

## Major Public Open Space Recommended Conditions of Approval

### Conditions in other IDO Sections related to Major Public Open Space

#### Definitions

- Revise definition of Major Public Open Space to include: "such as Rio Grande State Park (i.e. the Bosque), the Petroglyph National Monument, the Sandia Foothills, etc."

#### Walls Regulations

- Edit to Section 4-6.8.C (page 248): add – screen from MPOS (in addition to street)
- Edit to Section 4-6.8.A and B (page 28): add – screen from MPOS (in addition to street)
- Edit to Section 4-6.9 – Walls abutting Major Public Open Space and/or arroyos shall be constructed of materials and/or stuccoed with natural or earth-tone colors. Unfinished concrete block walls are prohibited abutting Major Public Open Space and/or arroyos.

### Conditions in Section 3.3 in relevant Use Specific Standards for each use

#### Uses Prohibited within XXX Distance of MPOS

- Light vehicle fueling
- Light vehicle repair
- Heavy manufacturing
- Special manufacturing
- Natural resource extraction
- Solid Waste Convenience Center
- Waste and/or Recycling Transfer Station

#### Uses Conditional within XXX Distance of MPOS

- Drive-throughs
- Car washes
- Light manufacturing
- Warehousing
- Wholesaling and distribution center

#### Uses Prohibited Adjacent to MPOS

- Drive-throughs
- Car washes

Additions/Revisions to 4-2.8 and a new 4-2.9 (See also document format below)

	Within XXX feet*	Adjacent to MPOS	On properties 5+ acres Adjacent to MPOS
Building color	LRV 20-50% + blend with natural environment / trim provision	See within XXX feet	See within XXX feet
Walls		Xref to Section 4-6.9	Balance the needs for aesthetics that blend, safety/surveillance, and screening and privacy.
Mechanical equipment screening	Xref to section 4-6.8.A and B	See within XXX feet	See within XXX feet
Vehicle circulation, access, and parking	None	Xref to Section 4-6.8	<ul style="list-style-type: none"> <li>Minimizes impact to MPOS</li> </ul>
Grading/Stormwater Management	Section 4-4.10 and Section 4-4.8	See within XXX feet	Minimizes impact to MPOS
Safety/surveillance	Shall be designed using the principles of CPTED so as to deter crime and to facilitate security measures.	See within XXX feet	See within XXX feet
Lighting	<ul style="list-style-type: none"> <li>Xref to Section 4-7.4</li> </ul>	<ul style="list-style-type: none"> <li>Limited to 20 feet high.</li> <li>Xref to Section 4-7.4</li> </ul>	<ul style="list-style-type: none"> <li>Located, designed, and oriented to be compatible with MPOS</li> <li>Shall consider periphery lighting</li> <li>Shall consider lighting pedestrian access acceptable to Parks and Recreation Open Space Division</li> </ul>
Signage	<ul style="list-style-type: none"> <li>Locate to minimize visibility from MPOS</li> <li>Illumination prohibited – add a new section and xref to Section 4-11.3.D.2.c</li> <li>Flashing/moving prohibited – xref to Section 4-11.3.D.</li> <li>Electronic xref to Section 4-11.6.F.2.c.i</li> </ul>	See within XXX feet	<ul style="list-style-type: none"> <li>Located, designed, and oriented to minimize impact to MPOS</li> </ul>

\* Note: AGIS will create an interactive map of the MPOS areas and the MPOS Edge distance of XXX feet

## 4-2.8 Major Public Open Space Edges

### A. Properties within XXX Distance of Major Public Open Space

These standards and guidelines apply to development within XXX distance of Major Public Open in order to enhance the development and protect the Major Public Open Space. For additional standards and guidelines regulating adjacent properties, see Section 4-2.8.

1. Limit the colors of exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with reflectance ranges between 20-50 percent of the light that falls on them (i.e. light reflective value (LRV) rating).
  - a. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens, with the exception of trim materials on façades.
  - b. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.
2. Screen mechanical equipment per Section 14-16-4-6.8A and 14-16-4-6.8 B.
3. Provide pedestrian and bicycle access to the Major Public Open Space consistent with the City's adopted Bikeways and Trails Facility Plan and as acceptable to the Parks and Recreation Open Space Division.
4. Use native and/or naturalized vegetation for landscaping materials.
5. Design lighting per Section 4-7.4.
6. Design signage per Section 4-11.3.D and Section 4-11.6.F.2.c.i and locate signs to minimize visibility from Major Public Open Space.

### B. Properties Adjacent to Major Public Open Space

In addition to the standards and guidelines that apply within XXX feet of Major Public Open Space in subsection A above, the following standards and guidelines apply to development adjacent to Major Public Open Space.

1. Development on properties of any size adjacent to Major Public Open Space shall:
  - a. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally not allowed unless approved by the Parks and Recreation Department Open Space Division.<sup>625</sup>
  - b. Locate on-site open space to be contiguous with the Major Public Open Space.
  - c. Locate lower densities and less intense uses abutting the Major Public Open Space in Mixed-use zone districts.
  - d. Include a landscaped strip between off-street parking and the Major Public Open Space with a minimum width of 6 feet that varies in width to avoid the appearance of a hard, straight line. Plant selection shall include sufficient shrubs or trees to provide a visual barrier.
  - e. Limit height of site lighting luminaries to 20 feet.
  - f. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures.
  - g. Locate and design vehicle access, circulation, and parking per Section 14-16-4-6.8.
  - h. Design grading per Section 4-4.10.
  - i. Manage stormwater per Section 4-4.8.
  - j. Design walls per Section 4-6.8.
  - k. Prevent and mitigate construction impact per the DPM.
2. For properties 5 acres or greater adjacent to Major Public Open Space, in addition to meeting the requirements in subsection 1 above, the proposed development shall not

create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.

- a. Locate and design vehicle access, circulation, and parking to minimize impact to Major Public Open Space.
  - b. Design grading and manage stormwater to minimize impact to Major Public Open Space.
  - c. Locate, design, and orient site lighting to be compatible with Major Public Open Space, including consideration of periphery lighting and lighting of any pedestrian access to Major Public Open Space that is acceptable to the Parks and Recreation Open Space Division.
  - d. Design walls to balance the following needs as appropriate on a case-by-case basis:
    - i. Aesthetics that blend with the natural environment,
    - ii. Safety and surveillance, and
    - iii. Screening and privacy.
  - e. Locate, design, and orient signage to minimize impact to the Major Public Open Space.
3. Development on properties of any size adjacent to the Petroglyph National Monument shall:
- a. Comply with the requirements of sections A and B above.
  - b. Comply with the applicable standards of the Northwest Mesa Escarpment View Protection Overlay – VPO-2.
  - c. Comply with the Wireless Telecommunications Facilities concealment requirements in 14-16-3-3.5.
  - d. Comply with the applicable wall design and materials standards of 14-16-4-6.9.
  - e. Comply with the applicable sign restrictions in 14-16-4-11.6 and 14-16-4-11.7.

## **B. Preventing and Mitigating Construction Impact [Move whole section to DPM]**

1. See the Development Process Manual (DPM) for information.
1. Width disturbance to slopes and vegetation, and cut and fill, shall be minimized and balanced against the need to provide for bikeways or other amenities within the right-of-way.
2. No grading is permitted within Escarpment areas with nine percent or greater slopes except as required for roads, trails, and utilities.<sup>626</sup> a. Temporary construction barricades, or 20-foot construction setback, are required from Escarpment Face areas with 9 percent or greater slopes. b. If damage due to construction occurs on the escarpment side of the property line, it shall be mitigated at the expense of the property owner.
3. Corridors for construction projects shall be located to avoid impacts and destruction of petroglyphs or other archaeological sites and environmentally sensitive areas previously identified.
4. Areas that are damaged or altered shall be restored through replacement of boulders to approximate the original location, angle and surface exposure. Revegetation to approximate original cover with appropriate native or naturalized plants is required within 90 days of project completion.
5. The City shall be responsible for restoring existing damaged areas that lie within Major Public Open Space. The property owner shall be responsible for restoring damaged areas on lands accepted by the City to meet open space requirements; this shall occur prior to title transfer if the land is to be deeded to the City and shall be an ongoing responsibility of the property owner if the land remains private open space.