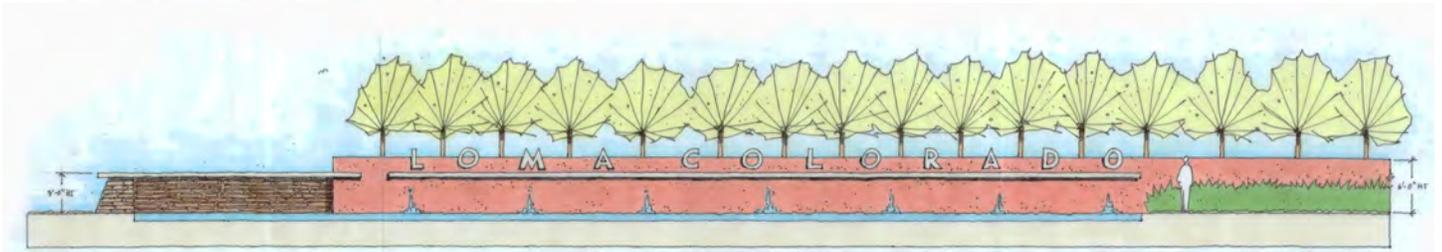


LOMA COLORADO REDEVELOPMENT PLAN



Prepared For:
Pulte Homes of New Mexico

Prepared By:
RVi
Consensus Planning, Inc.
Bohannon Huston, Inc.

February 2012, as Amended



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO. 14

ENACTMENT NO. 12-014

**APPROVING AN AMENDMENT TO THE LOMA COLORADO REDEVELOPMENT
MASTER PLAN AND ZONE DISTRICTS STANDARDS DOCUMENT.**

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, and zoning pursuant to 3-19-1, NMSA, 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses land use in master planned communities via master plans; and

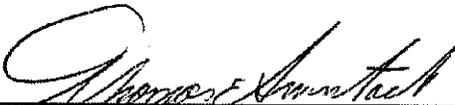
WHEREAS: the Loma Colorado Redevelopment Master Plan and Zone Districts Standards Document was adopted to guide land use in the Loma Colorado Master Planned Community; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendment to the Loma Colorado Redevelopment Master Plan and Zone Districts Standards Document, and recommends its approval as being in conformance with the City of Rio Rancho Comprehensive Plan.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF
RIO RANCHO:**

That the Governing Body hereby approves the amendment to the Loma Colorado Redevelopment Master Plan and Zone Districts Standards Document attached hereto and hereby adopts the Amended Loma Colorado Redevelopment Master Plan and Zone Districts Standards Document as contained within the attached Exhibit I and Exhibit II.

ADOPTED THIS 22ND DAY OF FEBRUARY, 2012.

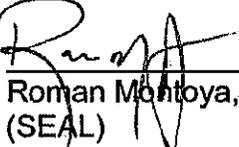


Thomas E. Swisstack, Mayor

7/26/12

Date

ATTEST:



Roman Montoya, City Clerk
(SEAL)



**BEFORE THE GOVERNING BODY
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT**

In the Matter of:
Master Plan Amendment # 11-410-00003

APPROVING AN AMENDMENT TO THE LOMA COLORADO REDEVELOPMENT MASTER PLAN AND ZONE DISTRICTS STANDARDS DOCUMENT.

Applicant: Pulte Homes of New Mexico, Inc.

THIS MATTER having come before the Governing Body on this 22th day of February, 2012, the Governing Body having taken evidence and considered the merits;

THE GOVERNING BODY HEREBY FINDS:

GENERAL FINDINGS:

1. The Governing Body has jurisdiction over the applicant's request for a Master Plan Amendment and proper notice of the hearing of this matter was given.
2. The property owner has authority to make application for a Master Plan Amendment.
3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:

1. The proposed amendments to the Loma Colorado Redevelopment Master Plan are consistent with *City of Rio Rancho Comprehensive Plan (CCP)* with respect to promoting infill development; gross receipts tax revenue, community health and open space.
2. The amendment to Tract 10 results in a decrease of 2.8 acres of the northern boundary. The 2.8 acre portion will be incorporated into Tract 11 by summary plat.
3. Tract 11 will be replatted into two tracts; Tract 11A (12.1 acre for development of the Continuum of Care facility and Tract 11B (2.5 acre for the drainage pond).
4. The text amendment pertaining to Tract 11 permitting nursing care, assisted living, transitional living facilities and similar institutions, on ±12 acres instead of 6 acres, furthers the *CCP's* Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.
5. The before-mentioned uses are currently permissive in the SU/MU zone.
6. Expanding the allowable use for lifelong senior care to all of Tract 11 is advantageous to the City as it will facilitate the development of a high quality senior care facility.
7. Construction of the proposed development will generate substantial tax revenue and construction jobs.
8. The proposed facility will employ approximately 100 professional level jobs in the city may boost the development of adjacent retail activity for the service retail needs of the residents; and will provide an attractive neighbor to the adjacent single family area.
9. The proposed use will not increase the demand on the local services such as parks and schools.
10. The westerly 6 acres of Tract 12 will be developed with two additional levels of design standards.
 - a) The Plan currently allows one multi-family development on the westerly 6 acres of Tract 12; the amendment being proposed for the site is: The addition of a "Usable Recreation Space" criteria for the development of onsite recreation space, and
 - b) The addition of a second set of design standards that apply only to this site.
11. The inclusion of the "Usable Recreation Space" standards will minimize the impacts of any future multi-family development on nearby recreational sites.

Therefore; the Governing Body hereby approves the amendments to the Loma Colorado Redevelopment Master Plan and Zone Districts Standards Document and hereby adopts the Amended Loma Colorado Redevelopment Master Plan and Zone Districts Standards Document, as evidenced by the adoption of Resolution No. 14, Enactment No.12-014 by the Governing Body of the City of Rio Rancho on February 22, 2012, subject to the conditions, restrictions and stipulations therein.

2/26/12
Date


Mayor, Thomas E. Swisstack

Table of Contents



| Section | Page |
|--|-------------|
| Section 1: Introduction | 1 |
| Section 2: Land Use | 11 |
| Section 3: Northern Boulevard Area Plan | 25 |
| Section 4: Potable Water System Master Plan | 27 |
| Section 5: Wastewater System Master Plan | 31 |
| Section 6: Water Re-Use System | 35 |
| Section 7: Transportation | 37 |
| Section 8: Drainage Master Plan | 39 |
| Appendix A: Design Guidelines | 43 |
| Appendix B: Design Guidelines for Multi-Family Development | 63 |
| Appendix C: Plant Palette | 69 |

SECTION 1: INTRODUCTION

A. PROJECT SUMMARY

The purpose of this Redevelopment Plan is to provide a land use framework and development guidance for the Loma Colorado area, a growing and dynamic area, located within the City of Rio Rancho. The Loma Colorado area has been approved as a redevelopment area. The Loma Colorado area is located south of Northern Boulevard, and east of Loma Colorado Boulevard. It is a developing activity node adjacent to Rio Rancho High School.

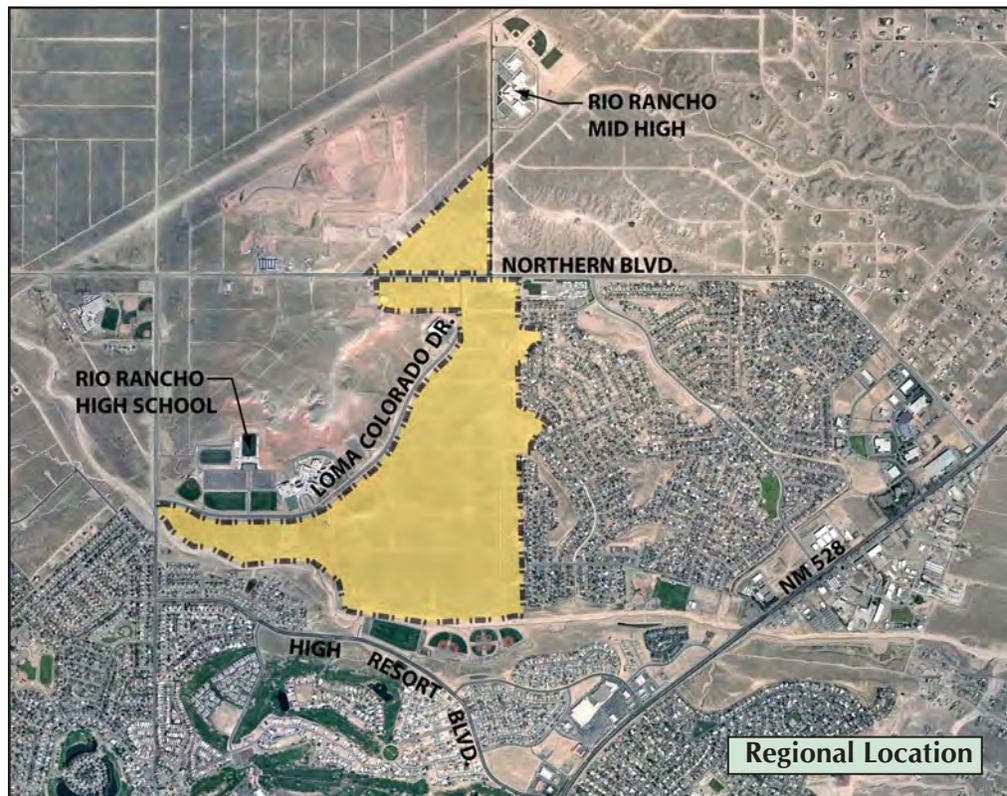
The Loma Colorado Redevelopment Plan boundaries consist of a total of 442 acres. It is anticipated that at full build out, Loma Colorado will contain approximately 1,100 dwelling units with a gross overall density of 4.0 dwelling units/acre. In addition to the residential areas, the Redevelopment Plan will also show areas for mixed use development, which will allow for office, industrial, commercial, and high density residential development.

1. Key Highlights of the Loma Colorado Redevelopment Plan

This Redevelopment Plan provides the overall framework to guide future development. Key highlights and details of the Redevelopment Plan include:

- Loma Colorado is a self-sufficient mixed use development providing commercial development and employment, housing, and local amenities for the residents of the community;
- The Redevelopment Plan contains a designation of land uses, anticipated densities and permissive uses for the land use categories (including community facilities such as parks, schools, and open spaces), and a generalized phasing plan for development;
- Loma Colorado has been designed to work with existing and planned public buildings;
- Open space and pedestrian connectivity are the backbone of Loma Colorado. This is accomplished through a comprehensive network of trails, large open spaces, and arroyo crossings;
- Pedestrian connectivity extends out to meet local points of interests and activities such as Rio Rancho High School, the Rio Rancho Sports Complex, the proposed mixed-use activity center, the new library, the aquatic center, regional trails, and each adjacent residential community;
- There are design guidelines to provide an overview of design elements for Loma Colorado as it develops in the future;
- Loma Colorado has been planned to adhere to the Vision 2020 Integrated Comprehensive Plan by creating a Mixed-Use Activity Center that allows people to live, work, and play all within walking distance;

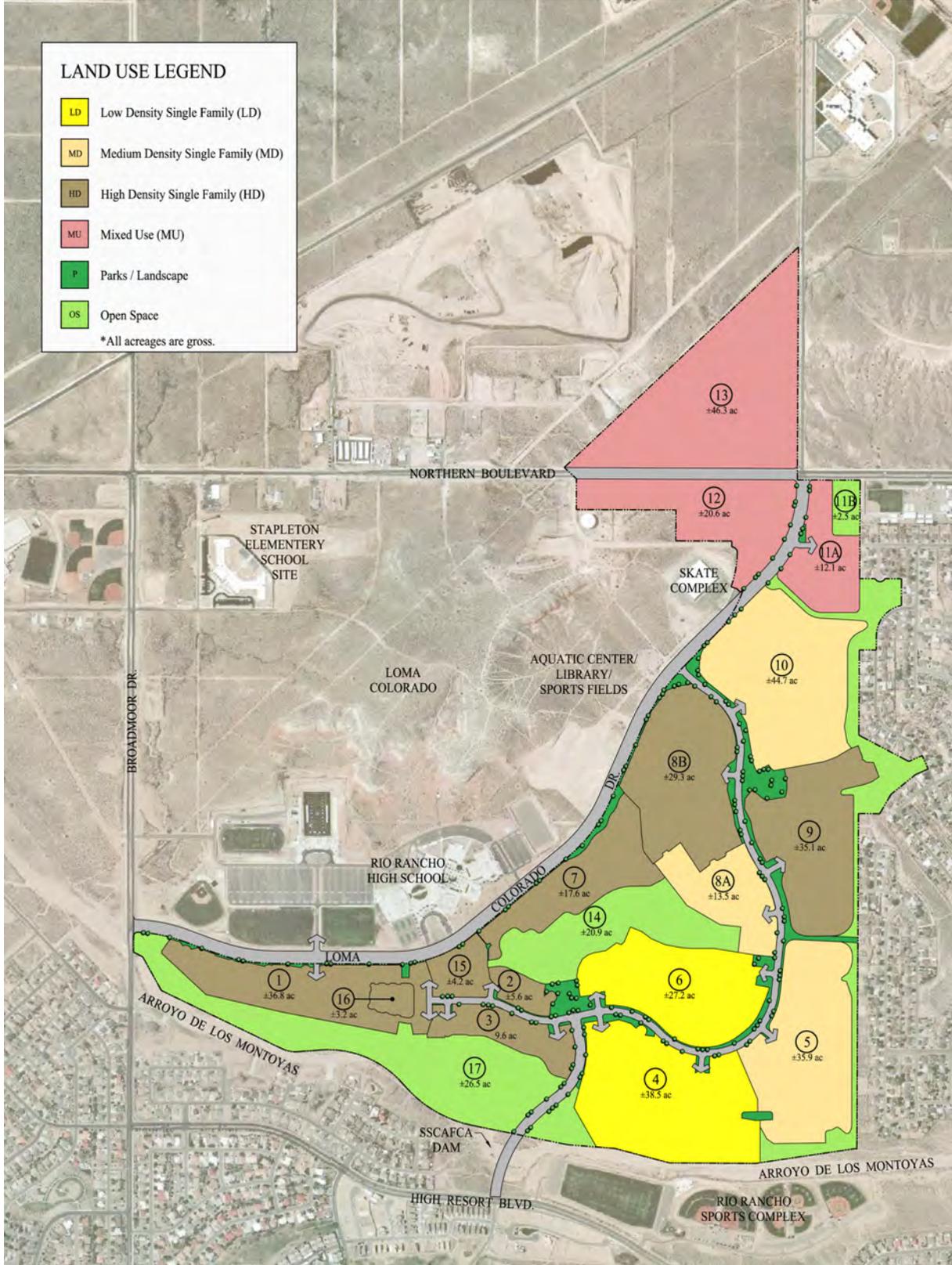
- Loma Colorado has been planned with an eye to the future. Its infrastructure takes into account the City's projected growth and traffic volumes and will help to improve traffic flow in the adjacent area with the redevelopment of existing roads.
- Pulte will be using a wide mixture of densities and pulling from their 2,500 different floor plans and elevations to create a unique and interesting community where people will want to live.
- The Redevelopment Plan contains a water plan for Loma Colorado that addresses both quality and quantity issues;
- Another section in this Redevelopment Plan consists of a wastewater master plan for Loma Colorado;
- The Transportation Plan included as a section within this Redevelopment Plan addresses both internal and external access issues; and
- An overall drainage plan has been prepared that addresses existing and future conditions of the area.



LAND USE LEGEND

- LD Low Density Single Family (LD)
- MD Medium Density Single Family (MD)
- HD High Density Single Family (HD)
- MU Mixed Use (MU)
- P Parks / Landscape
- OS Open Space

*All acreages are gross.



Loma Colorado Land Use Plan



Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87108-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
322 Eighth Street NW
Albuquerque, NM 87102
(505) 764-3001 FAX 842-5495
e-mail: cp@consensusplanning.com

Land Use Mix

The land use for Loma Colorado is a mix containing various residential densities, commercial/retail areas, public uses and open spaces. The following table summarizes the land use mix for Loma Colorado.

| Loma Colorado Land Use Table | | | | |
|--|--------------|------------|------------------------------------|--|
| Use | Acreage* | % | Density | Approx. # of Units |
| Single Family Residential* | | | | |
| Low Density | 55.1 | 12% | 3.2 | 181 |
| Medium Density | 74.3 | 17% | 4.5 | 352 |
| High Density*** | 107.0 | 24% | 5.3 | 567 |
| TOTAL* | 239.2 | 53% | 4.5 | 1,100 |
| Non-Residential | | | | |
| Mixed-Use (Office, Commercial, Industrial, Multi-Family) | 79.1 | 18% | Floor Area Ratio = 0.2 32 du/ac | *Multi-Family restricted to maximum of 6 acres in Tract 12 |
| Major Rights-of-Way | 15.0 | 3% | - | - |
| Parks, Open Space, Trails, Levees, Wells* | 107.3 | 25% | - | - |
| Seminary** | 4.2 | .05% | - | - |
| TOTAL | 202.8 | 47% | - | - |
| GRAND TOTAL | 442 | - | - | 1,100 |

*Residential acreage is net in platted subdivisions, excluding platted tracts for parks, landscape, open space, and major rights-of-way. However, additional open space and landscape tracts remain internal to unplatted parcels. Once platted, this will decrease net residential acreage and increase open space acreage. Senior Continuum of Care Facilities are located on Tract 11A.

** Seminary (Tract 15) is part of the redevelopment area, but not part of the area being developed by Pulte Homes.

*** Tract 16 includes open space and well sites in addition to HD residential lots.

The total area of land zoned for single-family residential use is 239.2 acres (net) and accounts for 54% of the Redevelopment Plan area. The Land Use Plan on the previous page also shows a network of parks and open space that provides connectivity throughout the community and links residential areas to commercial/retail areas. Mixed use areas that will be a mix of commercial, industrial and/or high density residential uses are shown in the northern area at the intersection of Loma Colorado Drive and Northern Boulevard.

B. EXISTING CONDITIONS AT LOMA COLORADO

1. Transportation System

Loma Colorado is accessed from Northern Boulevard, an existing principal arterial as defined by the Mid-Region Council of Governments Long Range Roadway System Plan. The other two access points include Loma Colorado Drive and High Resort Boulevard, both of which are classified as minor arterials. Both Northern Boulevard and Loma Colorado Drive have existing bike trails within the right-of-way.

2. Rio Rancho High School Activity Center

Rio Rancho High School is located on the west side of Loma Colorado Drive. Stapleton Elementary School is located to the northwest, south of Northern Boulevard. An aquatic center/library/sports complex is located to the northeast of Rio Rancho High School.

3. Natural Features

The Montoyas Arroyo, which is planned as an open space corridor according to the Vision 2020 Integrated Comprehensive Plan, forms the southern boundary of the Redevelopment Plan. The Montoyas Arroyo Open Space Corridor is intended to be a significant corridor that links one part of the City to the other. The arroyo provides trail opportunities for pedestrian, bicycle, and other non-motorized modes of transportation.

C. DESIGNATION OF LOMA COLORADO AS A REDEVELOPMENT AREA

1. Overview of the Loma Colorado Metropolitan Redevelopment Plan

The Loma Colorado Area has been approved for future redevelopment under a Redevelopment Plan. Unit 13 was declared blighted after a Blighted Condition Study was prepared, which then authorized the City to classify the Loma Colorado area as a Redevelopment Area. The Blighted Condition Study reached the following conclusions:

- Unit 13 contains an inadequate street layout which does not meet current right-of-way standards or respect the need to reduce traffic on residential streets;
- Unit 13 contains faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unit 13's diversity of ownership effectively retards the provision of infrastructure consistent with current City of Rio Rancho ordinances and the orderly development of the Redevelopment Area;
- There is improper subdivision with respect to current development standards; and
- Unit 13 contains obsolete planning and platting, which inadequately provides for cultural, educational, and recreational sites.

In essence, conditions found in Unit 13 and the Loma Colorado area were determined to be detrimental to sound, well planned growth and the economic health of the City of Rio Rancho. As a result, the City declared Unit 13 a Redevelopment Area. The declaration of the Loma Colorado area as blighted led to the City of Rio Rancho adopting the Loma Colorado Redevelopment Plan.

D. CONFORMANCE OF THE LOMA COLORADO REDEVELOPMENT PLAN TO THE VISION 2020 ICP

The Loma Colorado Redevelopment Plan adheres to the City of Rio Rancho's Vision 2020 Integrated Comprehensive Plan (2020 ICP). Within the 2020 ICP, the principles, policies, and action statements for the City of Rio Rancho provide general development guidelines to which all community development must adhere. The 2020 ICP is organized around eight fundamental principles or areas of concern to development in the community. These categories are:

- Land Use-Fiscal Analysis
- Urban Design
- Transportation and Circulation
- Infrastructure and Capital Facilities
- Environmental Sustainability
- Housing
- Community Services and Public Facilities
- Economic Development

Within each of these eight principles, the 2020 ICP lists specific policies and actions that are seen as desired outcomes for future development in the City. The Loma Colorado Redevelopment Plan helps to implement several of these policies. A brief summary of how the Loma Colorado Redevelopment Plan meets the overall principle and intent of these policies and action statements is described below:

1. Land Use-Fiscal Analysis

The mixed-use nature of the Loma Colorado Redevelopment Plan is intended to create a land use pattern that is efficient and fiscally sound for the City of Rio Rancho. The 2020 ICP identifies the Loma Colorado area as a growth node, which is defined as:

“master planned development area under single or unified management for phased, self sustaining development that includes an appropriately-scaled Activity Center serving residential development at ICP-indicated average densities”

The intent of this principle is to ensure a land use pattern that offers a diversity of housing, while maximizing commercial and employment opportunities, and offering open space for the enjoyment of residents. The land use concept for the Loma Colorado Redevelopment Plan accomplishes the intent of the principle and definition by including a variety of residential densities that are served by appropriately scaled mixed-use areas containing commercial and office uses. Specifically, the Redevelopment Plan implements this principle in several ways:

First, it allows for the development of land within the existing Rio Rancho municipal boundaries, thus representing infill, a primary desire of the City. Loma Colorado is already a major activity center, given the fact that Rio Rancho High School is located just outside of the Redevelopment Plan boundaries. The devel-

opment of Loma Colorado reinforces the growth node idea by further diversifying the land use mix.

The location of the school, parks, and open space in relation to the residential and mixed-use components creates a series of vibrant and distinct neighborhoods that implements the City of Rio Rancho's Land Use Principle, as identified in the 2020 ICP. It is conceivable that people living in the neighborhoods created in Loma Colorado could find employment in the mixed-use areas, Rio Rancho High School, or some of the other areas located in close proximity. The trail system and internal road network provides connectivity throughout the Loma Colorado Redevelopment Plan and to Rio Rancho High School and the commercial sites as well.

The Redevelopment Plan also recognizes the importance of land use planning on fiscal policy. The commercial development allowed in the Mixed Use areas will generate significant gross receipts tax revenues to the City. The mid-to-high housing prices will increase the property tax base and help expand the bonding capacity for both the City and the Rio Rancho School District.

2. Urban Design

The Loma Colorado Redevelopment Plan furthers the intent of the City of Rio Rancho by proposing infill development in an identified growth node as designated by The Urban Design Framework in the 2020 ICP. A growth node is defined as a Redevelopment Plan development area under a single or unified management. In addition to promoting infill development, this submittal implements the growth node concept. Another critical component of the Urban Design Framework is to establish guidance as to the nature of development, essentially the "look and feel" of the community. It also shows an open space/multi-use trail along the Arroyo de los Montoyas as well as trails connecting all the neighborhoods with parks and local public facilities. The Loma Colorado Redevelopment Plan is consistent with the intent of the Urban Design Principle by including overall design guidelines for the site, a unified streetscape and signage program, attractive entries, neighborhood amenities such as pocket parks, and the overall connectivity of the community itself.

3. Transportation and Circulation

The intent of the Transportation and Circulation Principle is to establish a long-range transportation network of sufficient capacity to meet local and regional circulation needs while providing a balanced circulation system. The Vision 2020 ICP Existing and Proposed Roadways Plan and the Mid-Region Council of Governments Long Range Roadway System Map shows Loma Colorado Drive as a minor arterial and Northern Boulevard as a Principal Arterial. Both Loma Colorado Drive and Northern Boulevard are designated as such and constructed. A Transportation and Circulation Plan and summary are provided as a section of this Redevelopment Plan.

4. Infrastructure and Capital Facilities

The Infrastructure and Capital Facilities Principle consists of three elements; the drainage system, the wastewater system, and water system. This Redevelopment

Plan also addresses water-reuse and transportation infrastructure. As part of this Loma Colorado Redevelopment Plan, there are sections that are devoted to the Potable Water System, Wastewater System, Transportation System, Water Reuse, and the Drainage System. These sections show conformance with the guiding principles found for each element.

5. Environmental Sustainability

The Environmental Sustainability Principle was created to achieve a balance between the built and natural environment. Loma Colorado has provided this balance through an extensive open space and trail network that follows the hills and arroyos of the site. This mixed-use pedestrian-friendly community is designed to be carefully sited within the natural environment of the area. Landscaping will be designed around xeriscaping principles, and joint use of drainage and recreational facilities is being promoted. Additionally, a water re-use plan has been prepared for Loma Colorado.

6. Housing

A variety of housing types, lot sizes, and price ranges will be included within the Loma Colorado residential areas. Homebuyers will include families, singles, seniors, couples, empty-nesters, and people of all income levels. Each neighborhood will have a unique feel but will be part of a unified design for the overall community. All of the housing areas will be connected to the rest of the community by a trail network. Pulte Homes has a sophisticated target consumer group research program that clearly identifies what homebuyers are looking for in their homes and neighborhoods. Their market research allows them to build precise products desired by consumers. Since Pulte is both the developer and home-builder at Loma Colorado, they can ensure that a diversity of products are built that target different groups of homebuyers, while still maintaining the high-level of quality expected in a master planned community.

7. Community Services and Public Facilities

The Loma Colorado Redevelopment Plan recognizes that community services and public facilities are integral to the development of a sustainable community. The Redevelopment Plan shows several parks that are linked by a trail network. Adjacent areas include schools, a library, an aquatic center, City wells, regional park facilities, and other community services.

8. Economic Development

The commercial uses designated by the Loma Colorado Redevelopment Plan will generate substantial revenue for the City of Rio Rancho as well as offer convenient opportunities for future employment and shopping for City residents. By designating mixed-use commercial areas in Loma Colorado, the Redevelopment Plan achieves and implements several policies found within the Vision 2020 ICP. Policies relating to capturing gross receipts taxes, attracting quality jobs, and developing an independent, self sustaining community are met by the commercial and industrial component within the mixed-use areas of the Loma Colorado Redevelopment Plan. In addition, housing has contributed significantly to Rio Rancho's growth and prosperity over the past few years and serves to attract new retailers and employers. New employers want to know that an adequate housing

supply will be available for their employees when they select sites for new office and industrial facilities. The Redevelopment Plan will reassure new employers by allowing the development of a mix of quality housing.



This page intentionally left blank.

SECTION 2: LAND USE AND ZONING

A. INTRODUCTION

The intent of the Redevelopment Plan is to provide for a variety of land uses, neighborhood types, and housing choices. Residential uses are supported by mixed-use, commercial, and industrial development and include a network of open space, trails, and a park system.

B. PROPOSED LAND USE

1. Zoning

Zoning for Loma Colorado was adopted by the City of Rio Rancho. The zoning designation of SU (Special Use) was applied to the various land uses to allow the City and Developer to develop the site in accordance with this Redevelopment Plan.

2. Land Uses

The following land uses correspond to those depicted on the Land Use Plan:

a. Low Density Single-Family (LD)

The Low Density Single Family (LD) residential area encumbers 55.1 acres of land within the Loma Colorado Redevelopment area. There are two areas of LD within the Loma Colorado Redevelopment Plan. The LD areas are located on the southern boundary of the Loma Colorado boundaries and the Arroyo de los Montoyas. Approximately 181 units are intended to be developed under the LD designation. The net density for LD areas is 3.2 DU/Acre.

i. Permissive Uses

- One single family dwelling unit per lot;
- Accessory uses and structures such as detached garages, workshops, tool sheds, and greenhouses;
- Noncommercial gardens, swimming pools, tennis courts;
- Parks, open space, public utilities and facilities;
- Home occupations;
- Churches and other religious facilities with a height not to exceed 35 feet, except for steeples that may not exceed 72 feet;
- Construction trailers;
- Temporary, emergency, construction, and repair residences
- Family day care home with capacity of six or less;
- Second kitchen; and
- Single family dwelling unit or manufactured/modular unit may be used as a model home or sales office;

ii. Conditional Uses

- Hospitals and private institutions of an educational nature;
- Recreation parks;

- Family day care home with a capacity of 7 or more; and
- Hobby breeders.

iii. Lot Standards/Setbacks

Front Yard Setback

15' to the front of the house

20' to garage

Side Yard Setback

5' to side

Rear Yard Setback

15' to rear yard

Lot Size

70' x 120' (Lot width measured along the rear of the front yard setback line)

iv. Height Standards

- 32 feet maximum per the provisions of Section 154.05 (F) of the Rio Rancho Zoning Ordinance shall apply. Except churches, which is as provided for in subsection i of this zone.

v. Off-street Parking

- A minimum of two garage parking spaces shall be provided per dwelling.
- All other uses shall comply with Rio Rancho Zoning Ordinance requirements.

vi. Accessory Structures

The Homeowners Association (HOA) will review and approve all accessory structures in Loma Colorado on a case-by-case basis for compliance with the Design Standards. HOA approval on accessory buildings must be received in writing prior to obtaining a City building permit. Copies of the HOA approval letter and approved plans shall accompany any accessory building applications for City zoning and/or building permit review. An approval by the HOA does not guarantee an approval by the City of Rio Rancho.

vii. Design Guidelines

- The design guidelines contained in Appendix A of the Loma Colorado Redevelopment Plan apply to this zone.

b. Medium Density Single-Family (MD)

This land use area (MD) covers approximately 74.3 acres of land within the Loma Colorado Redevelopment Plan. There are three primary

areas where MD occurs within the Loma Colorado Redevelopment Plan. One area is located across from the Aquatic Center/Library/Sports Fields in Unit 8A. A second area is located at the southeastern corner of the Redevelopment Plan boundary. A third parcel is located at the northeast corner of the Plan area, adjacent to the mixed use area. Approximately 352 dwelling units are planned for the MD designation at a net density of 4.5 DU/Acre.

i. Permissive uses

- One single family dwelling unit per lot;
- Accessory uses and structures such as detached garages, workshops, tool sheds, and greenhouses,-
- Noncommercial gardens, swimming pools, tennis courts;
- Parks, open space, public utilities and facilities;
- Home occupations;
- Churches and other religious facilities with a height not to exceed 35 feet, except for steeples that may not exceed 72 feet;
- Construction trailers;
- Temporary, emergency, construction, and repair residences
- Family day care home with capacity of six or less;
- Second kitchen; and
- Single family dwelling unit or manufactured/modular unit may be used as a model home or sales office;

ii. Conditional Uses

- Hospitals and private institutions of an educational nature;
- Recreation parks;
- Family day care home with a capacity of 7 or more; and
- Hobby breeders.

iii. Lot Standards/Setbacks

Front Yard Setback

15' to the front of the house

20' to garage

Side Yard Setback

5' to side

Rear Yard Setback

15' to rear yard

Lot Size

50' x 110' (Lot width measured along the rear of the front yard setback line)

iv. Height Standards

- 32 feet maximum per the provisions of Section 154.05 (F) of the Rio Rancho Zoning Ordinance shall apply. Except churches, which is as provided for in subsection i of this zone.

v. Off-street Parking

- A minimum of two garage parking spaces shall be provided per dwelling.
- All other uses shall comply with Rio Rancho Zoning Ordinance requirements.

vi. Accessory Structures

The Homeowners Association (HOA) will review and approve all accessory structures in Loma Colorado on a case-by-case basis for compliance with the Design Standards. HOA approval on accessory buildings must be received in writing prior to obtaining a City building permit. Copies of the HOA approval letter and approved plans shall accompany any accessory building applications for City zoning and/or building permit review. An approval by the HOA does not guarantee an approval by the City of Rio Rancho.

vii. Design Guidelines

- The design guidelines contained in Appendix A of the Loma Colorado Redevelopment Plan apply to this zone.

c. High Density Single-Family (HD)

The High Density Single-Family designation (HD) consists of 107.0 acres and is appropriate for owner-occupied attached or detached single family homes at higher densities. There are seven areas of HD designated land. Four areas are located across from Rio Rancho High School near Loma Colorado Drive and the seminary. The remaining area is located adjacent to the eastern boundary of the Redevelopment Plan. Approximately 567 units are envisioned to fall under the HD category at a net density of 5.3 DU/Acre.

i. Permissive Uses

Single-family

- One single family dwelling unit per lot;
- Townhomes
- Accessory uses and structures such as detached garages, workshops, tool sheds, and greenhouses;
- Noncommercial gardens, swimming pools, tennis courts;
- Parks, open space, public utilities and facilities;
- Home occupations;
- Churches and other religious facilities with a height not to exceed 35 feet, except for steeples that may not exceed 72 feet;
- Construction trailers;
- Temporary, emergency, construction, and repair residences

- Family day care home with capacity of six or less;
- Second kitchen;
- Single family dwelling unit or manufactured/modular unit may be used as a model home or sales office; and
- Community center and parking as restricted below:
The sales pavilion in the model home complex and associated parking may revert to a community center with associated parking for Loma Colorado residents. Both the community center and parking uses are permissive in this zone, for the property legally described as Loma Colorado East Unit 2, Block 2, Lot 7, and Loma Colorado Unit 2, Tract D only. A final determination for this conversion will be made by the developer and the HOA at a later date. If the sales pavilion is not converted to a community center, then it would remain as an individual single family residence and the parking lot would be removed.

Community Center Operations

- HOA managed security card access for Loma Colorado residents only, prior reservations required
- HOA ownership and maintenance of facility
- Maximum occupancy limits per Fire Code
- Controlled gate parking in existing lot
- Residents must provide insurance and user fee

Community Center Uses

- No outdoor events and no outdoor concerts
- Family events allowed (birthdays, reunions, etc.) by reservation
- Block Watch meetings
- Office space for HOA
- Rentable office space use by residents
- Group functions such as scout troupe meetings, game nights, book clubs, etc.
- Parking lot use for Block Watch parties

ii. Conditional Uses

- Hospitals and private institutions of an educational nature;
- Recreation parks;
- Family day care home with a capacity of 7 or more; and
- Hobby breeders.

iii. Lot Standards/Setbacks

Front Yard Setback

10' to the front of the house

20' to garage

Side Yard Setback

5' to side

Zero lot line products are allowed in the HD zone

Rear Yard Setback

15' to rear yard

Alleys and rear accessed lots are an option in the HD

Lot Size

45' x 105' (Lot width measured along the rear of the front yard setback line)

iv. Height Standards

- 32 feet maximum per the provisions of Section 154.05 (F) of the Rio Rancho Zoning Ordinance shall apply. Except churches, which is as provided for in subsection i of this zone.

v. Off-street Parking

- A minimum of two garage parking spaces shall be provided per dwelling, except attached single-family dwellings (townhomes) which shall have a minimum of a one-car garage.
- All other uses shall comply with Rio Rancho Zoning Ordinance requirements.

vi. Accessory Structures

The Homeowners Association HOA will review and approve all accessory structures in Loma Colorado on a case-by-case basis for compliance with the Design Standards. HOA approval on accessory buildings must be received in writing prior to obtaining a City building permit. Copies of the HOA approval letter and approved plans shall accompany any accessory building applications for City zoning and/or building permit review. An approval by the HOA does not guarantee an approval by the City of Rio Rancho.

vii. Design Guidelines

- The design guidelines contained in Appendix A of the Loma Colorado Redevelopment Plan apply to this zone.

d. Mixed Use Area (MU)

The Mixed-Use (MU) area is intended to be a vibrant activity center offering a mix of commercial, office, and high-density residential uses. The Mixed Use areas will be governed by site plans, that will be submitted prior to development.

Setbacks, design standards, and permissive uses will generally follow those of the City's Zoning Ordinance. Exceptions to these standards will be addressed at the time of site plan approval in order to imple-

ment a mixed use project within the existing regulatory framework of the City.

i. Land Use Mix

- Retail/commercial is 100% of Tract 13 per the GRIP Ordinance previously approved. No other uses are allowed in Tract 13.
- Retail/commercial may also be allowed as 100% of Tracts 11 and 12. There is no maximum limit on retail/commercial.
- Multi-family apartments are restricted to only one location: the westerly 6 acres of Tract 12. There is no minimum for multi-family, only a maximum.
- Senior continuum of care facilities including nursing care, related Senior support uses, and independent living apartments for seniors will comprise all of Tract 11A.
- Light industrial uses are only allowed on the westerly 6 acres of Tract 12, and if developed, would eliminate the multi-family option noted above. There is no minimum requirement for light industrial, only a maximum.

ii. Permissive Uses

- Stores for the sale of retail goods and products;
- Restaurants, bars, and lounges;
- Repair shops – electrical, radio, and television appliances, keys, and similar articles;
- Shops – dressmaking, tailoring, laundry, dry cleaning, photo, pet, and similar trades;
- Banks, theaters, and office buildings;
- Churches and other religious facilities with a height not to exceed 35 feet, except for steeples that may not exceed 72 feet;
- Bakeries and confectioneries where goods are sold at retail prices;
- Parks, open space, public utilities and public facilities;
- Nursery schools and daycare facilities;
- Undertaking establishments;
- Club houses, buildings for fraternal organizations, nonprofit public service organizations;
- Medical complexes, professional offices associated with medical complexes, and veterinarians;
- Construction trailers;
- Photocopying and blueprinting;
- Hospitals;
- Temporary model home/sales office
- Private schools
- Nursing homes, assisted living, and transitional care facilities, and similar institutions, not to exceed a density of 32 du/ac;
- Temporary structures and enclosures used in construction of a building and used for storage of equipment and material;

- Drive-in or drive-up window restaurants and/or convenience stores provided drive-up liquor dispensing windows are excluded at such establishments;
- Bowling alleys and other indoor recreational uses;
- Offset printing;
- Gasoline service stations;
- Attached residential townhomes or condos and apartments (in a restricted area of Tract 12 only), not to exceed a density of 32 dwelling units per acre.
- Light industrial, manufacturing, and warehousing uses, which do not create offensive noise, vibration, smoke, dust, lint, odors, heat, glare or any other noxious element.
 - Laboratories, research, and experimental stations;
 - Office and office buildings;
 - Wholesale merchandising or storage warehouses;
 - Manufacture or assembly of medical and dental equipment, drafting, optical, musical instruments, jewelry, toys, games, and electronic apparatus;
 - Manufacture or assembly of hardware accessories, ornamental iron products, electrical appliances, and sheet metal products;
 - Printing, publishing, lithographic, blueprinting, or photostating establishment;
 - Manufacture or storage of food products, including beverage blending or bottling, bakery products, candy manufacture, dairy products and ice cream, fruit and vegetable processing and canning, distilling of beverages, but not packing, processing, or slaughtering of poultry or animals;
 - Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing and fabrics, and printing and finishing of textiles and fibers into fabric goods;
 - Manufacture of boxes, crates, furniture, baskets, veneer, and other wood products of a similar nature;
 - Public utility including production or supply base;
 - New car lot for automobile sales;
 - Motorcycle sales, parts, and service;
 - Construction trailers for a period not to exceed 21 days before construction, plus the entire period of construction up to 6 months and no more than 30 days after construction has finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed. If an extension is needed, application to and certification from the administration is necessary and may be granted for up to 121 days.

- iii. Conditional Uses
 - From Division G of the S.I.C. (Retail Trade) the following major group number: Major Group 55: Automotive dealers
 - Recycling collection centers
- iv. Lot Standards/Setbacks
 - All structures shall comply with the setbacks required in the C-1 zone district of the Rio Rancho Zoning Ordinance.
 - All parking areas shall be setback a minimum of 15 feet from all rights-of-way, except adjacent to Northern Boulevard where parking areas shall be setback a minimum of 25 feet.
- v. Landscape Standards
 - A minimum of 15% of the site, excluding the building square footage, shall be landscaped.
 - All landscaped areas shall be a minimum of 36 square feet in area with a minimum width of 6 feet.
 - Living, vegetative materials shall cover a minimum of 75% of the landscaped areas. The coverage shall be calculated on the mature canopy size for all plant materials.
 - A Interior parking areas shall have one tree for every 10 parking spaces, with no space being more than 100 feet from a tree.
 - 75% of the required parking area trees shall be deciduous and have a mature canopy height of at least 25 feet.
- vi. Height Standards
 - The maximum height of all buildings is 55 feet, including parapets, except architectural features such as towers and other non-habitable features may not exceed a height of 60 feet.
- vii. Off-street Parking
 - Parking shall comply with Rio Rancho Zoning Ordinance requirements and the Design Guidelines contained in Appendix A.
- viii. Signage
 - Signage shall comply with Rio Rancho Zoning Ordinance requirements and the Design Guidelines contained in Appendix A of the Loma Colorado Redevelopment Plan.
- ix. Usable Recreation Space for Tract 12 Multi- Family
 - Usable recreation space shall be provided on-site in an amount equal to 200 square feet for each studio or one-bedroom apartment, 250 square feet for each two-bedroom apartment, and 300 square feet for each three or more-bedroom apartment.

Definition for Usable Recreation Space:

An area on the same lot as the apartments that serves to perma-

nently provide indoor or outdoor open space and/or recreational uses. Usable recreation space may include, but is not limited to: lawns, decorative plantings, and native plants; open balconies, covered patios, walkways, active and passive recreational areas, fountains, swimming pools, water features, and ponds; clubhouse areas for video/technology rooms, exercise or fitness activities, or meeting rooms; barbecue grill, community dining, and snack bar areas; and pocket parks, tot lots, courts or playgrounds. Usable recreation space does not include public right-of-way, parking lots, driveways, or buildings that are not designed for clubhouse, indoor recreation, or commons use or that are restricted to individual tenant use. Usable recreation space shall be available for entry and use by the apartment residents on that site.

x. Design Guidelines - See Appendix A.

xi. Design Standards for Multi-Family Development - See Appendix B.

3. Parks/Open Space

The Loma Colorado Redevelopment Plan recognizes that parks and open space are important community amenities. As a result, the Redevelopment Plan shows several neighborhood scale and pocket parks located throughout the Redevelopment Plan boundaries. The park, landscape, and open space system accounts for 107.3 acres (25% of the Redevelopment Plan area). The Redevelopment Plan shows a network of open space and trails running throughout the property. The trail system provides connectivity throughout the entire Loma Colorado community and links the residential areas to the mixed use areas, parks, and the surrounding community.

a. Park Locations

The Loma Colorado Redevelopment Plan shows parks of various sizes located within the Loma Colorado planning area. There will be many smaller-scale parks that are intended to serve local neighborhoods throughout Loma Colorado. The other parks are community scaled parks that are intended to serve a larger public population. These parks are connected to the natural open space areas within Loma Colorado by trails. The parks will have different amenities in them dependent on the housing product type nearest to them (i.e. a tot lot will be provided in the park nearest housing targeted to families with small children. There are approximately 24.5 acres of parks and landscaping within the Redevelopment Plan.

b. Open Space

A unique feature of the Loma Colorado area are the opportunities provided by the open space network that links the community. The open space follows the natural topography of the site. Approximately 92 acres within Loma Colorado are left in open space/trails/levees/well sites.

c. Trail Network

The open space and residential areas within Loma Colorado are linked by an extensive trail network. The trails are located at the perimeter of the large open space area and link to parks and the bike trails along Loma Colorado. The trails also extend into the residential areas providing access to the open space areas from the individual neighborhoods located in Loma Colorado.

d. Arroyo de los Montoyas

The Arroyo de los Montoyas forms the southern boundary of the Loma Colorado Redevelopment Plan area and is a significant open space corridor for the entire City of Rio Rancho. The Urban Design Framework Plan found in the Vision 2020 ICP shows the Arroyo de los Montoyas corridor linking the Rio Grande to the northern portions of the City of Rio Rancho. The Arroyo de los Montoyas open space corridor helps to implement the City's goals for its urban design framework.

5. Community Facilities

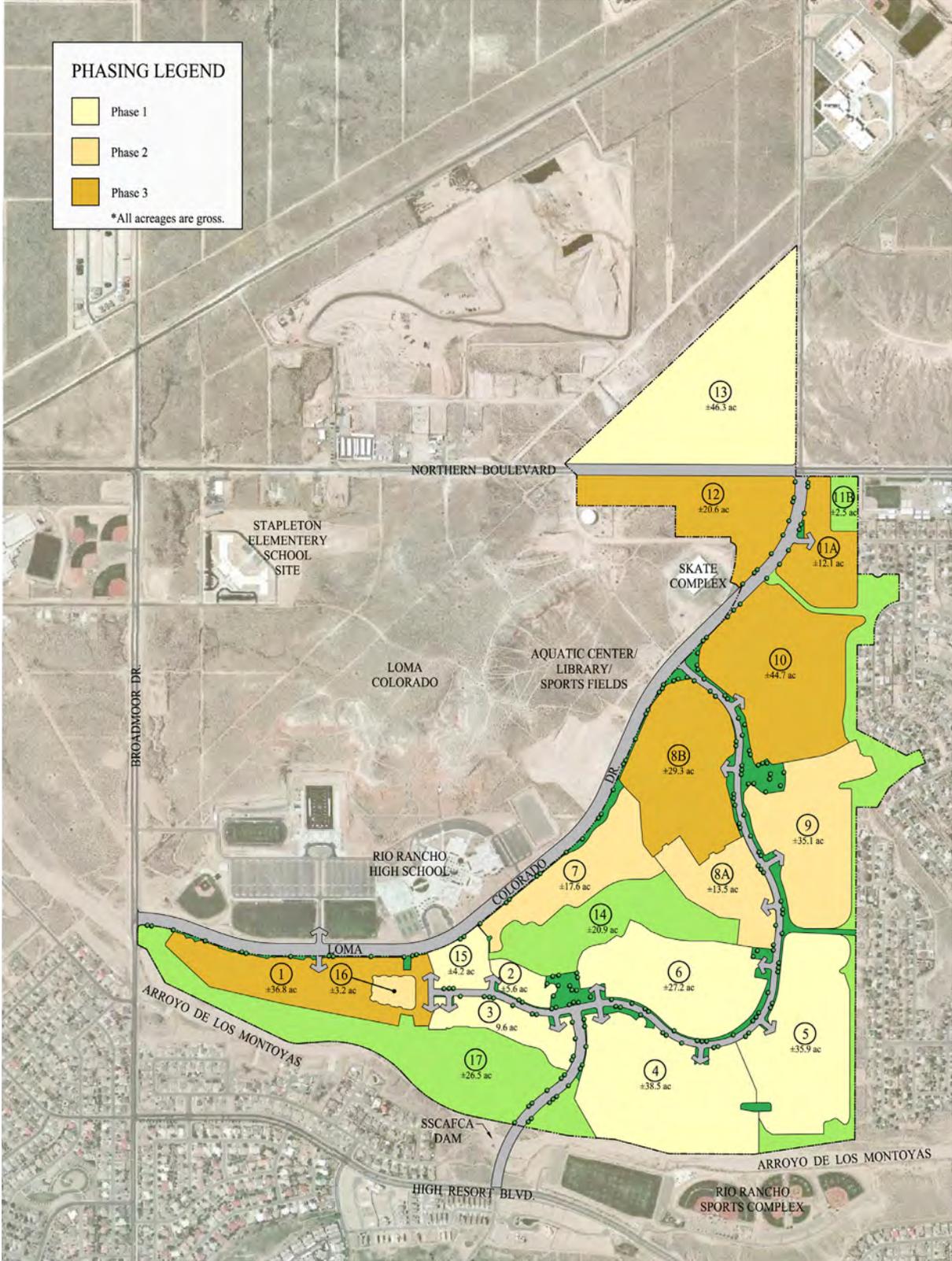
There are several existing or planned community facilities on the west side of Loma Colorado Drive, outside the boundaries of the redevelopment area. These facilities include:

- Aquatic center;
- Library;
- Sports fields/sports complex; and
- Schools and sports recreation facilities.

These existing and proposed community facilities will complement the existing schools in the area and the development that will occur in Loma Colorado. In terms of community facilities located within the redevelopment boundaries, there are two well sites that exist within the community. One well site is located in the northwest area of the Loma Colorado Redevelopment Area, just offset from Northern. The Loma Colorado Redevelopment Plan shows the northern well site adjacent to MU designated land use on one side. The other well site is located in the southwest area of the Loma Colorado Redevelopment area.

C. PHASING PLAN

A generalized Phasing Plan follows this section on page 22. The purpose of the Phasing Plan is to provide an overview of where construction is anticipated to begin, based upon the proximity of existing infrastructure. The Phasing Plan represents a generalized guideline of anticipated development sequencing, and is not a restriction on development within Loma Colorado.



Loma Colorado Phasing Plan

Bohannon & Huston

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 FAX 842-5495
e-mail: cp@consensusplanning.com

Phase 1 includes Units 2, 3, 4, 5, 6, 13, and 15. Phase 2 includes Units 7, 8A, 9, and 16. Phase 3 includes Units 1, 10, 11, 12, 14, and 17.

4. Phasing Plan Table

The following table summarizes the phasing for Loma Colorado.

| Phase | Use | Acreage** |
|-------|---------------------------------|--------------|
| One | Single Family Residential | 121.0 |
| | Mixed-Use | 46.3 |
| | Parks, Landscape, & Open Space* | 26.5 |
| | TOTAL | 193.8 |
| Two | Single-Family Residential | 100.4 |
| | Parks, Landscape, & Open Space* | 27.4 |
| | TOTAL | 127.8 |
| Three | Single-Family Residential | 82.6 |
| | Mixed-Use | 32.5 |
| | TOTAL | 115.1 |

* Does not include parks, landscape, and open space that is part of the gross residential acreage. This number only includes bulk platted parcels.

** Note that the totals for the phases do not add up to 442 acres because they do not include major rights-of-way or the seminary property.

This page intentionally left blank.

SECTION 3: NORTHERN BOULEVARD AREA PLAN

A. OVERVIEW OF NORTHERN BOULEVARD AREA PLAN

The Northern Boulevard Area Plan was prepared to guide future land use and development along Northern Boulevard. It ranks as a Level 2 plan and conforms to the Vision 2020 ICP. The Area Plan covers the area of Northern Boulevard from the Arroyo de los Montoyas to NM 528. The Area Plan proposes several urban design and land use policies, which development is expected to follow. The urban design policies found in this Redevelopment Plan correspond to landscaping, architecture, signage, and transportation.

B. RELATIONSHIP OF NORTHERN BOULEVARD PLAN TO LOMA COLORADO REDEVELOPMENT PLAN

1. Area of Overlap

The Northern Boulevard Area Plan divides Northern Boulevard into two areas; Land Use District Area One and Land Use District Area Two. The Loma Colorado Redevelopment Area is located in Area One, which the Northern Boulevard Plan identifies as an “Activity Center”. The Loma Colorado Redevelopment Area that is included within the Northern Boulevard Area Plan is comprised of the two parcels fronting Northern Boulevard on the south (on either side of Loma Colorado Drive) and the property on the north side of Northern Boulevard. The Northern Boulevard Area Plan also covers the parcels directly across from the skate facility.

2. Plan Compliance

The Northern Boulevard Area Plan was adopted in 1996. Since the Plan was adopted, the City has adopted the Loma Colorado Redevelopment Plan to eliminate blight and create a vibrant community. To create an energetic mixed use employment center adjacent to Northern Boulevard, Pulte Homes in consultation with experienced commercial developers, have determined that the standards and guidelines for development must be updated to achieve this common goal. The Loma Colorado Redevelopment Plan supersedes the Northern Boulevard Area Plan for development in the area of overlap by establishing realistic development standards and guidelines to assure the desired, high quality development occurs. The future uses for the parcels that are both within the Northern Boulevard Area Plan and the Loma Colorado Redevelopment Plan are contained in the Land Use subsection of this Redevelopment Plan. The design guidelines for the same area are included in Appendix A.

3. Conclusion

The design guidelines supersede any standards contained in the Northern Boulevard Area Plan. The guidelines are not intended to subvert the intent

of the Northern Boulevard Area Plan, but will strengthen the Loma Colorado area as an activity center by allowing for greater flexibility in building design, something that will benefit the users and provide motivation for them to build in Loma Colorado. Location of new jobs and businesses that generate gross receipts tax revenues within Loma Colorado will benefit the City substantially, and sufficient design control can be exercised without the design restrictions of the Northern Boulevard Area Plan applying to this site.

SECTION 4: POTABLE WATER SYSTEM PLAN

A. INTRODUCTION

The water system plan for Loma Colorado is designed to provide potable water to the entire development. In addition, the system is designed to provide emergency fire flow water to the area. Domestic water service for the Loma Colorado Master Plan area will be provided by the City of Rio Rancho. A water and sanitary sewer availability statement has been issued by the City of Rio Rancho for the residential portions of the project.

B. EXISTING CONDITIONS

Water system infrastructure already in place in the Loma Colorado Redevelopment Area includes the following:

- Existing 14" transmission line in Loma Colorado Boulevard
- Existing 8" waterlines in residential subdivision to the east of Loma Colorado Development
- Existing 18" waterline in Northern Boulevard
- Two existing wells
- Two existing storage tanks

C. PROPOSED CONDITIONS

1. System Needs to Support Loma Colorado Development

An analysis was completed to determine current and future demands and capacities of the water system which includes the Loma Colorado area. Results of the analysis have determined that a future water reservoir and a new transmission line will be required to serve the project. Although subject to further analysis of the current system, it is possible that the first phase or more of Loma Colorado may be supported by the existing system, however, the number of lots possible will not be known until the analysis is complete. The time frame for when the tank is needed has been negotiated with the City and is detailed in the adopted Development Agreement.

2. Recommended Improvements

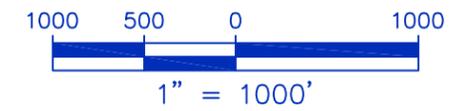
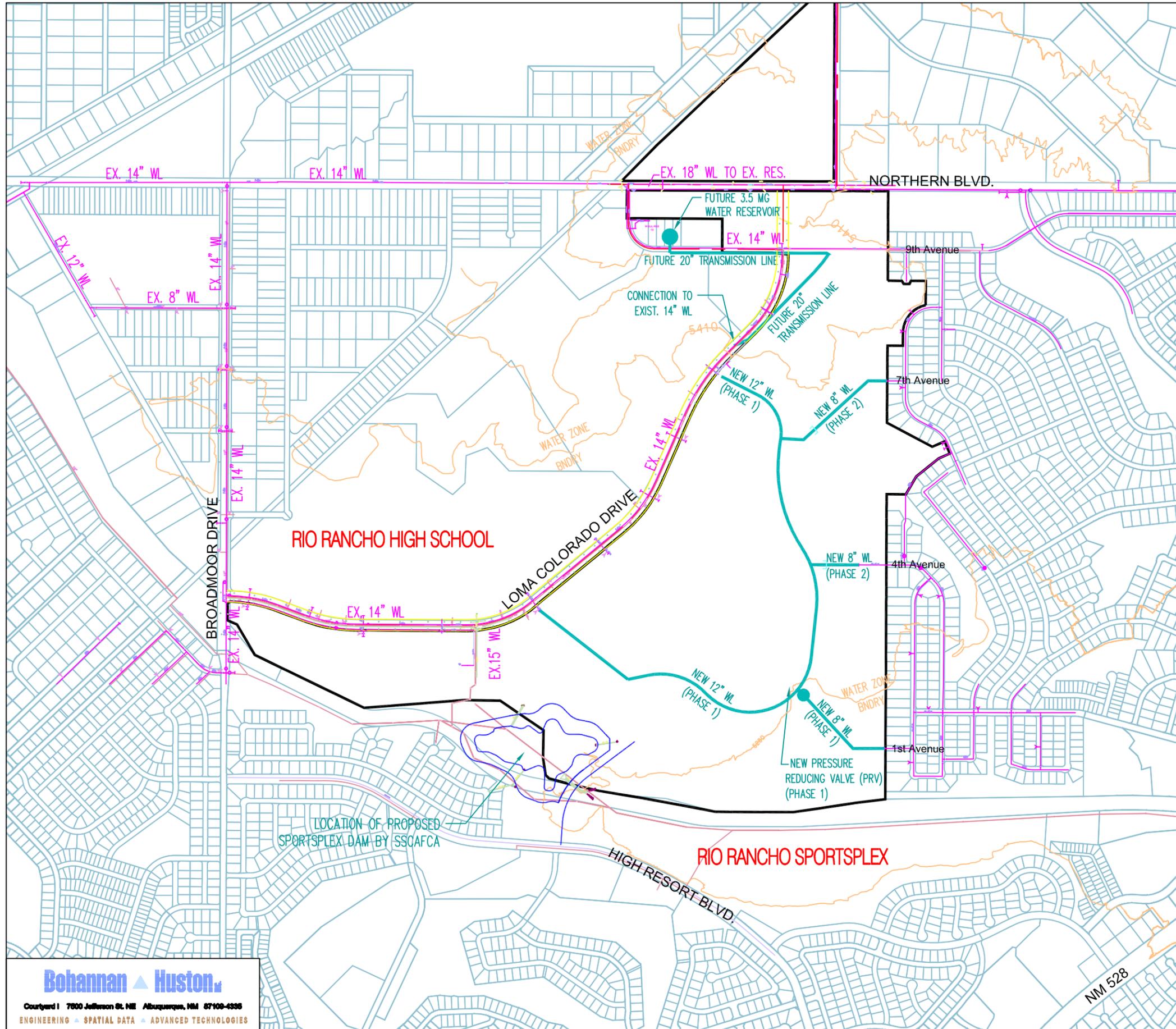
On-site waterline improvements are necessary to support development in Loma Colorado. These include a main distribution line and a pressure reducing valve. Please refer to the water master plan exhibit for locations and sizes. These improvements are mainly for the support of the residential development of Loma Colorado. The commercial area can be served by the existing infrastructure.

D. EXPANSION PHASING PLAN

The Loma Colorado Master Plan area is located within three water pressure zones, which will need to be part of any Phasing Plan.

1. Water Pressure Zones

Service to Zone 1 will be from the new 12" Zone 2 waterline through a new Pressure Reducing Valve (PRV) with a connection to the existing 6" waterline located in 1st Street. In order to service the southern two-thirds residential portion of the Loma Colorado Master Plan area within Zone 2, a new 12" waterline will be looped through the project from the existing 14" waterline in Loma Colorado Blvd. Connections will be made from the new 12" waterline to the existing 6" waterlines in 4th Street and 7th Street. Water service to Zone 3, within the mixed use area, will be from the existing 14" waterline in Loma Colorado Drive as well as the existing 18" waterline in Northern Blvd.



LOMA COLORADO

CONCEPTUAL WATER UTILITY MASTER PLAN

OCTOBER 2010

ESTIMATED AVG DAILY WATER USAGE

| DEVELOPMENT | USAGE (gal/day) |
|------------------------|-----------------|
| RESIDENTIAL (1100 DUs) | 330,000 |
| COMMERCIAL (79 ac.) | 395,000 |
| TOTAL: | 725,000 |

FIRE FLOW AND STORAGE REQUIRMENTS

| DEVELOPMENT | FLOW (gal/min) | STORAGE (gal) |
|-------------|----------------|---------------|
| RESIDENTIAL | 1700 | 204,000 |
| COMMERCIAL | 3000 | 540,000 |

NOTES

- 1) COMMERCIAL FIRE FLOWS BASED ON A MAXIMUM BUILDING AREA OF 165,000 sq. ft., TYPE II-N CONSTRUCTION WITH FIRE SPRINKLER SYSTEM
- 2) RESIDENTIAL CLASSIFICATION BASED ON MAXIMUM HOME AREA OF 4000 sq. ft.

SECTION 5: WASTEWATER SYSTEM MASTER PLAN

A. INTRODUCTION

The wastewater system master plan is designed to provide sanitary sewer service for the entire Loma Colorado development. Once the developer has completed infrastructure for the project, the ownership and maintenance of the infrastructure will be retained by the City of Rio Rancho.

B. EXISTING CONDITIONS

1. Location of Lines

Existing wastewater infrastructure lines in the Loma Colorado area includes the following:

- Existing 8" sewer line located in 9th Street
- Existing 15" sewer line located near the Montoyas Arroyo

2. Wastewater Treatment Plant #2

The Arroyos de la Montoyas sewer system transports liquid waste to the Wastewater Treatment Plant #2 for treatment. Sewage generated by Loma Colorado development would be treated at the plant.

B. PROPOSED CONDITIONS

Wilson & Co. completed a study of the Montoyas Arroyo sewer line to determine current and future flowrates and capacities. The Loma Colorado developer will pay for their impacts to the infrastructure attributed to the Loma Colorado project as provided for in the adopted Development Agreement for the project.

The projected wastewater generation for the residential development of Loma Colorado is 0.63 MGD. This is taken from the Wilson study which assumes 1,100 residential lots for the Loma Colorado Development.

C. RECOMMENDED IMPROVEMENTS

The existing 15" Montoyas Arroyo sewer line will be upgraded to a 30" sewer line by the City of Rio Rancho. This upgrade is due to future and existing developments, including Loma Colorado.

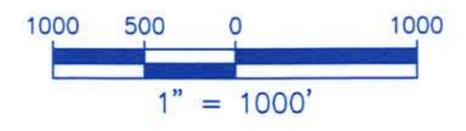
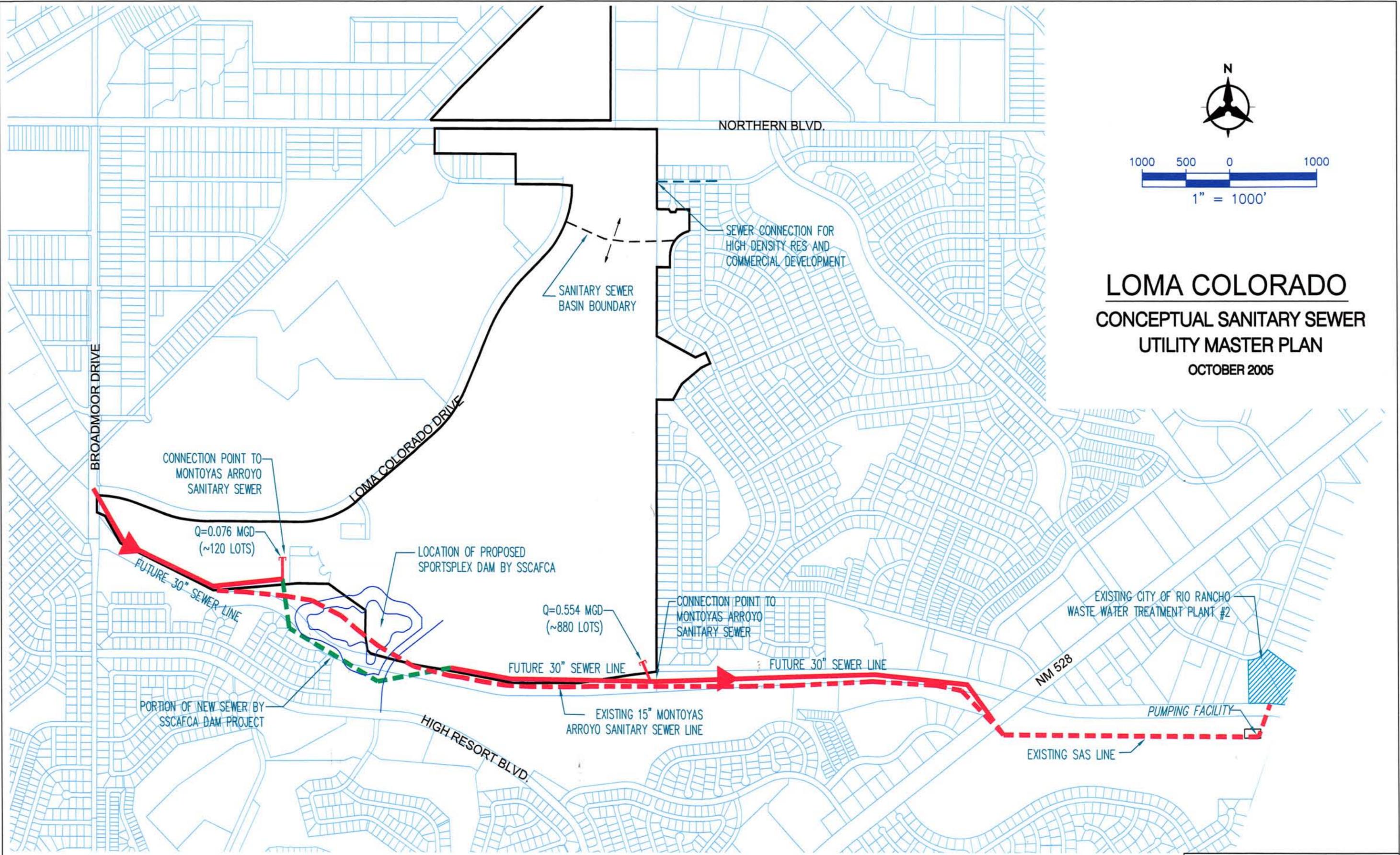
D. PHASING PLAN

The southern two-thirds of Loma Colorado will discharge to the new 30" Montoyas Arroyo Sewer located on the south side of the site.



The northern mixed-use portion of Loma Colorado will discharge to the existing sewer line in 9th Street. According to meetings with the City of Rio Rancho Utilities Department, the existing sewer line can accommodate the proposed flow from the mixed use area.

A water and sewer availability statement has been issued by the City of Rio Rancho for the residential portions of the project.



LOMA COLORADO
CONCEPTUAL SANITARY SEWER
UTILITY MASTER PLAN
 OCTOBER 2005

SECTION 6: WATER RE-USE SYSTEM PLAN

Upon expansion of the existing wastewater re-use system by the City of Rio Rancho, there will be an opportunity to utilize re-use water for landscape and turf irrigation within the adjacent high school and Sports Complex sites. Pulte Group is in support of the wastewater re-use concept and will work with the City in the future to assist in providing corridors within the Loma Colorado project area, which will facilitate the City's expansion of the re-use system to serve these areas.

This page intentionally left blank.

SECTION 7: TRANSPORTATION

A traffic study was prepared that studied full development of Loma Colorado. It studied 15 intersections plus all 12 proposed site driveways. In order to be a conservative analysis, and to reduce the need for additional traffic analyses in the future, the number of dwelling units considered in this traffic study exceeds that generally anticipated to be ultimately constructed. In addition, the proposed land uses evaluated includes significant commercial uses, including retail, office and general light industrial uses, again larger than that likely to be constructed in the future to maintain a conservative approach to considering traffic impacts.

The Build analysis showed that most intersections will operate at acceptable levels of service except for NM 528 & High Resort, Broadmoor & High Resort, Broadmoor & Country Club, High Resort & White Resort, and the two (2) full access intersections to the proposed commercial parcels on Northern (north and south of Northern on the west side of Loma Colorado/40th Street). The two (2) full access intersections to the commercial parcel, as well as the High Resort & White Horse and Country Club & Broadmoor intersections were found to warrant traffic signals based on the Peak Hour Volume Traffic Signal Warrant. The entrance to the High School parking lot between the ball fields was also shown to warrant a traffic signal in the Build scenario.

A full copy of the traffic study is on file with the City of Rio Rancho. Specific transportation system improvements that may be required have been negotiated as part of the development agreement.

This page intentionally left blank.

SECTION 8: DRAINAGE MASTER PLAN

A. INTRODUCTION

This is a summary of the master drainage study which is submitted as a separate document. The study presents a drainage management plan for the entire Loma Colorado area and is intended to preserve the drainage concepts that were presented in previously approved reports. The majority of the Loma Colorado development drains into the Montoyas Arroyo, therefore, SSCAFCA must review and approve the master drainage study.

B. EXISTING CONDITIONS

1. Soils

The soils onsite consist of mostly silty sands which are favorable for development. Soils near the Montoyas Arroyo are relatively loose and must be densified to be suitable for the structural support of buildings and other infrastructure.

2. Existing Drainage Facilities

The residential area discharges historic flows south into the Montoyas Arroyo. Mixed-use area discharges historic flows south into the storm drain system in Northern Boulevard.

C. PROPOSED CONDITIONS

1. Channel Treatment/Improvement

The Loma Colorado development will be responsible for building or payment of a portion of the proposed Montoyas Arroyo dam and other arroyo improvements. A development agreement with SSCAFCA is being finalized.

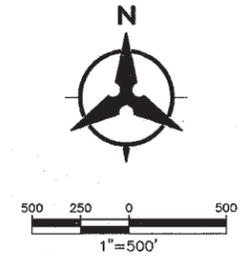
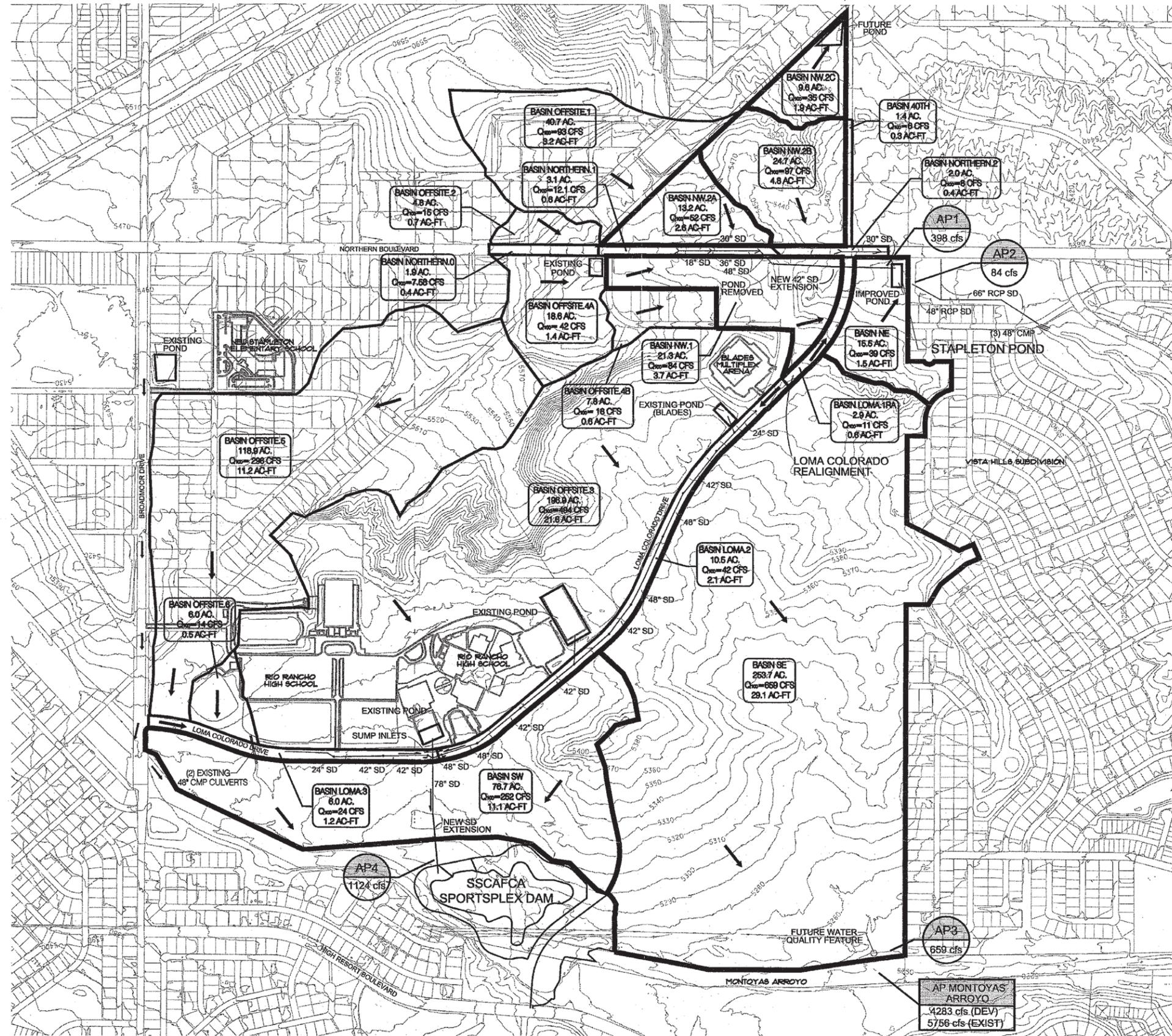
2. Water Quality and Sediment Control

The Loma Colorado development will treat the first quarter-inch of runoff before release into Montoyas Arroyo. One or more water quality manholes and/or ponds will be placed at the southern boundary of the subdivision.

D. PHASING

This section is a brief summary of the Drainage Implementation Plan (DIP) which was submitted as a separate document and previously approved by the City of Rio Rancho and SSCAFCA. The DIP identifies major drainage infrastructure to be developed with specific phases of the project. The development of the mixed-use area in the north part of Loma Colorado will require storm drain improvements in Northern Boulevard and improvements to an existing pond. The development of the residential area of Loma Colorado will require an internal storm drain trunk line, water quality features near the southern boundary, and Montoyas Arroyo improvements.

This page intentionally left blank.



LOMA COLORADO
DEVELOPED CONDITIONS BASIN MAP
 August 2006
EXHIBIT 3

APPENDIX A: DESIGN GUIDELINES

A. INTRODUCTION

The Loma Colorado Redevelopment Plan recognizes the importance of creating design guidelines that promote a sense of cohesiveness within the entire community. The purpose of these design guidelines is to provide a flexible framework for community design with specific objectives that encourage innovative and creative solutions, rather than setting a rigid set of requirements that all site development plans must adhere to. The desired character of design features common to the community such as grading, landscape, signage, lighting, walls, and architecture are expressed in these guidelines. These guidelines will be included within the Loma Colorado Redevelopment Plan adopted by the City of Rio Rancho, and will provide a framework for future development. The Owners will form the HOA. The HOA will evaluate how well each site development plan submitted for approval meets these objectives. As Loma Colorado develops, modifications to these design guidelines may become necessary. Such modifications can be considered and approved by the HOA and the City of Rio Rancho Development Review Committee.

A separate Property Owners Association (POA) will be formed for the mixed use properties. The primary responsibility of the HOA and POA will be to maintain all common areas and parks within Loma Colorado in their respective areas of responsibility. The HOA and POA will also be responsible for enforcing the CC&Rs that are developed for the property.

The following section of the guidelines is primarily intended for use by homebuilders who will participate in the development of subdivisions within Loma Colorado. Guidelines as such have a varied degree of enforcement, either advisory or regulatory. Guidelines using the term “may” and “should” are advisory in nature and are suggested; and guidelines using the term “shall” are mandatory. These guidelines do not supersede specific requirements under the Rio Rancho Zoning Code. The HOA is responsible for enforcement of these design guidelines.

Loma Colorado has been planned to adhere to the Vision 2020 Plan by creating a Mixed-Use activity center, that allows people to live, work and play all within walking distance of one another. The layout for Loma Colorado provides excellent potential for creating a coordinated system of bikeways and pedestrian trails to serve the community with alternative modes of transportation. The system is designed to create a cohesive network that links various neighborhoods to community facilities, both active and passive, and enhances the recreational opportunities for residents. Loma Colorado will be designed and oriented with an open space and trail network that encourages active and passive recreation. This open space and trail network is also supplemented with community parks of varying sizes. Recreational opportunities are enhanced by the bicycle and pedestrian orientation of Loma Colorado. Drainage ways will be jointly used as recreational/trail facilities wherever possible.

B. ENTRY WAYS AND LANDMARKS

1. High Resort Entry

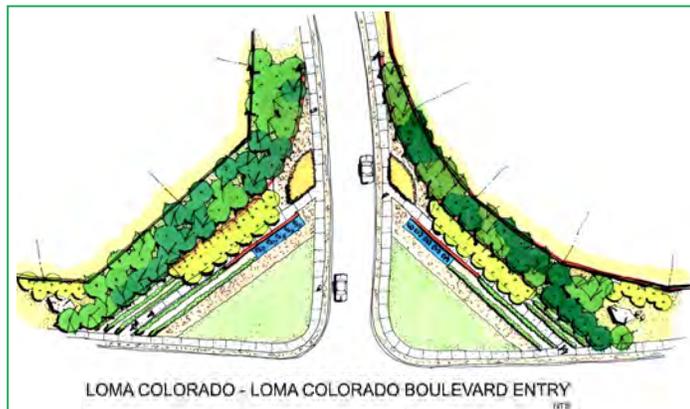
Anticipated as the primary community entry throughout all phases of the project, the High Resort Entry plays an integral role in the identity of Loma Colorado and is the central feature of the marketing trail. As such, the entry design must respond to the large-scale context and visibility of the High Resort frontage, be proportionately consistent with the overall size of Loma Colorado, and establish the overall materials and color palette for the community. Generally, the wall design and logotype are Pueblo Deco inspired and integrate historic lines and form. A long horizontal wall form was utilized to maximize presence on High

Resort Boulevard and ensure visibility to high-speed traffic. The rich colors and stucco finish establish a unique identity for Loma Colorado unlike other adja-



2. Loma Colorado Entry

Though not the primary entry, the Loma Colorado Entry serves as a major community entry nonetheless. To maintain a strong visual relationship to the High Resort Entry, the design for this entry has a similar design vocabulary while recognizing the need to respond to a somewhat smaller scale site. In keeping with the pedestrian linkage concept of Loma Colorado, the design accommodates pedestrian traffic patterns to the nearby school and other adjacent recreational facilities, yet it is scaled to ensure good vis-



ibility to traffic on Loma Colorado Boulevard. Upgraded perimeter walls and landscaping address rear-yard screening concerns near the entry.

3. Landmark

Recognizing the need for a regional landmark, the Landmark provides a strong visual identity feature for Loma Colorado that can be seen from a distance and widely identified with “Loma Colorado”. Though sited at the highest point of Loma Colorado (5400’), the Landmark will be situated in the “brow” of the hill so as not to protrude significantly above the horizon line. It is a community recreation destination offering excellent shaded seating and regional views. Additionally, botanical information about the plant life found along the trail system could be provided at this gathering point and throughout the trail system.



Landmark Concept is Illustrative

C. RESIDENTIAL DESIGN GUIDELINES

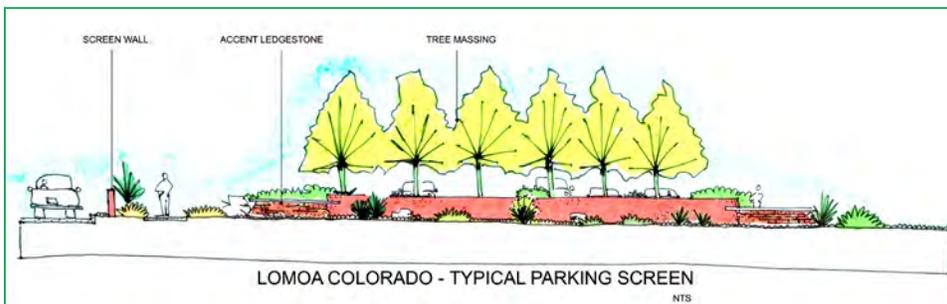
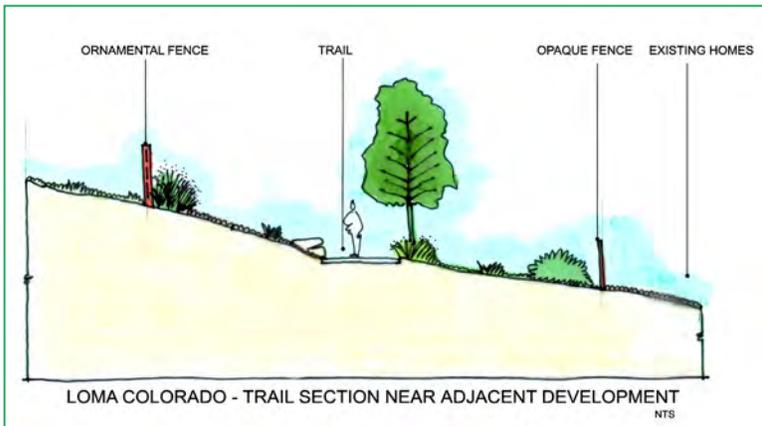
Each residential neighborhood may have a unique identity that will be established through tailored development standards, design guidelines, and signage parameters. This approach will enable Loma Colorado to carve out its own identities and niches within the overall context of Rio Rancho thereby avoiding the generic, sterile, repetitive appearance found in subdivisions elsewhere. The HOA will review and approve architectural elements of all development in Loma Colorado.

1. Site Design

A primary focus in specific site design within Loma Colorado will be the creation of a community that is pedestrian and bicycle oriented. All developments shall provide convenient pedestrian circulation through and between parcels, and to parks and open space corridors. Safe, convenient, accessible and pleasant pedestrian circulation may be accomplished with walkways, bike paths, viewpoints, special pavings, shade, rest areas, and other pedestrian amenities. The relationship of building to street contributes to how the environment is perceived and experienced and as such is an important design issue to consider in site planning for all types of land uses. Site plans for residential subdivisions shall provide variety and visual interest in the streetscape. Pedestrian connections between neighborhoods shall be planned for safe and efficient pedestrian movement.

- a. All community facilities and trails should be compliant with current ADA requirements.
- b. In general, long, straight roads are discouraged. The use of curvilinear streets, knuckles or cul-de-sacs is encouraged to provide variety and visual interest in the streetscape. These concepts also promote the creation of “neighborhoods within neighborhoods.”
- c. Fronting a single-family unit on collector streets is prohibited.
- d. Uniform front yard setbacks in residential areas shall be avoided. Customized setbacks have been created for the Loma Colorado Redevelopment Plan that are based upon land use categories. These land use categories will be applied to the properties after approval of the Loma Colorado Redevelopment Plan. Land Use categories include; Low Density Single-Family (LD), Medium Density Single-Family (MD), High Density Single-Family (HD) for residential uses. Mixed Use (MU) is shown for the mixed-use (commercial, industrial, multiple-family) areas.
- e. Varying the placement and orientation of garages also helps to avoid the creation of a monotonous streetscape visually dominated by garage doors. The visual impact of garage doors may be minimized by placing them even with, or set back from, the house fronts, rather than projecting out from the house. Side-entry garages may be used for wide lots (including corner lots) or on narrow lots if the garage is extended in front of the home creating an L-shape.
- f. Open space and pedestrian connectivity are the backbone of Loma Colorado. This is accomplished through a comprehensive network of trails; large open spaces and arroyo crossings. Pedestrian openings at the end of cul-de-sacs or openings in perimeter walls are encouraged to allow pedestrian connections between subdivisions, multi-family areas, commercial areas, and adjacent streets. For these connections, a minimum 14-foot wide access easement with a minimum 6-foot wide walk is required. In some cases, these access points may double as utility easements.
- g. The design of vehicular circulation and parking areas within multi-family developments shall provide for safe and convenient movement of vehicles, limit vehicular/pedestrian conflicts, limit paved areas, and soften their visual impact. Parking areas shall be sufficient to serve the complex without utilizing adjacent streets.
- h. In multi-family developments, parking areas shall be screened from public streets by appropriate landscaping techniques, including earthen berming, and/or 2’ (min.) masonry walls.
- i. Bicycle parking shall be provided in multi-family developments in a manner that provides convenient access to their use by each building.

All trail concepts shown in this Plan are illustrative. Irrigated landscape is located at key nodes. Xeric landscape is located between these nodes.



2. Signage

Signage should enhance the overall attractive character of the community, as well as provide information and direction to residents and visitors. Effective site signage functions not as a separate entity but as a coordinated element of its environment. A common design theme for signage within Loma Colorado will enhance the community image. Size and placement of all signage should be considered an integral part of the site development process. Signs shall be designed, sited, and installed to avoid disruption of vehicular sightlines as well as conform to existing Rio Rancho regulations. All signage shall be further restricted by private covenants and reviewed by the HOA.

3. General Lighting

The objective of the lighting guidelines is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Lighting design and features will differ according to the land use. Lighting design shall support transitions between varying uses. In all cases, light fixtures and standards shall conform to local safety illumination standards and existing City regulations. Additional restrictions on lighting will be imposed through privately enforced covenants, conditions and restrictions (CC&Rs). All lighting will be designed in order to be in compliance with the State of New Mexico Night Sky Regulations.

- a. General: Site lighting equipment shall be hooded, shielded, and aimed so as to eliminate glare or light trespass onto adjacent roadways and properties. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.
- b. Pole Lighting: For spotlights and floodlights mounted overhead on poles, the axis of illumination (centerline of the beam emitted from the lamp) shall be adjusted to an angle not greater than 20 degrees from the vertical line between the fixture and the ground. No pole-mounted lighting may exceed a mounting height of thirty-two (32) feet above finished grade.
- c. Accent Lighting: Accent lighting intended to highlight site features, such as trees and auxiliary structures, shall be metal halide. Fixtures shall be concealed from view or provided with louvers, diffusers, or glare shields as necessary to eliminate glare on adjacent roadways and properties. Lamps shall be limited to 150 watts.
- d. Bollards: All bollard lamping shall be metal halide and shall be fitted with louvers, diffusers, or glare shields as necessary to eliminate glare on adjacent roadways and properties.
- e. Emergency Services Lighting: Lighting required by Police or Fire departments or other municipal services shall be exempt from the requirements of these guidelines.
- f. Seasonal Lighting: Decorative seasonal lighting is permitted October 31 through January 31.

- g. ADA Compliance: All lighting shall incorporate barrier-free design and comply with all accessibility criteria of the City of Rio Rancho.
- h. Lighting Installation: The Owner/Developer is responsible for obtaining any applicable approvals and permits prior to installation of lighting. Where any provision of federal, state, county, or city statutes, codes, or laws conflicts with any provision of these guidelines, the most restrictive shall govern unless otherwise regulated by law.

4. Street Lighting

- a. Lighting shall be located to enhance the safety of pedestrian and vehicular flows at key points along roadways. Light shall be concentrated at intersections and pedestrian crosswalks. The maximum height of street light fixtures shall be as required by the City of Rio Rancho.
- b. Light spillage on adjacent properties is prohibited. Light fixtures shall be recessed or shielded.

5. Pedestrian Lighting

- a. Lighting shall be pedestrian oriented in districts with high pedestrian traffic, such as the commercial, mixed use, and community center areas. Bollard or other low-level lighting shall be used along community center sidewalks and other public areas. Light fixture heights will be regulated in the CC&Rs.
- b. Bollard material and design shall be compatible with the adjacent buildings. Polycarbonate lenses and guards shall be provided for bollards and other types of low-level lighting.
- c. Lighting may be used to accent landscape features. This type of lighting shall only illuminate the intended landscape feature. Concealed lighting sources are recommended and shielding is required.
- d. Lighting for the trail system shall be provided at an appropriate spacing to create a safe and secure environment.

6. Site Utilities

The purpose of these guidelines is to promote the coordinated development of utilities within Loma Colorado and to minimize utility costs and visual impacts associated with utility structures.

- a. Utility easements shall be provided as required.
- b. All permanent utilities shall be located underground.
- c. Transformers shall be grouped with utility meters and screened from view where possible.

7. Landscape and Streetscape (Residential Streets)

The key to creating a truly livable and high quality environment will be the development of a comprehensive landscape master plan. The environmental, as well as aesthetic, value of landscaping in an arid region cannot be overestimated. Landscaping should be used to frame views, as a noise and view buffer, to break up large expanses of parking, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety.

Recognizing the increased public awareness of water conservation, this Redevelopment Plan promotes the use of native and naturalized plant species that perform well in an arid environment. The Redevelopment Plan further promotes this philosophy forward through use of botanical education. The trail system will be provided with information about the plant materials experienced throughout the community. Major arterials shall be landscaped with native and adaptive species and can serve as a demonstration project to the rest of the community. A Plant Palette and xeriscape principles of design will be included in the CC&Rs.

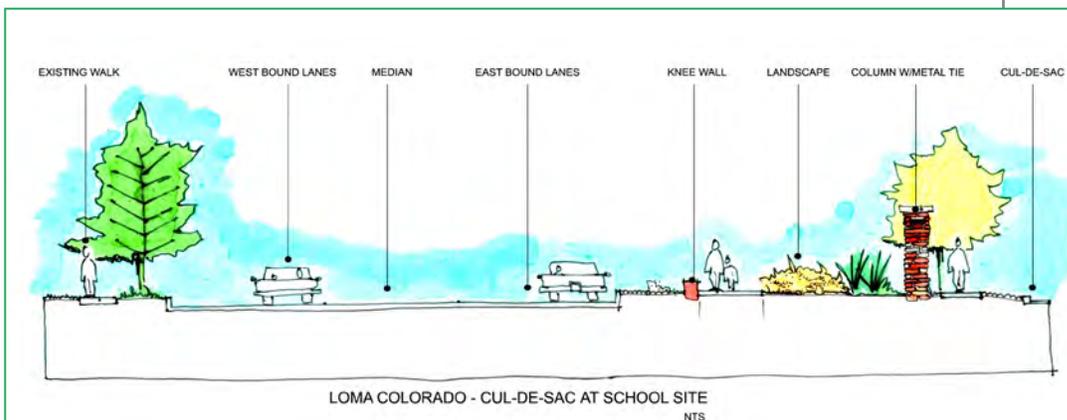
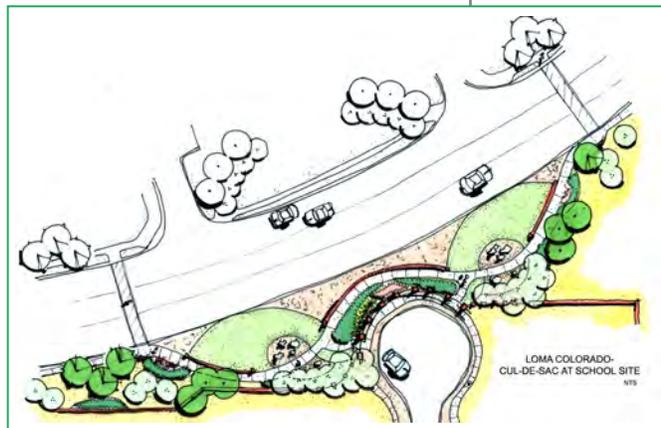
Special attention should be given to convey the overall landscape concept of a formalized landscape at the entryways that becomes more informal as one approaches the central nature preserve.

- a. Residential Landscape
 1. Individual homebuilders shall be required to provide front yard landscaping for each house through the developer's CC&Rs. The landscape plans will require approval by the HOA.
 2. Accent surfacing and mineral mulch materials, such as river cobble and/or boulders are encouraged.
 3. Landscaping in accordance with an approved plan, by development phase for residential subdivision perimeter landscaping, shall be installed in accordance with the CC&Rs.
- b. Common Landscaped Areas
 1. Turf use limitations are established within the CC&Rs.
 2. If turf is to be used in non-pedestrian areas, it shall be a drought tolerant grass species.
 3. Undeveloped areas held in reserve for future building or pavement shall be seeded with a mixture of native grasses/wildflowers.
 4. Coverage of the common landscape areas with vegetative plant material will be governed by existing City regulations and the future CC&Rs.

c. Streetscapes

Streetscape design is another key factor in determining neighborhood quality and livability. Providing streetscape amenities such as landscaping and street trees, benches, bus shelters, bike racks, and trash receptacles creates an attractive community for residents and visitors. A consistent landscape theme in residential areas will reinforce community identity. Providing large canopied street trees in residential areas will soften the streetscape and provide the feeling of an established neighborhood as the trees reach maturity.

1. Street trees shall be provided along major and minor roads as determined by the CC&Rs. Trees in medians and allowable species of trees will also be regulated through the CC&Rs.
2. In addition to the individual residential landscape requirements in the CC&Rs, a minimum of two trees shall be required per lot, to be provided by the Builder. Maintenance of these trees shall be the responsibility of the individual homeowner.
3. Street trees shall be planted in accordance with requirements of the City of Rio Rancho and with requirements of the CC&R's. If a conflict between these regulations occurs, the most stringent requirement shall apply.
4. High water use turf shall not be used within the street R.O.W. Low water use turf, such as Buffalo Grass or Blue Grama Grass, may be used.
5. Automatic underground irrigation systems shall be provided for all landscaped areas, in accordance with the requirements of the CC&Rs.



6. Architectural Styles

Architectural style is not enforced by the City in current regulations. The goal of having architectural guidelines is not to limit design creativity, but to provide the framework for high quality design. While architectural style should not be restricted, certain common elements should be complimentary to and enhance the community image. The architectural design should respond to climate, views, solar exposure, and aesthetic considerations. Building materials and colors, and other design elements will be included in the private covenants.

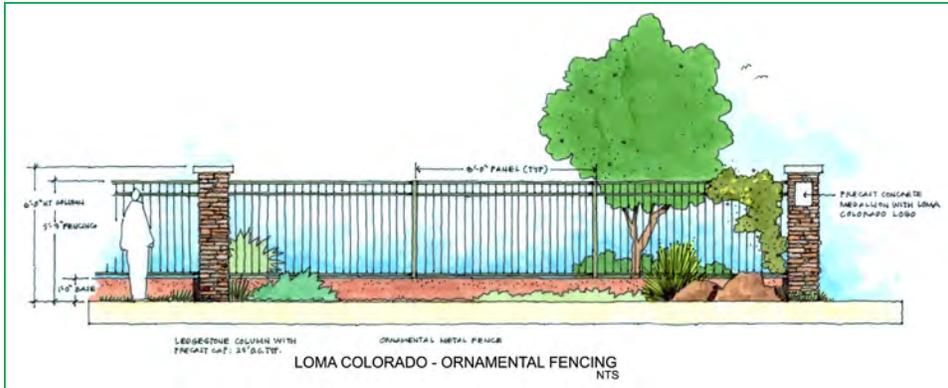
7. Walls

Walls and fences will serve to provide security, screening of unsightly areas, visual relief, and buffering between land uses. A consistent approach to wall design will provide an element of visual continuity in Loma Colorado. Walls within the residential area shall be considered an integral part of the site design. There may be different wall treatment per neighborhood in order to accommodate individual neighborhood identities.

The Developer shall prepare a wall treatment plan that is to be used in all subdivision perimeter walls, however, variations must be approved by the HOA.

- a. Wall design issues will not be enforced by the City beyond its standard height and setback regulations. Additional requirements will be enforced through the CC&Rs.
- b. To soften the horizontal mass of a continuous wall, the wall may be set back from the adjacent sidewalk with the space left between the wall and sidewalk used for landscaping.
- c. Long stretches of wall shall be articulated to provide visual relief. This can be accomplished by staggering the wall, providing a change of materials, providing buttresses, or other techniques to vary the appearance.





8. Mechanical Equipment

Mechanical equipment screening and siting considerations will be controlled through the subsequent CC&Rs.

D. PUBLIC SPACE, OPEN SPACE AND PARK DESIGN GUIDELINES

1. Streetscape

Loma Colorado is a self-sufficient mixed use development providing employment, housing and local amenities for the residents of the community. The development of a bold and dynamic entry and streetscape is critical in defining a unique image for Loma Colorado. The streetscape will provide a unifying element that weaves its way through, and ties together the vast development potential of the project. Specific streetscape requirements shall meet City of Rio Rancho requirements or standards set forth in the CC&Rs, whichever is more stringent.

2. Bicycle Facilities

Providing convenient bicycle facilities to encourage non-vehicular travel within Loma Colorado will be encouraged in support of the Redevelopment Plan's goal of supporting alternative modes of transportation.

3. Site Landscape

The landscape environment serves to enhance the visual dynamic of the development and aid in reinforcing the street edge and pedestrian environment. Landscape elements, such as street furniture, lighting, bollards, and graphic pylons shall be used to reinforce the street edge. A clear theme and image for Loma Colorado will be established through the use of these materials, as well as consistent paving materials, plantings, signage, etc. These site landscape requirements will meet all the regulations of the City, and will be addressed in additional detail in the CC&Rs. Consideration will be given to spacing and sizing of plant materials, coverage of site area, water conservation, and other site landscape issues.

4. Site Design

The intent of the site design guidelines is to create pedestrian-friendly environments for employees and visitors that are compatible with adjacent existing and proposed facilities.

- a. Cross-access easements shall be provided between adjoining parcels.
- b. Outdoor patio spaces with shade trees and/or shade structures are encouraged and may be required in the CC&Rs.
- c. Sidewalk requirements shall be consistent with those used by the City of Rio Rancho except for Loma Colorado Boulevard when the sidewalk may be replaced by a trail along one side of the street, and when the street section may not be centered in the right-of-way. This is especially true in high slope areas along Loma Colorado. Additional landscape requirements, sidewalk width enhancements, and locations may be defined in the CC&Rs.
- d. Pedestrian connectivity extends out to meet local points of interest such as; Rio Rancho High School, Rio Rancho Sports Complex, the proposed Mixed-Use Activity Center and each adjacent residential community. Pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways. Shade trees should be provided along the pedestrian connection.
- e. Design, paving materials, trail design, and requirements for landscape or shade provision may be required through CC&Rs.

5. Open Space and Parks

The open space and park areas within Loma Colorado are intended for both active and passive recreational uses, such as jogging, bicycling, picnicking, playground and ball field use, etc., while also fulfilling their additional function for water quality and drainage.

All park concepts shown in this Plan are illustrative. Irrigated landscape is located at key nodes. Xeric landscape is located between these nodes.



E. COMMERCIAL DESIGN GUIDELINES

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for commercial and light industrial development within the Loma Colorado Redevelopment Plan. These standards address commercial and office projects.

1. Pedestrian and Site Amenities

The creation of an attractive and functional commercial environment will depend on creative site design and will be a primary design objective for the commercial areas in Loma Colorado. Objectives to achieve this goal include maintaining a high quality and consistency in style for site amenities including benches, plazas, walkways, lighting, etc.; providing for attractive building design and massing; and creating separate vehicular and pedestrian circulation systems in order to support the creation of a user-friendly commercial center.

The use of alternative paving materials (brick, colored concrete, decomposed granite, etc.) for pedestrian pathways are encouraged. Public art is another site amenity that is strongly encouraged, and if proposed, should be part of the subsequent building plans. The following pedestrian features should be integrated into all site designs:

Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, sidewalks, and pathways.

Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles and where City trails cross streets.

Freestanding restaurants, if proposed by subsequent Site Plans, shall provide outdoor patios and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture.

Bicycle storage racks that are conveniently located near building entrances shall be provided. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.

2. Parking

In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design. An effort should be made by site designers to lessen the impact of parking facilities on the land. In order to lessen the visual impact of parking areas, parking facilities should be broken up into a series of smaller areas.

Handicapped parking spaces shall be provided adjacent to building entries.

The total minimum amount of parking provided shall meet parking requirements in the City Zoning Code.

Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.

Parking areas shall be designed to include a pedestrian link to buildings.

In cases where parking is adjacent to roadways, a combination of landscaping and low walls for screening purposes shall be required. All walls shall be architecturally compatible with surrounding buildings.

3. Setbacks

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms, and walls.

Commercial and office development shall comply with the buildings setback requirements of the C-1 Zone in the City Zoning Code.

Accessory structures shall comply with the City Zoning Code.

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback a minimum of 15 feet from the right of way, except along Northern Boulevard where the setback shall be 25 feet.

4. Landscape

The development of an overall landscape concept will establish a framework that unifies the property. The landscape design should emphasize native and naturalized plant species. All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to City requirements.

A minimum of 15 percent of the site area for commercial, office, and multi-family projects (minus the building square footage) shall be devoted to landscape materials.

Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 75 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.

All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.

Appropriate landscape headers shall be used to separate any turf and ground-cover areas.

To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.

An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.

Minimum plant sizes at time of installation shall be as follows:

Trees 1 1/2 inch caliper, or 10 to 12 feet in height

Shrubs & Groundcovers 1 gallon

Turf grasses shall provide complete ground coverage within 1 growing season after installation.

5. Screening/Walls and Fences

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the property. The site orientation of these elements shall be away from any street or pedestrian area. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

6. Screening

The following screening is to limit adverse visual impacts caused by various uses and/or equipment that is common to commercial properties. All such screening should be compatible with other structures on the property and should have some common architectural features found within the development, such as: colors, materials, and decorative features.

Parking areas shall be located away from adjacent streets and properties and shall be screened with plant materials, walls, or earthen berming. Such screening shall have a minimum height of 3 feet.

All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections. Trash enclosures shall be screened with plant materials.

The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.

No refuse collection areas shall be allowed between streets and building fronts.

All mechanical equipment shall be screened from adjacent public rights-of-way and properties. All mechanical equipment shall be screened from public view by materials of the same nature as the basic materials of the building.

7. Architecture

The architectural design should demonstrate high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations.

Commercial buildings will be a hybrid of New Mexico architectural styles, ranging from traditional to contemporary incorporating stucco surfaces, stacked stone wainscot and tower elements, precast concrete posts, lintels, cap stones, and ramadas and clay tile roof elements. Materials will be natural rather than synthetic, in warm colors ranging from light to dark tans, terracotta red to deep browns. Roof mounted mechanical equipment will be screened from view by parapets or mechanical screens. Ground-mounted equipment will be screened by building elements or landscaping. All sides of all buildings will be architecturally articulated with the elements described and illustrated above.

All commercial buildings shall comply with City Zoning Code, as well as other local building and fire codes.

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

No plastic or vinyl building panels, awnings, or canopies are allowed. Awnings and canopies, if used, shall be integrated with building architecture.

Building heights should be kept to a minimum. Maximum height shall be limited to 55 feet, including any parapets. Towers and other non-habitable architectural features may be used provided they do not exceed a height of 60 feet and area compatible with the architecture.

Entryways to non-residential and multi-family buildings shall be clearly defined.

8. Lighting

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

All lighting shall comply with the City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.

All lights shall be shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra and sodium lights are prohibited.

The height of street lighting and parking area lights shall be kept to a minimum necessary to meet safety requirements.

Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.

The location of light fixtures shall be identified on subsequent site plans. The maximum mounting height of luminaries for pedestrian scale lights shall be 20 feet in height. The maximum mounting height of luminaries for parking lot lights shall be a maximum of 30 feet in height, except where they are within 70 feet of residential, they shall be 20 feet in height.

Site lighting shall be restricted to a maximum off-site luminance of 1,000 lamberts from any point and 200 foot lamberts from any residential property line.

Accent lighting is permitted, however, surface lighting is limited to an average of 2 foot-candles measured 4 feet from the surface level of any point on the building surface being lighted.

Average light level shall be limited to 2 foot-candles with maximum levels limited to 16 foot-candles as measured from 4 feet above the surface level of any point on the site.

9. Signage

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within Loma Colorado. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.

All signs, including quantity, shall be in compliance with City Sign Ordinance

Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings.

Free-standing signs shall be designed that do not require any external bracing, angle-iron, guy wires or similar devices.

No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.

Signs shall not overhang into the public right-of-way or extend above the building roof line.

Off-premise signs and portable signs are prohibited.

Building mounted signs shall:

- Identify the name and business of the occupant or of those offering the premise for sale or lease;
- Not have too many different colors;
- Have a significant contrast between the background and the text in order to ensure readability; and
- Not intrude upon any architectural features, including windows, columns, mouldings, or other decorative features.

No illuminated plastic panel signs are allowed except business logos.

Signs on buildings shall not be illuminated where light from the sign will impact adjacent residential or natural areas.

10. Utilities

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment should be minimized by the following:

All new electric distribution lines shall be placed underground.

Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

When an above-ground backflow prevention device is required by the City of Rio Rancho, the enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

This page intentionally left blank.



LOMA COLORADO MIXED USE DEVELOPMENT, DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENT

Appendix B

SECTION 1

1.1 ARCHITECTURAL REVIEW PROCESS

The Architectural Review Committee (ARC) will analyze all potential projects relative to these standards to ensure the realization of the Development Concept. A conceptual site plan, landscaping plan and building elevations along with colors and materials shall be submitted to the ARC by the individual project developers for review and comment. Approval must be obtained prior to proceeding with the construction documents and submittal for building permit. Approval will be granted when the individual project meets the requirements of these standards to the satisfaction of the ARC. Requests for variances shall be submitted in writing along with the design review submittal. Decisions by the ARC are final.

DESIGN STANDARDS

To ensure that the Mixed Use properties are developed in a manner complementary to the rest of Loma Colorado, the development guidelines are organized into improvement categories as follows:

2.1 SITE PLANNING

2.1.1 Building Placement

- Relationship to Street:
 - Buildings may be located to provide gaps through which other buildings may be seen to enhance the visibility of those interior buildings.
 - Buildings placed along Northern Boulevard shall address the street with entrances and signage. Loading/service areas may not be located facing the street.
- Relationship to Parking:
 - Buildings shall be setback from parking to accommodate planting areas plus a minimum 6' clear sidewalk along the entrance façade(s).
 - Parking areas shall be located between buildings.
 - Parking areas are allowed in the gaps between buildings along the street, as mentioned above.

2.1.2 Parking and Vehicular Circulation

- Parking will be 1 space/studio apartment and 1.5 spaces per 1 and 2 bedroom apartments with 6 spaces for staff and visitor parking for each apartment complex.
- Carports and garages are allowed if materials are closely related to building architecture.
- Access to dumpsters, storage yards and loading areas shall be screened from the street.
- Allowable materials for driving surfaces shall include asphalt, concrete (plain, textured, colored), concrete pavers, stone pavers, and brick.
- Allowable materials for parking surfaces shall include all the materials noted allowable for driving surfaces plus pervious paving surfaces such as poured or modular pervious concrete products, pervious asphalt, and gravel/grid systems such as Gravelpave2.

2.1.3 Pedestrian Connections/Amenities

- Pedestrian connections to other areas of Loma Colorado shall be provided with sidewalks, crosswalks and trails.

- Sidewalk design and placement shall be coordinated and designed to function with existing sidewalk improvements in the area.
- Cross slopes on sidewalks and pedestrian corridors shall not exceed 2%.
- Pedestrian circulation shall be separated as much as possible from vehicular circulation corridors through the use of sidewalks, attractive barriers and/or landscaping.
- Sidewalks shall have a minimum clearance of 6' along the entrance façade(s) of the buildings.
- Handicapped Accessible parking shall be located adjacent to main building entries or as required by code.
- All handicapped ramps necessary to serve a particular portion of a development shall be constructed during individual tract development.

2.1.4 Service Areas

- Service areas shall be located away from pedestrian areas and the public right of way.
- Trash receptacles shall be contained within walled enclosures with opaque gates.
- Access points through walls screening service areas shall be constructed of metal gates with decorative patterns based on the Loma Colorado Identity standards. In areas that are unviewable from parking areas, pedestrian walkways or public right-of-way the decorative patterns shall not be required.
- Screening: Walls, matching the adjacent buildings in materials detailing and color, shall be used to screen electrical equipment, and trash collection areas. See Architecture below. In areas that are unviewable from parking areas, pedestrian walkways or public right-of-way the materials detailing and color can be of a less intensive design.

2.2 LANDSCAPE:

Landscape Concept: The landscape at the Loma Colorado Mixed Use Area is integral in establishing the overall framework that unifies individual sites. Landscaping will be used to highlight entrances and circulation corridors, and provide shade, scale, color and texture.

2.2.1 General Landscape Standards

- A 15' landscape setback shall be as required in the Amended Loma Colorado Redevelopment Plan.
- Landscaping along Northern Boulevard and Loma Colorado Boulevard will be more densely planted than along other boundaries of the Mixed-use zone.
- Landscape will provide screening for parking areas and against site walls to soften the edges of these areas.
- Any building landscaping and/or irrigation shall be designed to conform with the Geotechnical Reports specifications and recommendations, which may modify other requirements contained herein.

2.2.2 Treatment of Landscape Areas/Zones:

- Entrance Landscaping:
 - Landscape plantings shall be more intense at vehicular and pedestrian site entrances and adjacent to building entries.
 - Landscaping in these areas will be more dense than other areas and may be differentiated from others areas by species as well as color, texture and/or height.
 - Shade trees along entry drives shall be of the same species (or combination of species).

- Landscape and pots: Landscaping can be in the form of planting beds, raised planters, pots, etc.
- The landscape character shall relate to the residential entries shown in the Amended Loma Colorado Redevelopment Plan.
- **Parking Area Landscaping;**
 - Parking areas shall be broken up through the use of landscaped planting areas and trees. Planting areas in the form of 6' diamonds, landscape bulb-outs or landscape medians with a minimum width of 8' shall be used where applicable. See also the Parking and Vehicular Circulation section of this document.
 - Landscape plantings along major vehicular and pedestrian corridors will be more densely planted than other landscape areas of the parking lots.
 - Trees shall be provided within parking areas along pedestrian paths and in planting beds.
- **Building Landscaping:**
 - Landscape plantings shall be more intense at vehicular and pedestrian site entrances and adjacent to building entries. Landscaping in these areas will more be dense than other areas and may be differentiated from others areas by species as well as color, texture and/or height.
 - Landscaping shall be used at building entries in the form of planting beds, raised planters and pots to soften building entries. Space may be provided between plantings for pedestrian access to building entries.

2.2.3 Irrigation

- See requirement in the Amended Loma Colorado Redevelopment Plan.

2.2.4 Plant Palette

The plant palette for the Mixed-use area of Loma Colorado is a reduced version of the Amended Loma Colorado Redevelopment Plan plant list. The design intent is to create an attractive, colorful, comfortable desert landscape that supports the activities in the Mixed-use area and complements the architecture of the site. The reduced palette of plants will help bring a sense of continuity and identity to the area, even if it is developed by multiple parties.

- **Trees**
 - *Chilopsis linearis* (Desert Willow)
 - *Chitalpa tashkentensis* (Chitalpa)
 - *Forestiera neomexicana* (New Mexico Olive)
 - *Juniperus virginiana* 'Emerald Sentinel' (Eastern Red Cedar)
 - *Pinus eldarica* (Afghan Pine)
 - *Populus fremontii* 'Wislizeni' (Rio Grande Cottonwood)
 - *Quercus shumardii* (Shumard Oak)
 - *Quercus texana* (Texas Red Oak)
- **Shrubs and Groundcovers**
 - *Atriplex canescens* (Fourwing Saltbush)
 - *Baccharis sarathroides* (Desert Broom)
 - *Buddlei davidii* (Butterfly Bush)
 - *Caryopteris clandonensis* (Blue Mist Spirea)
 - *Chrysothamnus nauseosus* (Chamisa)
 - *Ephedra* spp. (Joint Fir)
 - *Ericameria laricifolia* (Turpentine Bush)

- *Fallugia paradoxa* (Apache Plume)
- *Hesperaloe parviflora* (Red Yucca)
- *Lavandula* spp. (Lavender)
- *Rhus* spp. (Sumac)
- *Rosmarinus officinalis* (Rosemary)
- *Santolina* spp. (Santolina)
- *Spartium junceum* (Spanish Broom)
- **Vines**
 - *Campsis radicans* (Trumpet Vine)
- **Flowers**
 - *Artemesia ludoviciana* (Prairie Sage)
 - *Gaillardia grandiflora* (Blanketflower)
 - *Hymenoxys acaulis* (Angelita Daisy)
 - *Liatris* spp. (Gayfeather)
 - *Oenothera berlandieri* (Mexican Evening Primrose)
 - *Osteospermum baberiae* 'Compactum' (Hardy African Daisy)
 - *Penstemon barbatus* (Beartongue)
 - *Rudbeckia* spp. (Rudbeckia)
 - *Sphaeralcea* spp. (Globemallow)
- **Ornamental Grasses**
 - *Helictotrichon sempervirons* (Blue Avena)
 - *Festuca ovina glauca* (Blue Fescue)
 - *Miscanthus sinensis* (Maiden Grass) varieties: 'Gracillimus' (Silver Maiden Grass), 'Morning light' (Morning Light Maiden Grass), 'Nana' (Dwarf Maiden Grass), 'Strictus' (Porcupine Grass), 'Variegatus' (Variegated Maiden Grass), 'Yaku-Jima' (Dwarf Maiden Grass), 'Zebrinus' (Zebra Maiden Grass)
 - *Muhlenbergia capillaries* 'Regal Mist', (Muhly Grass)
 - *Pennisetum alopecuriodes* (Fountain Grass) varieties: Moudry (Black), Little Bunny (Dwarf), Hameln, Orientale
 - *Sporobolus heterolepis* (Prairie Dropseed)
- **Turf Grasses**
 - Warm Season Grass Mix
 - *Buchloe dactyloides* (Buffalo Grass)
 - *Bouteloua gracilis* (Blue Grama)
- **Accents**
 - *Agave* Spp. (Century Plant)
 - *Dasyilirion wheeleri* (Sotol)
 - *Opuntia* spp. (Prickly Pear Cactus)
 - *Yucca baccata* (Spanish Dagger)

2.3 ARCHITECTURE

2.3.1 Architecture

- The style of the buildings shall be based on the aesthetic created in the Amended Loma Colorado Redevelopment Plan for entrance features, walls and shade structures.
- Buildings shall be designed to provide human scale, interest and variety.
- Variation in building form, such as recessed or projected bays, expression of architectural or structural modules or detail; diversity of window size, shape or pattern that relates to interior functions; emphasis on building entries through projected or

recessed forms, detail, color or materials; variation of materials, material modules and surface relief, color and texture to break up large building forms and wall surfaces; use of open courtyard designs to form transitions between parking areas and buildings.

- Building entrances shall be architecturally treated to create clear visual cues for patrons through the use of towers, portals, overhangs, towers and fenestration.
- All sides of all buildings shall be architecturally treated with the same level of intensity, except where service areas are concealed by screening elements.
- Accessory buildings shall be similar in design and materials as primary building.
- Large buildings over 30,000 square feet shall be located to minimize the impact of windowless walls and service areas on public streets.

2.3.2 Massing

- All buildings shall have a clearly defined, highly visible entrance that is obvious to visitors. This effect can be achieved through a combination of massing, changes in height, color, lighting, materials changes and use of planters.
- Building massing shall highlight the location of building entries. Primary pedestrian entries shall be clearly expressed.

2.3.3 Building Heights:

- Per Zoning Code and the Amended Loma Colorado Redevelopment Plan.

2.3.4. Permitted Building Materials:

- All primary buildings shall use materials that are durable, and of a quality that will retain their appearance over time. Material quality is most important on building faces facing public streets and spaces and at primary building entries.
- Building materials shall be a combination of stucco, stone veneer, roof tiles at pitch roof areas, and architectural metal trim. Block is allowable in areas that are unviewable from parking areas, pedestrian walkways or public right-of-way.
- Materials that are visibly simulated or prefabricated are prohibited. Scored plywood is prohibited.
- Glass shall be transparent, no reflective glazing is allowed.

2.3.5 Colors

- Colors of stucco shall be per the color palette defined in the Amended Loma Colorado Redevelopment Plan.

2.3.6 Screening Equipment/ Fences and Walls

- Walls, matching the adjacent buildings in materials detailing and color, shall be used to screen docks, loading areas, electrical equipment, and trash collection areas.
- Rooftop equipment shall be screened from view of public streets and open space by architecturally integrated screening elements.
- Ground mounted utilities shall be screened from view of public right of way and open space.
- Walls and fences shall comply with the intent of the City's design manual for subdivision access and perimeter walls.
- Chainlink fencing is not permitted.
- Walls and fences exceeding four feet in height that are located within the setback area adjoining a public street shall provide variety and articulation at intervals not exceeding 100 feet through either changes in plane, expression of structure, such as post, column, or pilaster.
- The design and materials for walls and fences shall be coordinated with the design and materials of the principal buildings in terms of color, quality, scale and detail.



2.3 DRAINAGE

2.3.1 Pond Areas

- Pond areas where required shall be incorporated into the landscape setback areas in internal landscape zones away from buildings. The landscape materials used in these areas shall be appropriate for intermittently flooded areas.

2.3.2 Water Harvesting

- Passive water harvesting will occur away from building foundations wherever possible and in compliance with the Geotechnical Report specifications and recommendations.
- Parking areas will be designed to harvest water in landscaped medians in an effort to supplement irrigation and improve surface runoff water quality.

2.3.3 Treatment of Sloped Areas

For areas with slopes 3:1 or less:

- Vegetated, cobbled infiltration trenches should be utilized to stabilize upper, middle and lower sections of slope and decrease flow speeds and quantities.
- Sections of slope between infiltration trenches should be treated with separate applications of revegetation seed mix (drill-seeded) and a soil bonding material such as Soilbond.

2.5 UTILITIES

- Location: Whenever possible, above ground utilities shall be located in service areas. If utilities elements are required in public areas, they shall be screened through the use of walls that utilize the same materials, colors and form as the adjacent buildings.
- All power lines are to be located below grade.
- Utility corridors will be located to reduce potential conflicts with landscaping and tree locations.

2.6 LIGHTING

- Dark skies: Site lighting shall conform to the New Mexico Night Skies law.
- Height: The maximum height of pole mounted lighting shall be 30' along the public right of way, and 25' within parking areas.
- Pedestrian scale lighting is encouraged along all pedestrian paths, including the entries of buildings.
- Style consistency: Light fixture design shall be coordinated with the building architecture, and shall be consistent throughout the site.
- Lighting: Service areas shall be lighted to enhance safety and security, but lighting shall not spill out onto the public right-of-way or onto adjacent properties.

2.7 SIGNAGE AND BRANDING

- Consistency: The branding of the Multi-family development shall be coordinated with the identity development for the residential portions of Loma Colorado.
- Color: Colors used in signage and branding shall be as described in the Loma Colorado Identity Development document.
- Type: Typefaces for the development name shall match that described in the Loma Colorado Identity Development document.

APPENDIX C: PLANT PALETTE

A. Trees

Catalpa speciosa (Western Catalpa)
Cercis canadensis (Eastern Redbud)
Chilopsis linearis (Desert Willow)
Chitalpa tashkentensis (Chitalpa)
Crataegus phaenopyrum (Washington Hawthorn)
Forestieri neomexicana (New Mexico Olive)
Fraxinus velutina 'Modesto' (Modesto Ash)
Gleditsia triacanthos inermis (Honey Locust)
Juniperus virginiana 'Emerald Sentinel' (Eastern Red Cedar - female)
Koelreuteria paniculata (Goldenrain Tree)
Pinus eldarica (Afghan Pine)
Pinus leucodermis (Bosnian Pine)
Pinus nigra (Austrian Pine)
Pistachia chinensis (Chinese Pistache)
Platanus acerifolia (London Plane Tree)
Populus fremontii 'Wislizeni' (Rio Grande Cottonwood)
Prunus cerisifera (Purpleleaf Plum)
Pyrus calleryana (Flowering Pear)
Quercus shumardii (Shumard Oak)
Quercus texana (Texas Red Oak)

B. Shrubs and Groundcovers

Atriplex canescens (Fourwing Saltbush)
Baccharis sarathroides (Desert Broom)
Berberis spp. (Barberry)
Buddleia davidii (Butterfly Bush)
Caryopteris clandonensis (Blue Mist)
Chrysothamnus nauseosus (Chamisa)
Cotoneaster spp. (Cotoneaster)
Ephedra spp. (Joint Fir)
Ericameria laricifolia (Turpentine Bush)
Euonymus fortunei (Creeping Euonymous)
Fallugia paradoxa (Apache Plume)
Helichrysum augustifolium (Curry Plant)
Hesperaloe parviflora (Red Yucca)
Juniperus spp. (Juniper - female)
Lavandula spp. (Lavender)
Mahonia spp. (Mahonia)
Potentilla fruticosa (Shrubby Cinquefoil)
Raphiolepis indica (India Hawthorn)
Rhus spp. (Sumac)
Rosmarinus officianalis (Rosemary)
Santolina spp. (Santolina)
Spartium junceum (Spanish Broom)

C. Vines

Campsis radicans (Trumpet Vine)
Parthenocissus tricuspidata (Boston Ivy)

D. Flowers

Artemisia ludoviciana (Prairie Sage)
Arctostaphylos spp. (Manzanita)
Erysimum linifolium 'Bowles Mauve' (Bowles Mauve Wallflower)
Gaillardia grandiflora (Blanketflower)
Hymenoxys acaulis (Angelita Daisy)
Liatris spp. (Gayfeather)
Oenothera berlandieri (Mexican Evening Primrose)
Osteospermum baberiae 'Compactum' (Hardy African Daisy)
Penstemon barbatus (Beardtongue)
Perovskia atriplicifolia (Russian Sage)
Rudbeckia spp. (Rudbeckia)
Sphaeralcea spp. (Globemallow)

E. Ornamental Grasses

Helictotrichon sempervirens (Blue Avena)
Festuca ovina glauca (Blue Fescue)
Miscanthus sinensis (Maiden Grass) also varieties: 'Gracillimus' (Silver Maiden Grass), 'Morning Light' (Morning Light Maiden Grass), 'Nana' (Dwarf Maiden Grass), 'Strictus' (Porcupine Grass), 'Variegatus' (Variegated Maiden Grass), 'Yaku-Jima' (Dwarf Maiden Grass), 'Zebrinus' (Zebra Grass)
Muhlenbergia capillaries 'Regal Mist' (Muhly Grass)
Pennisetum alopecuroides (Fountain Grass) also varieties: Moudry (Black), Little Bunny (Dwarf), Hameln, Orientale
Sporobolus heterolepis (Prairie Dropseed)

F. Turf Grasses

Cool Season Grasses
 Festuca elatior (Tall Fescue)
 Poa pratensis (Kentucky Bluegrass)
Warm Season Grass Mix
 Buchloe dactyloides (Buffalo Grass)
 Bouteloua gracilis (Blue Grama)

G. Accents

Agave spp. (Century Plant)
Dasylirion wheeleri (Sotol)
Opuntia spp. (Prickly Pear Cactus)
Yucca baccata (Spanish Dagger)
Yucca glauca (Soapweed Yucca)