

To: the La Luz Community
From: Heather Badal, Chair of the Common Grounds Master Plan Committee
Report for Annual Meeting Packet
November 23, 2013

In January, 2013, a small committee was formed to develop a scope of work that could be utilized to identify a Landscape Architect to develop a Master Plan for La Luz. Members include representatives from the Landscape (Marianne Barlow), Architecture (Kathryn Kaminsky) and Maintenance (Anne Fitzpatrick) committees. Heather Badal, from the La Luz Board, is Chair of this ad-hoc committee, the CGMPC.

The CGMPC mapped out a work plan with goals, timeline and regular meetings; surveyed the landowners about their priorities; and held two community feedback forums where information was shared and input was collected. By the end of the summer, the group had developed a scope of work that was sent to a select list of seven Certified Landscape Architects as a Request for Proposal.

The scope of work is summarized below:

La Luz is seeking the services of a Landscape Architect, to submit a Master Plan for the 5 ½ acres of the landscaped and irrigated "Common Grounds." This plan should be implemented within six years. The Master Plan should focus on changes that can reduce water consumption as well as incorporate features stated below in this section of the RFP. It is crucial that this plan respects the original vision of Antoine Predock and incorporates elements that complement the architectural design. Just as the original plan for La Luz was forward thinking and unique, we hope that the new design will continue in the same spirit. The Landscape Architect will work with the Common Grounds Master Plan Committee (CGMPC), the LLLA and the La Luz Board. The final plan will need to be approved by the La Luz Board. The desire of the community is to implement these changes as soon as possible.

Elements to be addressed of the scope of Work Scope:

- 1) To reduce our water usage for landscape by at least 50% over a six year period. Today, we use an average of 64 inches of water per square foot for irrigation. We would like to convert 2 of our 3 acres of Kentucky Blue Grass to a landscape with low water usage. The remaining acre of turf should be planted with turf species that can withstand foot traffic and use less water when feasible. Tree survival is a high priority given our need to reduce turf and sustain landscape without extraordinary measures during severe and prolonged drought. At this time, all La Luz trees, with a few exceptions, are dependent on turf irrigation.

Our timeline is as follows:

2014 – Plan approved

2019 – Usage reduced to average of 32 inches.

2021 – If possible, further reductions in water use.

2) To review the existing irrigation system and make recommendations for modifications when necessary. Goals are to reduce water use, improve efficiency of water delivery and control cost by using the existing system. The current irrigation system is 47 years old with multiple modifications and updates in place. The irrigation system includes 12 separate water meters, has an irregular configuration, and is “maxed out” in terms of water delivery, i.e. if something is added, something else must be reduced.

3) To have data in the Master Plan to compare costs and water use. We need to understand how the proposed conversions of landscape will impact irrigation design, water collection, direction and drainage and how this will result in savings. The data should include estimates of water use while plants are getting established, estimates of ongoing water use, estimated maintenance costs in labor and equipment, and other pertinent information.

4) To suggest plant choices and help develop a plant list that considers sustainability and maintenance costs. This plant list will need to be complementary to the architectural design and appropriate to the specific location. We want to avoid plants which have not historically thrived in La Luz.

5. Should not add to the current landscape footprint or expand our landscape presence (i.e. not enter the mesa or convert natural mesa to grass). Care should be taken not to add heat-retaining materials as much as possible.

6. Should not add any landscaping element that will need to be topped regularly in order to maintain the city and mountain views (with some possible exceptions).

7. To propose configurations of landscaped areas that are easily adaptable to the current irrigation system design and are easy to mow or prune.

8. To minimize and ideally eliminate side pruning for access along walkways. Should incorporate sensitivity to the proximity of plantings to houses and structures to avoid water damage.

9. To be aware of sight line (views and traffic), erosion and drainage issues.

10. To incorporate more shade structures and new tree planting/ vines/trellises, etc. that will make LLLA gatherings more comfortable.

11. To redesign the entrances, which are the public face of La Luz. This includes berms and medians, trees, fountains and other plantings in Loops 1 and 2 and Connector Road. The community is open to transforming and/or modifying the two fountains at the entrances. The LLLA values the shape and uniformity of the berms and does not want them to look neglected.

12. To incorporate Antoine Predock's architectural vision in a plan that can be implemented in stages over a 6 year period with drawings, specifications and priorities for recommended changes.

13. To strive to maintain landscape maintenance expenses at current levels.

14. To be aware of locations of following utilities serving La Luz, where applicable, for potential interfacing with installation or repair of landscape or hardscape: ABCWUA meters(12), water lines, policies and rebates; PNM electric lines; NM Gas Co. gas lines; cable and telephone wires, etc.

15. To detail a phased implementation plan showing priorities and timelines for recommended improvements including anticipated/estimated costs of water, irrigation system modifications and maintenance.

16. Recommendations for responding to an emergency, such as extreme water restriction.

17. The Landscape Architect may be asked to perform on-going services to help implement and maintain the Master Plan.

18. To facilitate up to two evening public meetings/open houses for the neighborhood residents, answer questions and gather comments for consideration in the final master plan document.

19. To suggest a designated area on site to be used for composting, chipping, debris processing and staging area.

In September of 2013, all of the seven Certified Landscape Architects participated in a group tour of La Luz with the CGMPC members and our general manager, Marc Hirschy. After careful evaluation of the six proposals submitted to us, the CGMPC selected Rick Borkovetz whose

proposal, including sketches, demonstrates an understanding of La Luz's challenges and a vision for our future. Rick has 30 years of experience in landscape architecture for a wide range of residential, commercial, corporate and educational campuses, and public art projects. In addition, he has taught graduate level landscape architecture courses at two universities. A few of his projects are listed below:

1) La Luz del Sol - Authored Guidelines and Recommendations for Landscape Improvements and Maintenance. The report included making an inventory of existing conditions, identifying landscape zones, making recommendations for improvements and maintenance, and selecting a plant palette for each zone. The project required extensive time on site and the preparation of a site plan.

2) Santa Maria de la Vid Norbertine Abbey (Albuquerque west mesa). Rick designed all of their landscaping (composed primarily of native plants), including a cemetery, that blends seamlessly with the surrounding native west mesa landscape.

3) Mabury Ranch Residential Community Rick authored a report, Master Plan for Landscape Maintenance, for the Homeowners Association of a 408 home complex in southern California.

4) Tree Survey for Pilgrim Place Retirement Community, Claremont, CA - This is a 36 acre residential community where Rick completed an inventory of all the larger trees, identifying their genus/species/variety, recording their location, evaluating their health, estimating their value and making recommendations for actions to be taken to ameliorate negative conditions.

On November 18, 2013, the La Luz Board approved additional funding for a Master Plan, and authorized the CGMPC to move forward with finalizing a contract with Rick Borkovetz. We estimate the cost for a Master Plan at somewhere between \$10,000 and \$14,000. We are in the process of negotiating a contract and are looking forward to working with Rick.

Rick will be developing a detailed site plan of La Luz (using data from the La Luz office) that can be used to document existing irrigation infrastructure and show recommended changes such as turf conversion areas, plant types, shade structures and seating areas, and other pertinent information. One of his first tasks will be to work with our general manager to evaluate our irrigation system. Over the next six months, the CGMPC will be working with La Luz committees to gather input. We strongly encourage you to get involved with the Landscape, Architecture and/or Maintenance committees, as they will receive regular updates

and have direct input to the process. Our goal is to complete the Master Plan within six months.

In conclusion, we plan to make some of the sketches from Rick's proposal available at the Annual Meeting. The sketches are *preliminary* but give an idea about some of the possibilities. We will make a limited number of copies, and have a sign-up sheet for those interested in receiving the information by email.