

June 26, 2014

Design Narrative for the La Plata Ranch Planned Development

Design Concept

The La Plata Ranch Planned Development provides a broad range of residential building types from detached homes, rowhouses, and apartment buildings to Live/Work and mixed use buildings in the Neighborhood Center. Sites have been selected close to the commercial and medical services for specialized residential facilities such as skilled nursing, Alzheimer's care, Assisted living, and independent seniors apartments.

Circulation through the site is delivered with a connected network of walkable slow speed public streets. Throughout most of the developed area of the site, driveways and access to ample off-street parking provided by the private alleys maintained by the HOA. Dry utilities are located in the rear alleys, removing transformers and utility pedestals from the front of the residential lots. The typical street sections are designed to provide on-street parking with limited curb cuts, wide sidewalks and street trees.

The Neighborhood Center contains multifamily, medical office and clinic buildings; single story commercial and multistory mixed use buildings and an extended stay hotel. The services and retail is visible from Pinon Hills Boulevard to serve the Western portion of Farmington, but is also connected to the walkable slow speed street network of the La Plata Ranch Neighborhood.

Pedestrian Courts are laid out along the Western and Northern edges of the neighborhood providing access to the trail along the North edge and the trail overlooking the Bosque along the La Plata River on the West.

Detailed requirements for how building are sited on individual lots is address in the TND Code section on Building Types. Accessory Dwelling Units and Guesthouses are permitted and encouraged and allowed land uses are are described in the TND Code.

Land Use Organization

- 250.9 Acres total site area.
- 87 Acres of Open Space (35% of the site) 5.5 Acres of Formal Parks and Greens.
- 4.2 miles of multi-use trails connecting to the regional trail system along the La Plata River.
- 89,000 SF of Non-residential uses in the mixed-use Neighborhood Center.
- An extended stay hotel with up to 80 rooms.
- 1030 to 1135 residential units delivered in a range of building types over the 173.9 acre developed portion of the site.

Connectivity and Street Design

Site designed with a network of slow speed street with sidewalks, planter strips and on-street parking. Dry utilities are placed in the rear alleys. Alleys designed to accommodate the turning radii of the solid waste trucks. Cul du sacs have been limited to the North East section of the site and will not exceed the 600 feet in length.

Multi-use Trails

Trails throughout the site are typically 6' wide to reduce site disturbance and constructed with crusher fines to reduce impervious paving. A trailhead is provided in the Northwest portion of the site to provide access to the Riverine Trail along the La Plata River.

Sustainable Design

A high percentage of the site (35%) is dedicated to open space. The landscaping palette will be limited to low water use plant materials from the City of Farmington's Landscape Guidelines. Best practices for natural processes will be used in the treatment of storm water in vegetated swales along the Western edge of the developed portion of the site. Buildings will be designed using the New Mexico Green Building Standards and sited to provide shaded private outdoor spaces.