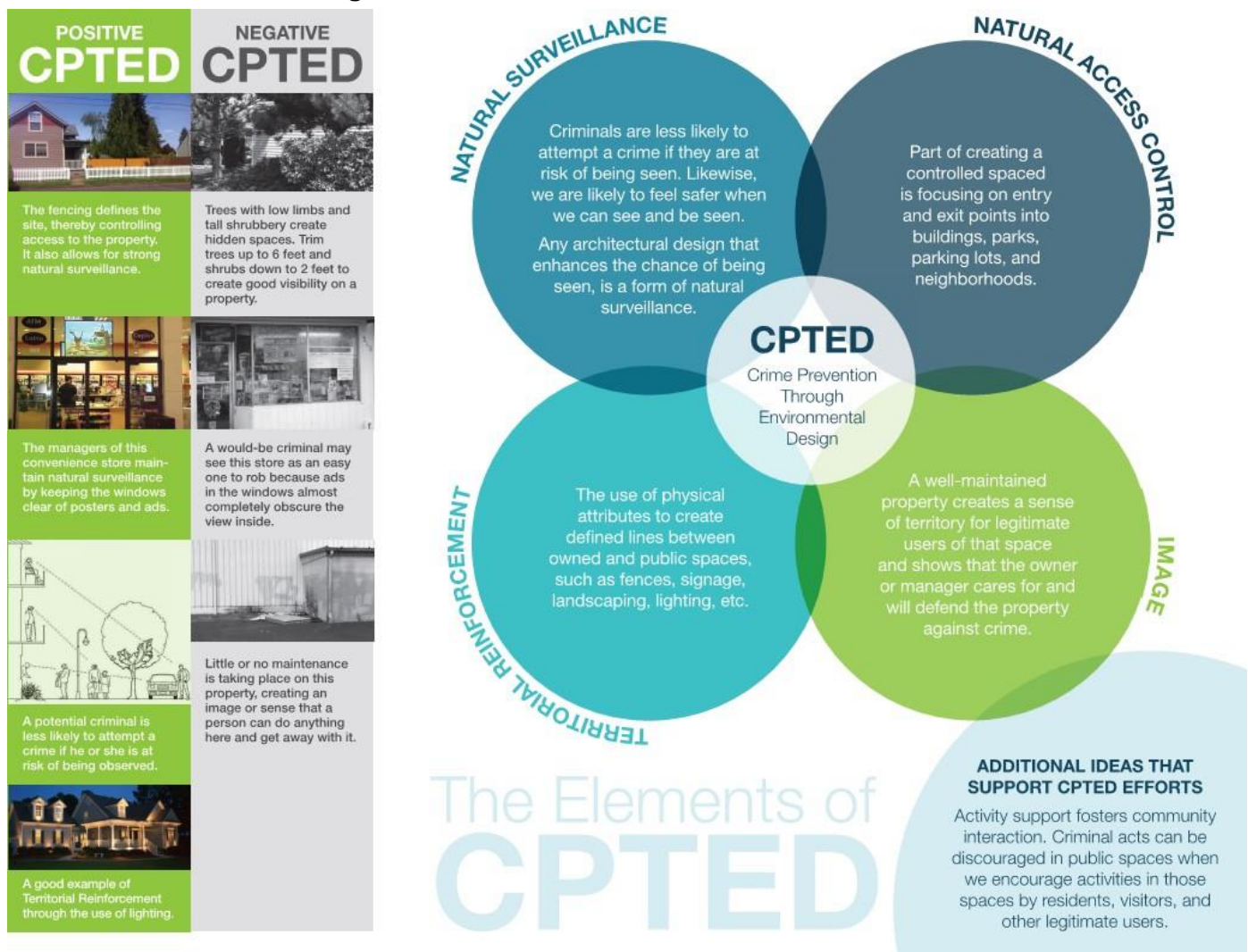
3. SITE DEVELOPMENT PLAN

With a site development plan approved by the Development Review Board (DRB), Calle Cuarta creates new commercial, multi-family and single-family housing in an area in need of new investment and redevelopment. The approved development plan establishes a high-quality design framework with consistent architectural and landscape elements while providing strong pedestrian linkages between the single-family housing and the multi-family and commercial portions of the site and beyond. All requirements of the approved site development plan shall be incorporated into the attached single-family development. Refer to CABQ Project Number: PR-2020-003847 and Application Number: SI-2021-01955.

4. CPTED – CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Crime Prevention Through Environmental Design (CPTED) principles must be implemented in the single-family residential component. How a community is built, rebuilt, maintained, and managed contributes to its safety and vitality by directly influencing personal behavior. CPTED is a multidisciplinary and collaborative design approach intended to foster positive social interactions and deter criminal behavior within communities. Proper design, use and management of the built environment leads to a reduction in the incidence and fear of crime, while improving community vitality and overall quality of life. The intent of CPTED for single-family spaces is to ensure grounds, buildings, and interiors incorporate proven design strategies for effective use of the built environment resulting in a reduction in incidence and fear of crime thereby leading to an improvement in the quality of life for the community. A well-designed space should make it difficult to commit a crime. Crime prevention is the anticipation, recognition and appraisal of a crime risk and the initiation of some action to remove or reduce the risk. The arrangement and design of buildings and open spaces can encourage or discourage undesirable behavior and criminal activity.

FIGURE 5: CPTED Diagram



To reduce opportunities for crime and to foster community interaction, these four principles should be used in the design of the attached single- family development:

Natural Access Control –

Properly located entrances, exits, fencing, landscaping, and lighting can direct both foot and motor vehicular traffic in ways that discourage crime. Natural access control should be implemented at Calle Cuarta beyond access control at the residences alone, and should incorporate nonphysical or psychological barriers like signs, paving textures, landscape material to form edges or gateways at the street entrance from 7th Street and other pedestrian access. Nonphysical or psychological barriers are anything that may make a potential intruder feel uncomfortable entering a site.

Natural Surveillance –

Criminals do not want to be seen. Placing key amenities and features, activities, and people in ways that maximize the ability for residents, their neighbors, and passersby to see and for criminals to be seen discourages crime. Locations of windows, intentional lighting and careful location of built elements such as walls, fences, and landscape allow for direct lines of sight for natural surveillance to occur. The design of the residences should incorporate windows from active living spaces such as the kitchen or living room within the homes that maintain a direct line of sight to driveways, sidewalks, pathways, and community spaces.

Territorial Reinforcement –

Territorial Reinforcement refers to the development of areas or places where the users feel a strong sense of ownership – people naturally protect what they feel is their own and have respect for the territory of others. Territorial Reinforcement is the use of physical attributes that express ownership such as fencing, pavement treatments, signage, landscaping, artwork and seating. Each residence shall have a clear expression of defined territory.

Maintenance

Commitment to routine and preventative maintenance demonstrates that someone cares and is investing in the property. Neglected space often results in mistreatment of that space by people. During design and construction, attention to the selection of materials and finishes for durability and maintenance is strongly encouraged. Incorporate a maintenance plan that includes immediately repairing any damaged property, immediately removing graffiti, keeping trash receptacles clean, and maintaining lighting, as examples. Landscaping shall be maintained. Plant material should be selected in consideration of full maturation to avoid negative impact to sight lights.

5. DESIGN GUIDELINES

A consistent architectural vocabulary within the multi-family and commercial portion of the site using architectural styles that have complementary forms, materials, and color, has been established and approved through the DRB site development review process. While these guidelines do not mandate that the architectural character of the single-family homes exactly match the style of the retail/apartments, the design should incorporate enough of the character of the retail/apartments to convey continuity while also fitting comfortably into the surrounding neighborhood of modest, mostly single-story, single-family homes with single car garages. All buildings within the development should comply with the City of Albuquerque's Integrated Development Ordinance and the additional architectural standards as outlined below.

Site Orientation

1. The homes along Fairfield Place shall have a front (public) entry facing Fairfield with their back (private) entry adjacent to their garage off the private interior road. The homes along the private interior road, facing the existing concrete wall, shall have their front (public) entry facing the interior road.
2. Public gathering spaces within the residential portion of the site shall be connected by sidewalks or pathways. The public pedestrian/bicycle path through the site should be inviting, and shall be connected to community spaces.

General Architectural

1. All buildings shall utilize design elements, building materials, and color palettes similar to the retail/apartments to promote a cohesive architectural identity for the overall Calle Cuarta development, and that also are compatible and integrate with the existing neighborhood.
2. All buildings shall be "contemporary" in design. If historical references to traditional architectural styles are used, they should be a contemporary interpretation of those styles.
3. High-quality building materials and details shall be used on all building facades to promote four-sided architecture. All buildings materials shall be durable, easily, and economically maintained, and of a quality that will retain their appearance over time.
4. Predominantly muted colors with one or more accessory accent colors shall be used. The color palette shall be coordinated with the multi-family and commercial portions of the site to ensure a cohesive sense of place for the overall Calle Cuarta development.
5. Building fronts and sides shall vary in façade articulation, vertical and horizontal planes, massing, and design treatments to avoid monotonous appearances, create visual interest, and relate to the scale of the existing neighborhood.
6. Garages shall be architecturally and functionally integrated with the established design theme of the Calle Cuarta development.
7. Entrances to the townhomes and garages will be well-lit and property addresses clearly marked with signage to define these entries. Deeply recessed entries shall be avoided.

8. Windows in an active living space (kitchen, dining room, living room) shall provide a view of the sidewalks and street for Natural Surveillance. For the homes fronting on the private interior road, living spaces may be located on the upper floor, or one-car garages may be used. Windows should be incorporated on exposed sides of buildings to provide additional “eyes on the street” complying with requirements of CPTED principles of Natural Surveillance.
9. Second level balconies or second level windows from main spaces shall be incorporated to provide additional Natural Surveillance.
10. Incorporate evenly distributed lighting and consistent taller landscape along the street and community edges to define territory and allow for clear visibility within the site.
11. All homes shall have yards and/or balconies to provide private outdoor space.

CALLE CUARTA
Design Guidelines | Attached Single-Family Residential



CONTEXT IMAGE - LOOKING EAST

Open Space & Pedestrian Amenity Standards:

Promoting a land use mix to encourage activities throughout the day provides a feeling of safety and well-being. Multiple opportunities for outdoor activities as well as a variety of housing and planned retail all work together to support a sense of community and ownership, and a satisfying quality of life.

General Standards:

1. Usable Open Space shall be provided in accordance with the City of Albuquerque IDO and the site plan.
2. Pedestrian access shall be provided throughout the site and within individual parcels using a combination of sidewalks and pathways to create a cohesive and robust pedestrian network throughout.
3. At pedestrian access points, CPTED principles and strategies to define territory shall be implemented.
4. All usable open space areas shall feature coordinated pedestrian lighting and site furnishings to unify the individual development parcels and to support a cohesive identity and character.
5. The location, size and associated amenities of usable open space areas shall be identified through the subdivision plat and site plan review processes.



The single-family residential development shall also:

- a) Provide a minimum of 10% of the net site area designated as open space (either active or passive).
2. Provide community open space with distinct areas in a node between the single-family homes and the retail/apartments, including (A) landscaped park-like area for respite and play; (B) space for children to play; (C) a covered gathering area; (D) a small dog park. This community open space shall be located on the West Parcel.
3. Consider the following design details in the Community Space:
 - a) areas throughout that are universally accessible;
 - b) clear circulation paths with well-marked entries to the site;
 - c) bike racks;
 - d) a central supervision area with seating for parents and caregivers to oversee the play of young children. This area should be attractive, comfortable, and shaded;
 - e) play areas for young children ages 2 to 12, including:
 - i. Shaded areas for play
 - ii. Soft surfaces for climbing, sliding, swinging, jumping, digging, balance;
 - iii. Hard surfaces for wheeled vehicles, games;
 - iv. Areas for digging, pouring, building, arranging;
 - f) play areas zoned by age and activity with youngest children close to adult supervision area and older kids further away;
 - g) appropriate separation of activities where needed;
 - h) options for sun or shade for all activities;
 - i) quiet, passive, shaded areas with seating throughout;
 - j) a large shade structure with seating and tables comfortable for individuals, families, and groups of all ages;
 - k) landscaping to create intimate spaces, buffers, borders, shade;
 - l) flat grass area for all ages for field activities, e.g., ball games, throwing, running;
 - m) small hills or sloped surfaces for rolling, running, sitting.
 - n) possible use of the perimeter block wall along the north side of the site for ball games.
4. Provide a wide pedestrian/bike path along the south edge of the site from Fairfield Place to 4th Street per the DRB site plan approval. The path shall be landscaped with shade trees and shrubs on the curb side and vines on the wall side. There shall be a direct connection between the path and the community spaces.

These amenities shall be maintained by the Calle Cuarta Home Owner's Association.

Landscape

Cohesive landscaping establishes a framework that visually unifies the single-family residential site with the mixed-use, retail/apartments portion of the site and strengthens the overall project identity. Project landscaping serves to enhance the visual aesthetic of the project and reinforces the street presence and pedestrian experience. Clean, maintained landscaping defines territory and creates ownership. A clear theme and image for the development is established through a cohesive landscape palette that is composed primarily of native and adapted plants. A more enhanced palette of plant material is used to highlight key focal points including public gathering spaces, and pedestrian walkways. This enhanced palette provides the appropriate degree of shade, scale, color and texture to distinguish focal areas. Outside of these areas, the project utilizes a more regional, sustainable landscape palette of low water vegetation. Landscape area should integrate sustainable development practices that maintain pervious surfaces where possible to minimize stormwater discharge and increase groundwater infiltration rates.

Landscape Standards

- b) All plants shall be selected from the City's 'Low Water Use/Drought Tolerant Plant List' of the list Albuquerque Source. This plant palette may be supplemented with appropriate species to enhance the visual appeal of Calle Cuarta.
- c) The landscape treatment at key focal points including project entrances, and within public gathering spaces shall change in terms of intensity, pattern, texture, scale, or form to highlight these areas.
- d) Xeriscape principles shall be applied to all landscape areas including the use of drought tolerant plant materials and water harvesting areas where practical.
- e) Wherever possible, the landscape design shall incorporate active and passive water harvesting techniques to reduce potable water use for irrigation.
- f) An automatic underground irrigation system is required to support all required landscaping. Irrigation components shall be checked periodically to ensure maximum efficiency.
- g) Landscaping should follow the 3 Foot/10 Foot Rule enforced by CPTED. Shrubs should be cut down to no higher than 3 feet and thinned out, while tree canopies (as appropriate for approved tree species) should be cut to hang no lower than ten feet from the ground. This reduces hiding places and increases overall visibility, providing Natural Surveillance and Natural Access Control.
- h) Consider planting prickly vegetation below certain external windows to deter unwanted entry.
- i) Shade trees shall be included within the south-sided yards sufficient to help shade the south-facing facades.

Walls / Fences

Site walls and/or fences shall be utilized to separate the rear and side yards at each single-family home. The colors, materials, and design of walls/fences are compatible with the architectural design of the overall Calle Cuarta development. View fencing, rather than solid walls, is utilized in areas where key visual corridors are desired. The exact location, height and design of walls and fences will be determined during site plan review.

Wall / Fence Standards	
1.	Perimeter walls and/or fences shall include pedestrian access points at key locations to ensure convenient connectivity throughout the site and provide easy access to adjacent tracts. (There will be no connection to Northfield Court.)
2.	The finish of walls & fences shall be attractive and compatible with the color, building materials and/or design of adjacent buildings on the site.
3.	It is recommended that the 4'-0" solid walls along Fairfield Place have view fencing (see-through, e.g., wrought iron) above to keep people from jumping into yards, but maintain visual connections, Natural Surveillance and Territorial Reinforcement.

FIGURE 5: Wall/Fence Precedents

Illustrates high-quality view fencing utilized to help separate the single-family from public sidewalks and streets.



Site Lighting

Site lighting is used to enhance safety, security, and visual aesthetics. Daytime and nighttime appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection. The specific location and type of fixtures will be identified through the site plan review process. The intention is to enhance the attractiveness and livability of the city, protect the safety of residents, reduce light pollution between private properties and prevent unnecessary sky glow that reduces visibility of stars in the night sky.

Illumination within the Calle Cuarta project must comply with the applicable City Regulations See 14-16-5-8 for requirements. If site lighting is provided, it is encouraged to follow the recommendations provided per CPTED guidelines. Good lighting will help people feel more comfortable with their surroundings. It should provide clear paths for movement and highlight entryways without creating harsh effects or shadowy hiding places.

Lighting Standards	
1.	All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way unless lights are required by CABQ.
2.	Any free-standing lights shall be of a consistent design throughout the development.
3.	If Pedestrian lighting is used, it shall not exceed 16 feet in height.
4.	All lighting fixtures shall comply with the outdoor lighting provisions adopted by the City of Albuquerque as well as the requirements of the Dark Sky Ordinance and 14-16-5-8 Outdoor and Site Lighting guidelines in the CoA IDO and remain off between 11:00 pm and sunrise.
5.	Light fixtures are required to be full cutoff as defined by the Illuminating Engineers Society of North America (IESNA) in order to mitigate light trespass onto surrounding properties.
6.	The design of lighting fixtures and their structural support shall be of a scale and architectural design compatible with the single-family homes and surrounding neighborhood.
7.	Coordinated pedestrian-scale lighting features are provided in areas designed for pedestrian activities such as plazas, courtyards, pathways, playgrounds and open common areas at least 1 foot candle, not to exceed 4 foot candles.

6. DIMENSIONAL STANDARDS

All development within the Calle Cuarta project must comply with the applicable City regulations listed as currently published in the IDO.

7. INFRASTRUCTURE

a) WATER INFRASTRUCTURE

The proposed development follows the criteria set forth in the City of Albuquerque Standard drawings 2460 and 2461. The site lies within the City of Albuquerque Water Pressure Zone 1E.

A 6-inch water main exists along the 7th Street project frontage with valves at the corners of the parcel line fronting 7th Street, providing water main access to the project site. Public fire hydrants exist at the northern corner of the parcel fronting 7th Street. Along Fairfield Place, there is a 6-inch water main with valves on the opposite side of the street that serve the adjacent multifamily housing with fire hydrants at regular intervals.

b) WASTEWATER INFRASTRUCTURE

Existing sanitary sewer facilities in the vicinity include an 8-inch main in 7th Street, an 8-inch main in 4th Street adjacent to the multi-family site, and a 6-inch main in Fairfield Place. There are no stubs provided to the site from either main. The developer (if necessary) would have to confirm capacity of all lines during the development application process.

c) DRAINAGE/STORMWATER MANAGEMENT

The Calle Cuarta site is located in FEMA Flood Zone X, areas outside of the 500-year floodplain, reduced flood risk due to Levee. The existing site grades generally fall from northeast to southwest. Per the IDO all new developments shall retain on-site the volume generated by the 100-yr, 2-hr design storm event, including the adjacent public half street rights-of-way. Retention can be provided in at-grade retention ponds. Offsite stormwater runoff does not appear to impact the project site. Stormwater for the west portion of the site is split in two directions, half to 7th street and half to Fairfield Place. The east portion of the site discharges to Fitzgerald Road via a swale through the multi-family site.