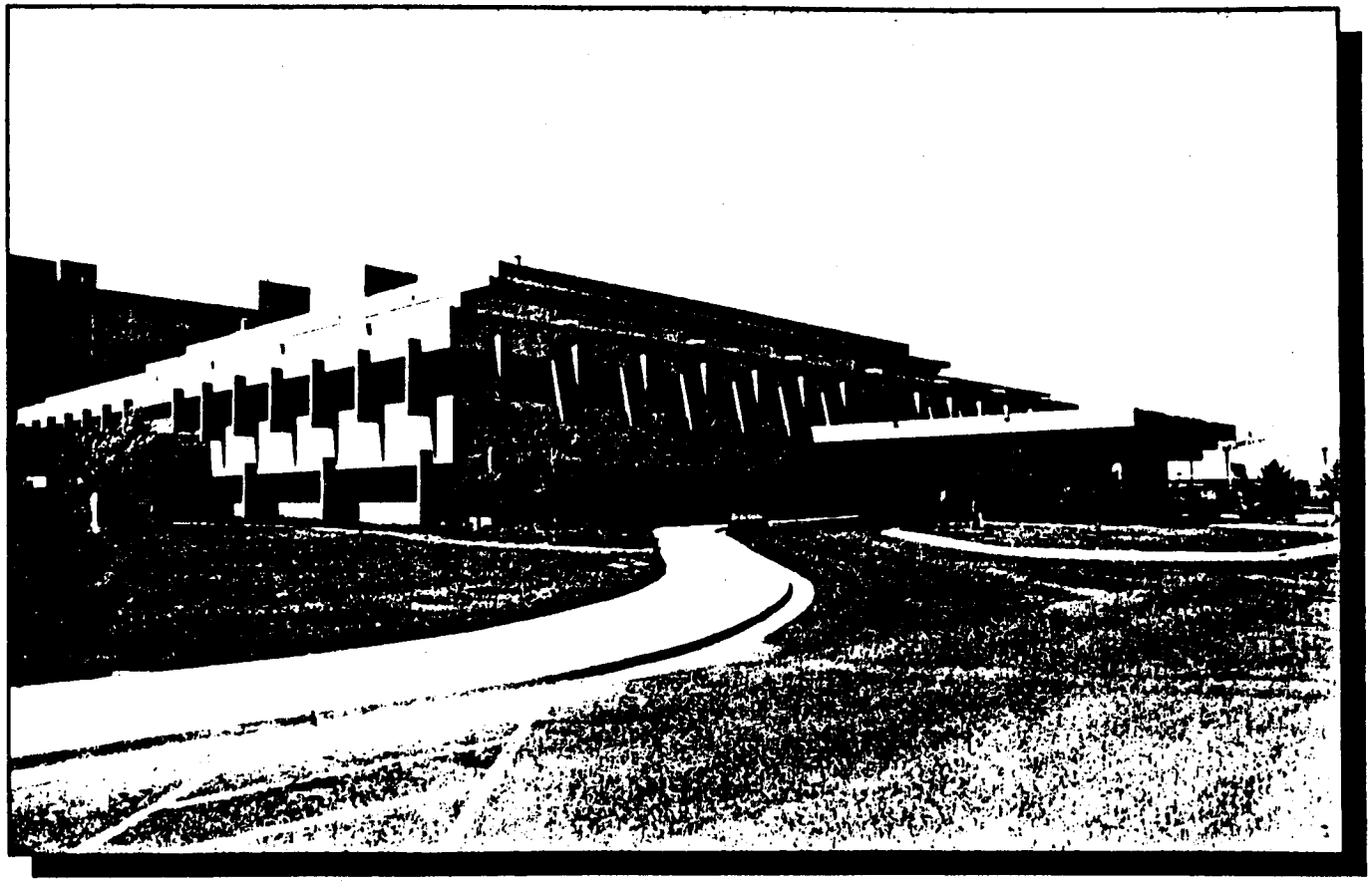
# ARCHITECTURAL COMPATIBILITY GUIDE



## KIRTLAND AIR FORCE BASE

# TABLE OF CONTENTS


| | | Page |
|---|---|---|
| 1.0 | Introduction | 3 |
| 2.0 | Purpose | 6 |
| 3.0 | Executive Summary | 9 |
| 4.0 | Overview of Areas Map | 11 |
| | 4.0 Overview of Areas | 12 |
| | 4.1 Construction Material Specifications | 17 |
| | 4.1.1 Construction Material Matrix | 18 |
| | 4.1.2 Paint Color Plan | 21 |
| | 4.2 Analysis and Recommendations - East Side | |
| | 4.2.1 Administration - Area #1 | 22 |
| | 4.2.2 Community - Area #2 | 30 |
| | 4.2.3 MWR (East) - Area #3E | 35 |
| | 4.2.4 Conference Center - Area #4 | 37 |
| | 4.2.5 Industrial - Area #5E | 42 |
| | 4.2.6 Military Family Housing (East) - Area #6E | 45 |
| | 4.3 Analysis and Recommendations - Mid & West Side | |
| | 4.3.1 MWR (West) - Area #3W | 47 |
| | 4.3.2 Industrial (West) - Area #5W | 50 |
| | 4.3.3 Military Family Housing (West) - Area #6W | 52 |
| | 4.3.4 542 OPG and LG Campus - Area #9 | 54 |
| | 4.3.5 Hangar/Air Operations - Area #10 | 62 |
| | 4.3.6 Phillips Laboratory - Area #11 | 65 |

# TABLE OF CONTENTS
(continued)


| | | | |
|---|---|---|---|
| 5.0 | Design Guidelines | | 68 |
| | 5.1 | Elements of Good Design | 69 |
| | 5.2 | Representative Examples of Compatibility | 72 |
| | 5.3 | Landscape Architecture | 75 |
| | 5.4 | Architectural Themes | |
| | | 5.4.1 Screening | 79 |
| | | 5.4.2 Signage | 81 |
| | | 5.4.3 Parking Lots | 85 |
| | | 5.4.4 Pavilions/Storage Sheds | 86 |
| | | 5.4.5 Exterior Lighting | 88 |
| | | 5.4.6 Miscellaneous Concerns | 90 |
| 6.0 | Summary | | 92 |

# 1.0 INTRODUCTION

The story of Kirtland Air Force Base (KAFB) is really the story of a private air field, a former Army Air Corps base, and an Army installation -- as such, it is the largest base in the Air Mobility Command (AMC). Today, people who live and work on the base use general geographic designations that refer to "Kirtland East," "Kirtland West," and "Mid-Kirtland," although the original Kirtland Air Force Base (KAFB) began on the west side.

Kirtland began in the 1920s as a private air field built on what is now the east side of the base. In the late 1930s Albuquerque's municipal airport started operating near what is now the west side of the base. And in the early 1940s the U.S. Army Air Forces created one of the largest bomber crew training bases, Kirtland Field, on 2,000 acres leased near the municipal airport. The air field and airport eventually became one large military complex that, along with the Army base, eventually were joined as one large, unified base.

Military activity near the municipal airport began in 1939 when the Army Air Corps began servicing transient military aircraft and those planes being ferried to Great Britain. Albuquerque civic leaders met with national leaders in Washington that year and successfully orchestrated expansion of this aviation activity. The base was named for Colonel Roy C. Kirtland, a military aviation pioneer.

By 1941, B-17 and B-18 combat crew training was underway at Kirtland, and during subsequent war years, bombardiers, glider pilots and B-24 crewmen were trained at the expanded base facilities. The drone of multi-engine AT-11 and B-24 bomber trainers filled Albuquerque skies well into 1945. Meanwhile, the U.S. Army Air Forces established a training depot for aircraft mechanics to the east of Kirtland Field, which became known as Sandia Base. The training program was phased out in 1943 and Sandia Base was used as a convalescent center for wounded air crewmen and then as a storage and dismantling facility for war-weary and surplus aircraft as the war ended.

While both Kirtland Field and Sandia Base were making their contributions to the war effort, Los Alamos Laboratory scientists were racing to develop the first nuclear weapons for the Manhattan Engineering District. One was tested in great secrecy 100 miles south of Albuquerque in 1945, and two were dropped on Japan weeks later to end the war.

The need for extensive flight support and test facilities in close proximity to Los Alamos became apparent and in September 1945, units of the Los Alamos Laboratory were moved to Sandia Base, which became the predecessor of Sandia Corporation. In 1945 the units were reorganized and became Sandia National Laboratories. As the largest tenant on Kirtland today, Sandia has consistently been involved with development and testing of special weapons and, more recently, with research and development of energy sources and systems.

# 1.0 INTRODUCTION

(continued)

Other nuclear-related and weapons testing units were formed at Sandia and Kirtland, that evolved into the Armed Forces Special Weapons Project, redesignated in 1952 as the Air Force Special Weapons Center. However, the Navy moved to Kirtland in 1942 with weapons test detachments that became today's Naval Weapons Evaluation Facility. So, as Kirtland's and Sandia's roles in the nation's defense efforts expanded during the late 1940s and 1950s, new buildings, hangars, and the east-west runway (now owned by the City of Albuquerque) were built. During that period, air defense, weather and atomic test squadrons operated from Kirtland, and personnel from both bases took part in 12 nuclear test series conducted in Nevada and in the Pacific.

Testing continued until 1958 when the U.S. agreed to a moratorium on nuclear testing. The limitations on determining weapons effects inspired efforts by the Special Weapons Center and Sandia Corporation to develop methods of simulating nuclear effects with non-nuclear techniques. In the 1960s, the Special Weapons Laboratory built facilities to simulate nuclear effects, including the Trestle, the largest all wood simulation facility ever built, which was completed at mid-Kirtland during the late 1970s.

In 1971, the Special Weapons Center assumed new management responsibilities when Kirtland and Sandia merged into one base, under control of the Air Force. The center then began providing base support services and continued to do so for the next five years, while Field Command, Defense Nuclear Agency, became a major base tenant rather than the base host organization. One year later, Kirtland became home to one of the country's most important industrial management units when the Air Force Contract Management Division (a component of Air Force Systems Command) moved to the base from Los Angeles.

Early in 1974, the Air Force Operational Test and Evaluation Center was organized at Kirtland to direct and oversee operational testing of emerging aircraft and systems. It remains one of the base's most important tenants.

Due to budget restrictions and reorganization, the Special Weapons Center was disestablished during 1976. Its responsibilities as Kirtland's "landlord" were transferred to the Contract Management Division, and a new support organization, the 4900th Air Base Wing. As these organizational changes were being made, the Aerospace Rescue and Recovery Service moved its 1550th Aircrew Training and Test Wing to Kirtland from Hill Air Force Base, Utah. That unit's helicopter and fixed wing training brought regular flight operations to Kirtland in addition to the usual support provided for transient military aircraft.

# 1.0 INTRODUCTION

(continued)

On July 1, 1977, the base once again changed hands as the 1606th Air Base Wing was created when Military Airlift Command took over responsibility for operating Kirtland from Air Force Systems Command.

Kirtland became the hub of Air Force space technology planning and development when the Air Force Space Technology Center was activated on October 1, 1982. The center managed three Air Force Systems Command laboratories under Air Force Systems Command's Space Systems Division, headquartered in Los Angeles.

The Air Force Contract Management Division was disestablished in June 1990 as a result of the Defense Management Review. Some of its elements were transferred to the Defense Logistics Agency in Los Angeles, while a small operating location remained at Kirtland. In December 1990, the Air Force Space Technology Center was combined with two Air Force laboratories to become Phillips Laboratory, one of the Air Force's new super laboratories.

Another organizational change occurred in October 1991 when the 1606th Air Base Wing and the 1550th Combat Crew Training Wing were deactivated and their elements and functions consolidated to form the 542nd Crew Training Wing. The parent organization for the 542nd is the 22nd Air Force, headquartered at Travis AFB, Calif. As the host organization for Kirtland, the wing supports more than 150 tenant organizations including the Air Force Phillips Laboratory, Air Force Operational Test and Evaluation Center, New Mexico Air National Guard, Defense Nuclear Agency's Field Command, Air Force Security Police Agency, Air Force Directorate of Nuclear Surety, Naval Weapons Evaluation Facility, the Department of Energy and Sandia National Laboratories.

In June 1992 the Military Airlift Command was reorganized as the Air Mobility Command.

Today, approximately 20,130 people work at Kirtland: 5,686 military, 2,932 federal civilian employees, and 11,500 people who work in non-federal and civilian contractor positions.

Over the past few years, several new structures have been built on base and future plans call for more construction of new buildings, as well as renovations to existing structures. To guide future construction, an orderly and logical plan is necessary to maintain a unified environment that reflects a commitment to readiness, military strength, and the high quality of architectural standards at Kirtland. The guidelines set forth in this document have been established so that from a visual perspective, both now and in the future, the base consistently fosters a sense of pride and conveys professionalism, and the feeling that Kirtland AFB is a good place to live and work.

# 2.0 PURPOSE

The purpose of this guide is to promote clear and consistent communication between Kirtland AFB as a client and design professionals, whether they are in-house or outside, regarding any type of construction on base.

This guide has been prepared under the precept that the base needs to have definitive architectural control over its buildings. The base civil engineering staff in particular is tasked with ensuring the overall look of the base reflects consistency of thought, and fosters the perception that Kirtland AFB comprises a unified built environment. With that in mind all additions, deletions or changes to existing facility exteriors or landscaping (including RPMC, MILCON, SABER, NAF, Self-Help projects and SHARP EAGLE Team programs) must have prior review and approval by the base civil engineer's Architectural Compatibility Review Board and shall comply with the requirements in this guide.

Within this document, the design community will find criteria and parameters to guide future base construction projects that conform to established compatibility standards, but allow a certain degree of creativity/flexibility. Although some materials and design themes have become standardized for Kirtland AFB the intent of this document is to provide a framework to shape the architectural expression of individual architects who design base structures.

The architectural compatibility guidelines presented herein have been developed through three distinctly separate activities: 1) examining and incorporating existing architectural standards manuals and regulations for the installation; 2) physically inspecting selected buildings and functional areas, evaluating how they relate to each other and how they conform architecturally to rest of the installation; and 3) evaluating the historical development of the base since its inception.

This guide concerns itself with the installation as a whole, as well as individual structures. Specific reference has been provided for construction and landscaping materials that Kirtland considers compatible within various Construction Materials Areas. In addition, some specific recommendations have been included to foster historic preservation and to make architectural enhancements of particular buildings and functional areas, which are covered in more detail later in this guide.

The intent here is to ensure latitude for creativity and design expression within the design controls, while recognizing contemporary design values, construction techniques and materials. With that premise, this guide seeks not to instill repetition; only compatibility.

# 2.0 PURPOSE

(continued)

Of the written standards used to compile this document, the following key points, excerpted from the *Commander's Guide to Facility Excellence*, exemplify base-wide architectural compatibility.

- A new facility constructed out of context with the base's architectural theme, or at a site incompatible with the overall base comprehensive plan, is a "50-year mistake."
- Purge your base of unnecessary signs (and pavement markings).
- Don't allow a proliferation of small exterior storage sheds or trailers and temporary structures.
- When you have the opportunity to demolish old, worn-out buildings, do so.
- Eliminate visual "clutter" throughout the base. Put utility lines underground whenever possible.
- Good architectural or landscape screening of unattractive dumpsters, mechanical equipment, or storage areas can enhance appearance and help "tie together" your base architectural, color or landscaping theme.
- Your base needs to reflect a strong tie to the Air Mobility Command and at the same time identify with its own particular community and environment.
- Set high standards of quality, consistency, and compatibility, and embed them throughout your Base Comprehensive plan.
- The (Base) Landscape Plan guides effective plant selection and placement throughout the base. Use indigenous trees, shrubs, and grass to create pleasant and stimulating areas in which to work and live.
- The Base Sign Plan establishes consistent placement, format, size, color, material, and lettering standards. (Please refer to Sign Standards, SHARP EAGLE Memo #11).
- Architecturally blend physical security features into your building and site development improvements and design.
- Control colors throughout the base by using established color combinations. (Please refer to Exterior Paint Color Plan Guidance, SHARP EAGLE Memo #9.)
- Use concrete curbs and sidewalks to provide a neat appearance and prevent erosion.

# 2.0 PURPOSE

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Other documents referenced in the preparation of this guide include:

AIR FORCE REGULATIONS

*Criteria and Standards for Air Force Construction*, AFR 88-15
*Installation Design*, AFM 88-43
*Sign Standards*, AFP 88-40
*Landscape Planning and Design*, AFP 86-10
*Architectural Compatibility Bulletin*, Dec. 87

AIR FORCE DOCUMENT

*Airmen Communities* (US Government Printing Office, 686-159, 1992.)

AMC STANDARDS

*Sign Standards* (SHARP EAGLE Memo #11)
*Exterior Paint Color Plan Guidance* (SHARP EAGLE Memo #9)

BASE DOCUMENTS

Kirtland Air Force Base Architectural Compatibility Plan
Kirtland Air Force Base PAT Study, June 1989
Narrative for Kirtland Air Force Base Comprehensive Plan, 28 February 1985
KAFB Military Family Housing Community Plan, 1992

# 3.0 EXECUTIVE SUMMARY

Architectural themes at Kirtland Air Force Base establish the framework to support new construction, renovation of existing structures, painting, and landscaping. As with any organization, however, people change. Commands change, commanders and others get reassigned. But the buildings remain. The base must have a way of informing architects and designers that certain standards of construction materials and architectural styles are in place at Kirtland, and must be followed when developing a base project. These guidelines and materials lists are incorporated into this document.

For the purpose of describing architectural compatibility, the base is organized into 13 separate areas distinguished in some cases by function, but more importantly by the palette of colors and construction materials. Areas will be described and shown on an area map in Section 4.1 Kirtland AFB Overview. The construction materials and paint colors allowed in each area will be covered in Section 4.1.1 Construction Materials Specifications, and in 4.1.2 Paint Color Plan. Then, starting with Section 4.2 Analysis and Recommendations, this guide will provide photographs of buildings/structures representative of each area along with analyses and/or suggestions for improving them based upon the standards of architectural compatibility established by the base. Schematic perspective drawings that accompany the recommendations are illustrative only of an approach to implementing the base architectural standards, and are not to be construed as design solutions. Also covered in this guide are design guidelines for landscape architecture (including a list of approved planting species), architectural themes, and miscellaneous concerns.

Following are some standardized recommendations.

- Promote the unique architecture of the Southwest to reflect Kirtland's identity. Respect architectural values of rhythm, balance, scale, proportion, contrast, unity and character.
  - Rhythm: Relate details of connecting or adjacent buildings to additions or new buildings. Details that enhance rhythm include height, mass, window size, and parapets.
  - Balance: Assure that balance is achieved either symmetrically or asymmetrically.
  - Scale: In the southwestern style of Spanish/Pueblo architecture, buildings appear more as an aggregation of "building blocks" rather than a single large block or box. Long uninterrupted horizontal entry facades should be avoided and massing elements should not appear to be panelized with rows or stacks of panels.

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- Proportion: Achieve human scale near ground level on large buildings and along street facades and entryways through the use of such scale elements as windows, doors, columns and beams.
- Contrast: Arrange building masses to cast shadows on each other and emphasize the contrast of light and shaded surface at corners. Deep set window openings can be used to create shadows to help define openings and reinforce the sense of building mass. Roof overhangs can also be used successfully to cast shadows, as well as prevent unwanted summer heat gain.
- Surface Material and Texture: Clad predominately with stucco or EIFS to express a smooth but massive surface. Thin-skin curtain wall buildings with metal panels and mirrored glass are not encouraged. A minimum of surface texture and detailing is preferred. Warm earth tones of the stucco exterior can be successfully contrasted with minimum touches of accent colors such as cool turquoise and sky blue. Painted recessed doorways successfully contrast with the stucco earth tones of the rest of the building.
- Unity: Unify buildings through treatment of the exterior space, such as landscaping. Exterior spaces should be defined and related in scale to the buildings that define them. Emphasize pedestrian use of exterior space. Siting buildings to create courtyards has been a theme for the older buildings on base. Courtyards create an oasis effect, protecting one from wind and sun.
- Character: Relate architectural character to building function. Character is domestic for homes, industrial for research and development, commercial for administrative.

Other generalized recommendations to observe follow.

- Paint colors shall match the Standard Paint Plan (SHARP EAGLE Memo # 9).
- Glazing should be insulating units with medium-bronze tint.
- When considering any type of building design, whether it may be new construction or renovation, consider the entire site -- including landscaping -- from curb to curb. Apply the principles of xeriscaping wherever practical to maximize water conservation.
- Any modifications designed for existing buildings must comply with AFR 88-15 and Uniform Federal Accessibility Standards.
- Exterior mounted utilitarian equipment, such as electrical transformers, air conditioning condensers, evaporative coolers, etc. should be screened from view wherever possible by the use of screening, or landscaping materials. Also, utility lines should be buried underground whenever possible.
- Signage should be professionally done and standardized by Sign Standards (SHARP EAGLE Memo #11).

# 4.0 OVERVIEW OF AREAS MAP

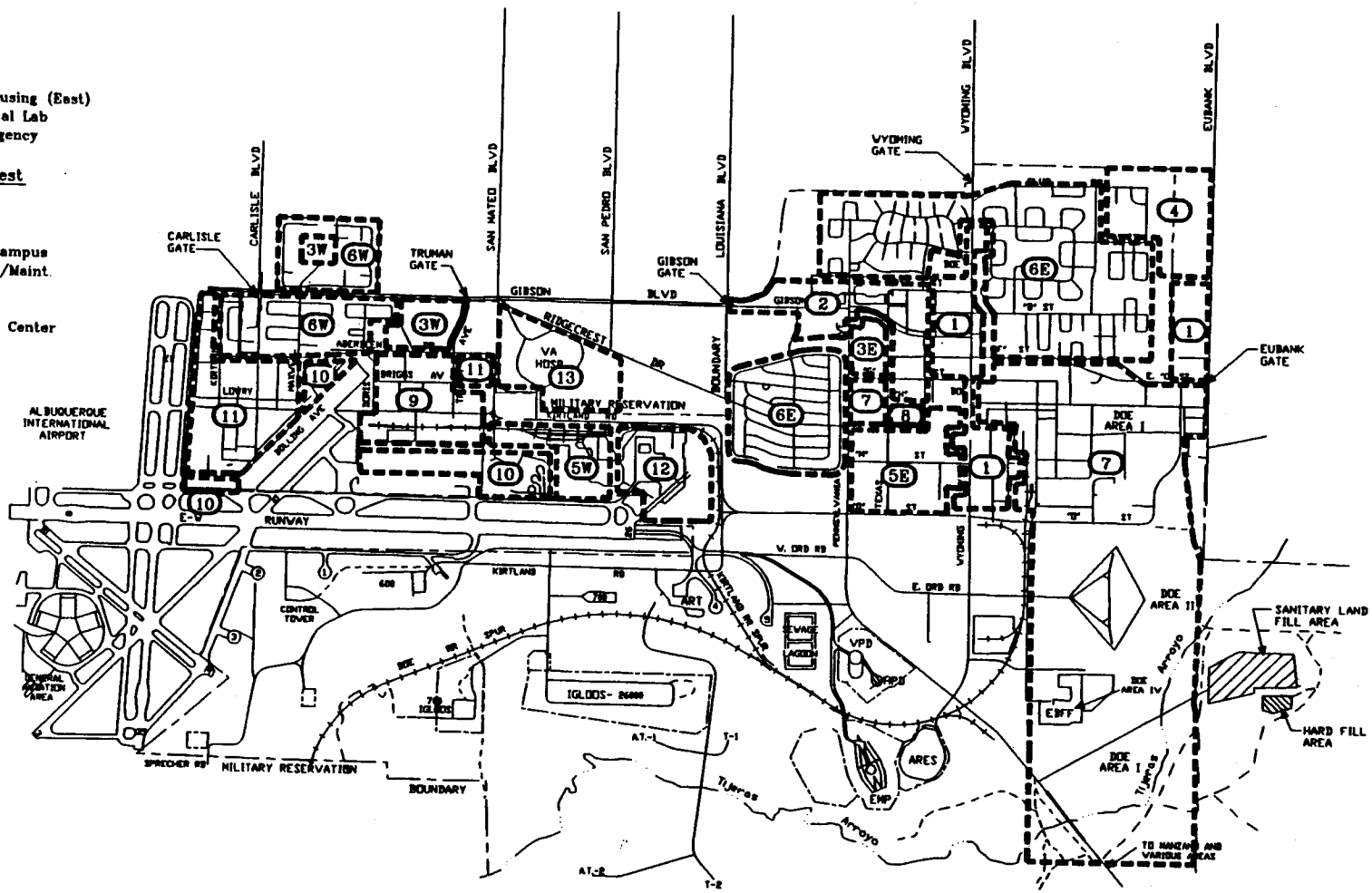
KIRTLAND AIR FORCE BASE

**Kirtland East**

| | |
|---|---|
| Area 1 | Administration |
| Area 2 | Community |
| Area 3E | MWR (East) |
| Area 4 | Conference Center |
| Area 5E | Industrial (East) |
| Area 6E | Military Family Housing (East) |
| Area 7 | DOE/Sandia National Lab |
| Area 8 | Defense Nuclear Agency |

**Mid Kirtland & Kirtland West**

| | |
|---|---|
| Area 3W | MWR (West) |
| Area 5W | Industrial (West) |
| Area 6W | MFH (West) |
| Area 9 | 542 OPG and LG Campus |
| Area 10 | Aircraft Operations/Maint. |
| Area 11 | Phillips Laboratory |
| Area 12 | New Mexico ANG |
| Area 13 | 542 MG/VA Medical Center |



# 4.0 OVERVIEW OF AREAS

The base is divided into three sections known as Kirtland East, Mid Kirtland, and Kirtland West. Kirtland East is located between Eubank and Louisiana Boulevards; Mid Kirtland is between Louisiana and Doris Avenue; Kirtland West lies between Doris Avenue and Runway 17. The sections are defined further as basic construction materials areas, each having distinct color schemes and building materials. The areas are:

<u>Kirtland East</u>

| | |
|---|---|
| Area 1 | Administration |
| Area 2 | Community |
| Area 3E | MWR (East) |
| Area 4 | Conference Center |
| Area 5E | Industrial (East) |
| Area 6E | Military Family Housing (East) |
| Area 7 | DOE/Sandia National Lab |
| Area 8 | Defense Nuclear Agency |

<u>Mid Kirtland & Kirtland West</u>

| | |
|---|---|
| Area 3W | MWR (West) |
| Area 5W | Industrial (West) |
| Area 6W | MFH (West) |
| Area 9 | 542 OPG and LG Campus |
| Area 10 | Aircraft Operations/Maint. |
| Area 11 | Phillips Laboratory |
| Area 12 | New Mexico ANG |
| Area 13 | 542 MG/VA Medical Center |

# 4.0 OVERVIEW OF AREAS

## KIRTLAND EAST

### Area 1 Administration

The existing administration area consists of a visual corridor that fronts on Wyoming Street from the elementary school on the north to "O" Street on the south. There are a variety of occupant uses, scale, massing and set back distances of buildings along this one-mile long stretch. The buildings are characterized by low sloped roofs concealed by parapets or deep fascias, stucco walls, fenestration patterns and desert tan color pallet. Accent color use varies from salmon pink to limited uses of blue. The buildings here are the oldest on base and compatibility has occurred through renovations. The former terminal building, now eligible for the National Historic Register, is located on this street. A parcel of undeveloped land located north of the Eubank Gate has been set aside for a future administration area containing the new AFIA and AFSA Headquarters.

### Area 2 Community

This area lies on both sides of Gibson Boulevard, which serves as a visual corridor extending from the Gibson Entrance Gate on the west to Wyoming Boulevard on the east. Most of the newer buildings on East Kirtland are located on the north side of Gibson. These new buildings, such as the Commissary, BX and West Annex of AFOTEC are successful versions of Spanish-Pueblo architecture. Buildings on the south side of Gibson Boulevard are rehab structures complementary in color tones only. Further south in this area several buildings, such as the theater, have interesting architectural treatments.

### Area 3E MWR East

This area, located between Pennsylvania Avenue and Texas Street, contains Kirtland Bicentennial Park, a covered swimming pool and the Gymnasium. The pool is housed in a pre-engineered building with a gable roof, and the gym is a tall masonry structure with limited fenestration. Both facilities have limited architectural interest.

### Area 4 Conference Center

Located at the northeast corner of the base, this area contains the Officers' Club, which is flanked on both sides by two VOQ groupings and Billeting. The area extends east to Eubank Boulevard and includes an area reserved for future construction. Architecturally, the Officers' Club has some distinctive stucco detailing that will serve as a theme to be incorporated in the required remodeling of the VOQ buildings. In addition, the Billeting building is a cleverly designed structure with Southwest stucco details.

**Area 5E Industrial (East)**

This area is situated west of Wyoming Boulevard and north of "O" Street and is characterized by pre-engineered metal buildings, concrete masonry buildings and storage yards secured by a considerable amount of chain link fencing.

**Area 6E Military Family Housing (East)**

Military Family Housing (MFH) is located in two areas along the north side and a third area is in the southwest portion of East Kirtland.

**Area 7 DOE/Sandia National Laboratories**

Sandia National Laboratories (SNL) is a major base tenant located on Kirtland East. While many of the SNL buildings are of red and various other shades of brick, the current SNL policy is to finish new buildings in varying shades of earth tones — primarily in stucco. The SNL Site Development Plan recommends development of a color palette and architectural guidelines as a guide for renovating existing structures and constructing new facilities.

**Area 8 Defense Nuclear Agency**

This area is bounded by H and K Streets on Kirltand East. The area consists primarily of administration facilities and serves as an arm to the Administration architectural zone. The buildings are presently nondescript three-story structures built in the early 1950s. DNA currently is planning a new exterior remodeling project that will follow the recommendations for architectural compatibility as stated in this document.

**MID KIRTLAND AND KIRTLAND WEST**

**Area 3W MWR (West)**

This area is separated into two locations. The first contains the Gymnasium and ball fields north of Aberdeen Drive and is characterized by a central large gymnasium with small out buildings used in conjunction with the ball fields. The second location is in the center portion of the MFH area north of Gibson Boulevard. This portion of the MWR focuses on the former Officers' Club, designed by noted Southwest architect John Gaw Meem in the Spanish Colonial Revival style. This building has been determined to be eligible for the National Historic Register.

# 4.0 OVERVIEW OF AREAS

**Area 5W Industrial (West)**

Located at mid base south of Kirtland Road, this area presents an unsightly image by the slat-filled chain link fence enclosing the salvage yard. Buildings viewed from Kirtland Road include a long pre-engineered metal storage building (Bldg. 1025) and a reasonably well-designed structure (Bldg. 1032) constructed of dark brown ribbed CMU walls, with accents bands of blue, topped by a dark brown pitched standing seam metal roof. Also important, this area presents a disheveled appearance when viewed from the air during take-offs and landings.

**Area 6W MFH (West)**

This area is separated into two locations. The first is located north of Gibson Boulevard at Maxwell Avenue. The second location is south of Gibson Boulevard. Both area characterized by single and duplex housing units with flat roofs with stucco and brick walls.

**Area 9 542 OPG and LG Campus**

This area serves as a flight training school and, as such, the campus is composed of a variety of building types to support the educational mission. The campus buildings located north of Randolph Avenue include large flight training simulators, two-story center hall dormitories/classrooms, and one-story community services. Most of these buildings are older structures that would be considered neutral in their architecture. The recent Field Training building possesses distinguishing architectural characteristics to establish standards for compatibility in this area. There are two 700-ft. long warehouse building located on the south side of Randolph Avenue characterized as industrial type buildings with service docks, garage doors and stark CMU stucco walls and painted fascia lines.

**Area 10 Aircraft Operations/Maintenance**

Adjacent to the flight line, this area is composed primarily of six high-bay hangars constructed of metal siding with pitched and barrel-vaulted roofs. Five of these structures appear to be lacking in maintenance and adherence to the base color plan. The sixth hangar, Bldg. 333, contains the air operations terminal. The flight line side recently has been remodeled and serves as the basis of architectural compatibility for other buildings in this area.

**Area 11 Phillips Laboratory**

This area is located between Aberdeen Drive and the southern flight line. Buildings are grouped in a campus setting consisting of research buildings, dormitories, office buildings and miscellaneous one-story nondescript masonry buildings. Phillips Laboratories has proposed several major projects that would close Carlisle Avenue south of Aberdeen for construction of a four-story complex integrating adjacent buildings to complete a Research Park concept.

**Area 12 New Mexico Air National Guard**

This area is located between Kirtland Road and the East-West runway. Buildings consist of administrative, hangars and aircraft operations and maintenance facilities. The ANG is working on an architectural compatibility plan. ANG's buildings are reasonably well designed and constructed of dark brown ribbed CMU walls with accent bands of blue. The ANG campus has a strong sense of unity and it is expected this theme will continue under the ANG's architectural compatibility plan.

**Area 13 542d MG/VA Medical Center**

This campus is north of Kirtland Road and the military reservation property line in Kirtland mid-base area. The buildings consist of one- to five-story administration, research, clinic, hospital and support facilities. The Veterans Administration Medical Center has a very strong southwest Pueblo style of architecture focusing on the original buildings concentrated in the center of the campus. The medical center's Architectural Compatibility Plan continues this tradition and all new building in this area reflects a respect for this vernacular. Both Kirtland's Out Patient Clinic and Dental Clinic were designed in a Pueblo Revival style.

**Historic Preservation**

Kirtland AFB has some buildings — most notably Bldgs. 1900, 20344, 20348, and 20600 — which, because of their age or architecture have some historic significance. Accordingly, Section 110 of the National Historic Preservation Act (NHPA) of 1966 states that each Federal agency shall inventory and nominate to the National Register of Historic Places all potentially eligible properties. In order to fulfill these objectives, AFR 126-7 (Historic Preservation) requires the integration of historic preservation requirements with planning and management activities, and that historic resources be considered at the earliest stages of project planning.

# 4.1 CONSTRUCTION MATERIAL SPECIFICATIONS

The intention of this section is to list construction materials and color schemes that will promote architectural compatibility and distinguishing visual characteristics within each area. Architects or designers of new structures or renovations should incorporate the prescribed materials and color palette for each visual area in a manner that will respect the established architectural integrity.

Materials by Area *(Note: The materials that exist in these areas may not be preferred for future construction. Please consult Base Civil Engineering for guidance to select appropriate construction materials.)*

<u>Kirtland East</u>

| | |
|---|---|
| Area 1 | Administration |
| Area 2 | Community |
| Area 3E | MWR (East) |
| Area 4 | Conference Center |
| Area 5E | Industrial (East) |
| Area 6E | Military Family Housing (East) |

<u>Mid Kirtland & Kirtland West</u>

| | |
|---|---|
| Area 3W | MWR (West) |
| Area 5W | Industrial (West) |
| Area 6W | MFH (West) |
| Area 9 | 542 OPG and LG Campus |
| Area 10 | Aircraft Operations/Maint. |
| Area 11 | Phillips Laboratory |
| Area 12 | New Mexico Air National Guard |

# 4.1.1 CONSTRUCTION MATERIAL MATRIX

| | WALLS & SCREEN FENCING | | | | | | | | | | | | | | | | | ROOFS | | | | | FENESTRATION | | | | | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | STUCCO | | | CMU | | | METAL | | | ACCENTS | | | SCREEN FENCING | | | | | | | | | | | | | | | | | |
| *East* | S-1 | S-2 | | C-1 | C-2 | | M-1 | M-2 | | A-1 | A-2 | | S-1 | C-3 | C-4 | C-2 | | R-1 | R-2 | R-3 | R-4 | | F-1 | F-2 | F-3 | F-4 | F-5 | F-6 | | |
| AREA 1 | ● | ● | | | | | | | | ● | ● | | | ● | | | | | ● | | | | ● | ● | | ● | | ● | | |
| AREA 2 | ● | ● | | | | | | | | | ● | | ● | ● | | | | ● | ● | ● | ● | | ● | ● | | ● | | ● | | |
| AREA 3E | ● | ● | | | | | | | | | ● | | | ● | | | | ● | ● | | ● | | ● | | ● | ● | | ● | | |
| AREA 4 | ● | ● | | | | | | | | ● | ● | | | ● | | | | ● | | | ● | | ● | | | ● | ● | ● | | |
| AREA 5E | ● | ● | | ● | | | ● | | | | | | ● | ● | | | | ● | | | ● | | | | ● | | | ● | | |
| AREA 6E* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | * See MFHCP Page 8 |
| *Mid & West* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA 3W | ● | | | | | | | | | ● | | | ● | | | | | | | ● | | | | | | ● | ● | | | |
| AREA 5W | | | | | ● | | ● | | | | | | | | ● | ● | | ● | | | ● | | | | ● | | | ● | | |
| AREA 6W* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | * See MFHCP Page 8 |
| AREA 9 | | ● | | | | | | | | | | | | | ● | | | ● | | | ● | | | | ● | ● | | ● | | |
| AREA 10 | | ● | | | | | ● | ● | | | | | | | | | | ● | | | ● | | ● | | ● | | | ● | | |
| AREA 11 | | ● | | | | | | | | | ● | | ● | | | | | | ● | | | | ● | ● | ● | ● | | ● | | |

12-0634-042-3

# 4.1 CONSTRUCTION MATERIAL SPECIFICATIONS

*(continued)*

***WALLS AND SCREENING FENCES***

**Stucco**

S-1

Type: Cement
Manufacturer: El Ray Stucco
Finish: Textured Sand Face
Color: #121 Sandalwood, #120 Santa Fe Brown

S-2

Type: Acrylic Stucco or EIFS
Manufacturer: Sto
Finish: Textured Sand Face
Color: #20905, #20815

**Concrete Masonry Units (CMU)**

C-1

Type: Standard Concrete Block
Manufacturer: Crego; Utility Block

C-2

Type: Split faced or fluted
Manufacturer: Crego
Color: Gallup Gold

C-3

Use: Screening fences
Type: Concrete masonry slump block
Manufacturer: Crego
Color: Adobe

C-4

Use: Screening fences
Type: CMU split face and ornamental
Manufacturer: Crego
Color: Gallup Gold

**Pre-Engineered Metal**

M-1

Profile: Butlerrib II Wall System
Manufacturer: Butler Manufacturing Co.
Finish: Equal to Kynar 500
Color: Beige

M-2

Profile: Thermal Monopanel Wall
Manufacturer: Butler Manufacturing Co.
Finish: Equal to Kynar 500
Color: Beige

**Accent Materials**

A-1

Type: Accent Brick
Manufacturer: Kinney Brick
Color: (As approved by the Architectural Review Board)

A-2

Type: Ceramic or Quarry Tile
Manufacturer: American Olean
Color: (As approved by Architectural Review Board)

# 4.1 CONSTRUCTION MATERIAL SPECIFICATIONS

*(continued)*

***ROOFING AND GUTTERS***

R-1

Type: Standing Seam
Use: Expose to view
Manufacturer: Berridge
Color: Ivory, Medium Bronze

R-2

Type: Standing Seam
Use: Concealed from view
Manufacturer: Butler MR-24 Panels

R-3

Type: Built up or single-ply roofing
Manufacturer: Manville or Bondcote

R-4

Type: Clay tile
Manufacturer: MCA
Color: Old Mission Blend

R-5

Type: Gutters and Downspouts
Manufacturer: Goodrich
Color: Match roof and wall

***FENESTRATION***

F-1

Use: Entrances and Storefront systems
Manufacturer: Kawneer; Curtain wall systems; Reynolds metals
Color: Medium bronze
Glass: Insulating, solar bronze tinted

F-2

Use: Glazed curtain walls
Manufacturer: Kawneer
Color: Medium bronze
Glass: Insulating, solar bronze tinted

F-3

Use: Aluminum Windows
Manufacturer: Kawneer
Color: Medium bronze
Glass: Insulating, solar bronze tinted

F-4

Use: Metal clad wood windows
Manufacturers: Pella; Hurd; Andersen
Color: Bronze
Glass: Insulating, solar bronze tinted

F-5

Use: Wood Doors
Manufacturer: Customwood Manufacturing

F-6

Use: Metal doors and metal frames
Manufacturer: American Metal Doors

***MISCELLANEOUS SITE FURNISHINGS***

(The following are typical base-wide standards)

- Passenger waiting shelters: Brasco Inc.
- Bicycle racks: The Ribbon Rack
- Benches: Fair Weather
- Planter & Litter Receptacles: Form products, Wauser Tile
- Tree grates: Neenah

# 4.1.2 PAINT COLOR PLAN

*(NOTE: For painted structures and painting policy please consult the "Base Exterior Color Plan for Kirtland AFB " available at CES. Two colors that refer to Sherwin-Williams paint are allowed: a base color, Western Reserve Beige - SW2052 and a trim color, Chateau Brown - SW2028. All accent colors are generic names indigenous to New Mexico. The color numbers reference Wellborn Paint Manufacturing Co.)*

**Accent Colors**

Architects and designers are encouraged to apply accent colors to certain building elements to maintain regionalism and to blend with the community character. Elements that have been successfully accented at KAFB include stucco or tile frieze bands, stucco reveals, window spandrels, window frames, window trim, brick pattern coping, etc. Other good examples may be found in *Airmen Communities*. (Please see page 8 for document references.) Building elements selected for accent and color must be approved by the Architectural Review Board.)

**Areas 1 - Administration**
Accent: Coral, #Q2-43T

**Area 2 - Community**
Accent: Turquoise, #Q11-43T

**Area 3E - MWR (East)**
Accent: Turquoise, #Q11-43T

**Area 4 - Conference Center**
Accent: Turquoise, #Q11-43T

**Area 5E - Industrial (East)**
Accent: None

**Area 6E - Military Family Housing (East)**
Accent: (Please see KAFB Housing Community Plan, Page 8)

**Area 3W - MWR (West)**
Accent: Turquoise, #Q11-43T

**Area 5W - Industrial (West)**
Accent: None

**Area 6W - MFH (West)**
Accent: (Please see KAFB Housing Community Plan, Page 8.)

**Area 9 - 542 OPG & LG Campus**
Accent: Coral, #Q2-43T

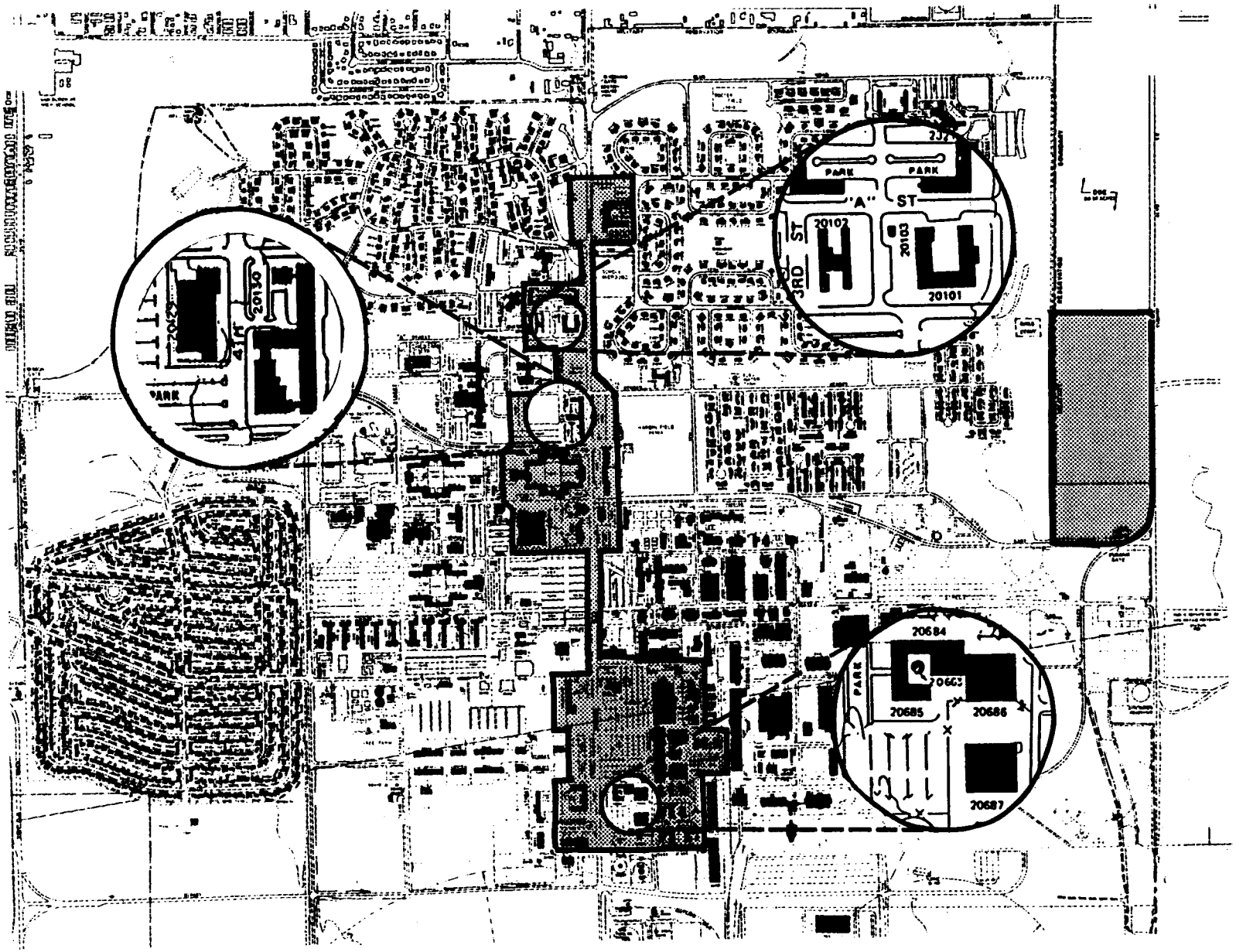
**Area 10 - Aircraft Operations/Maint.**
Accent: Coral, #Q2-43T

**Area 11 - Phillips Laboratory**
Accent: Coral, #Q2-43T

**Area 12 - New Mexico Air National Guard**
Accent: (Please consult with CES.)

## 4.2 ANALYSIS AND RECOMMENDATIONS - EAST SIDE

# *4.2.1 ADMINISTRATION - AREA #1*

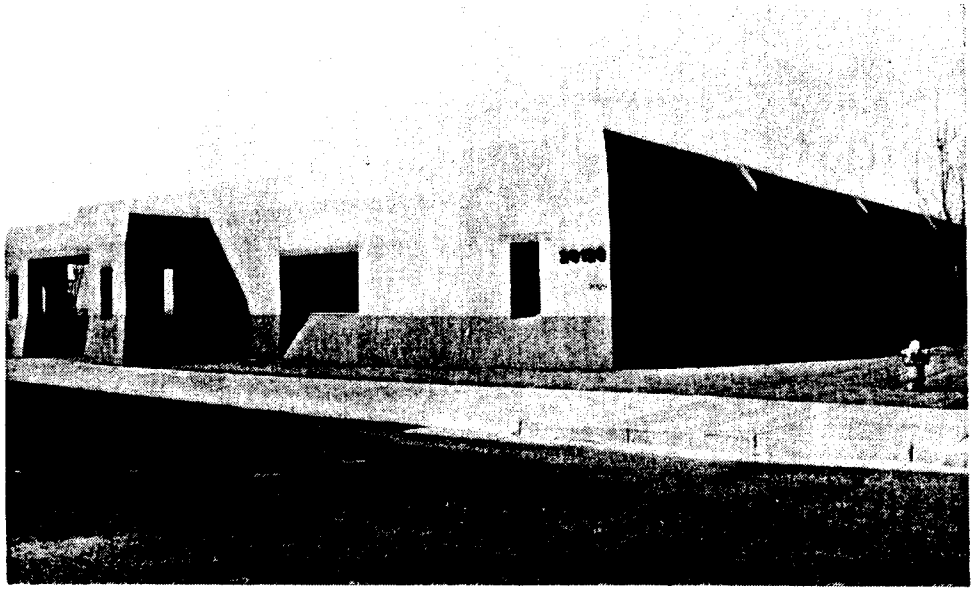


# 4.2.1 ADMINISTRATION - AREA #1

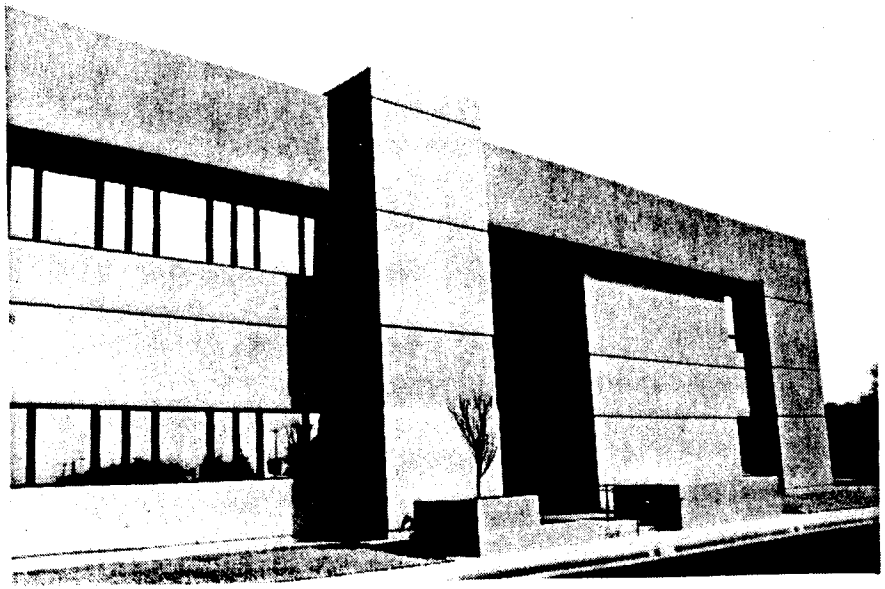
BLDGS. 20129, 20130 - AFOTEC COMPLEX

Bldg. 20130 has a renovated facade on the east side with a new addition on the west side. Both facade treatments relate in form and color. Massing elements and fenestration patterns vary, but are acceptable.

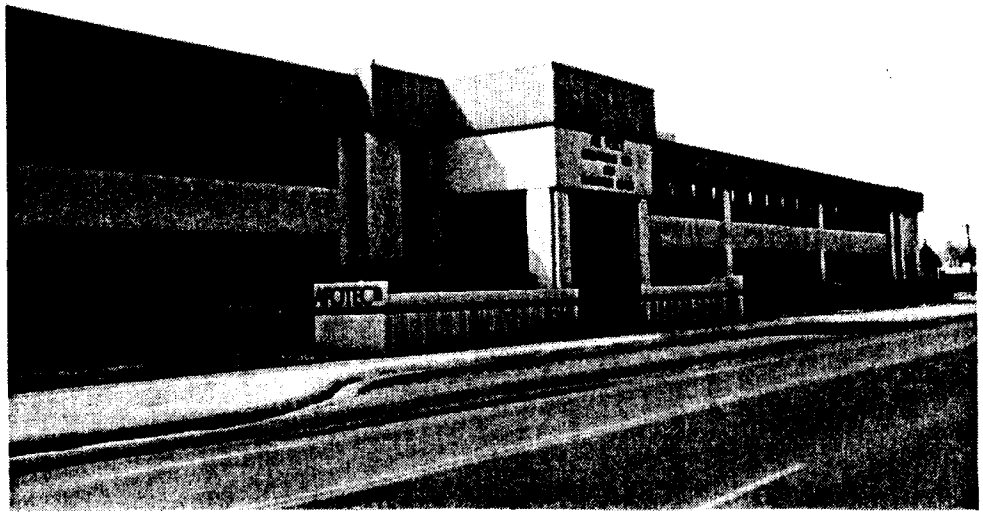
Bldg. 20129 is a contemporary Spanish/pueblo design, characterized by angular parapets, scuppers, bold entrance, deep-set windows and stucco walls. This building has a sloped metal roof concealed by the parapet.



Bldg. 20129, looking southwest from parking lot



Bldg. 20130 - Back view addition looking southeast from parking lot



Bldg. 20130 - View northwest from Wyoming, illustrating renovated facade

# 4.2.1 ADMINISTRATION - AREA #1

BLDGS. 20684 - 20687, CIVIL ENGINEERING COMPLEX

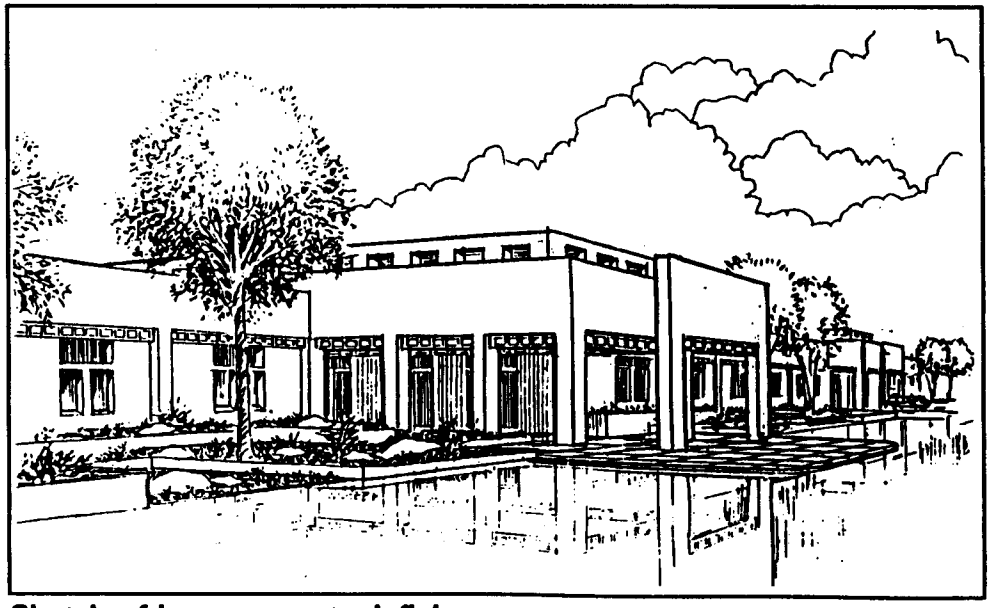
***CONCERNS***

- *Fragmented appearance caused by the joining of three separated buildings with dissimilar design elements.*
- *Buildings painted three different colors.*
- *Building not compatible with adjacent HQ Bldg. 20604.*
- *DE office will be located at the center of the building and will be too far from west (main) entrance.*
- *Transformer exposed to view at southwest corner*
- *Visual chaos on roof with HVAC equipment*

***RECOMMENDATIONS***

- *Relocate main entrance to north side of building with a prominent entrance form.*
- *Provide clerestory design at entrance to allow natural light into the new lobby and entrance.*
- *Unify facade of entire building with common wall material and similar fenestration patterns.*
- *Set windows deep in wall.*
- *Conceal roof top equipment architecturally or screen it.*
- *Reconfigure parking lot around new north entrance to allow plaza paving and landscaping.*
- *Improve interior lighting with a clerestory structure.*

**View of north side looking toward the southwest**



**Sketch of improvements defining new entrance**