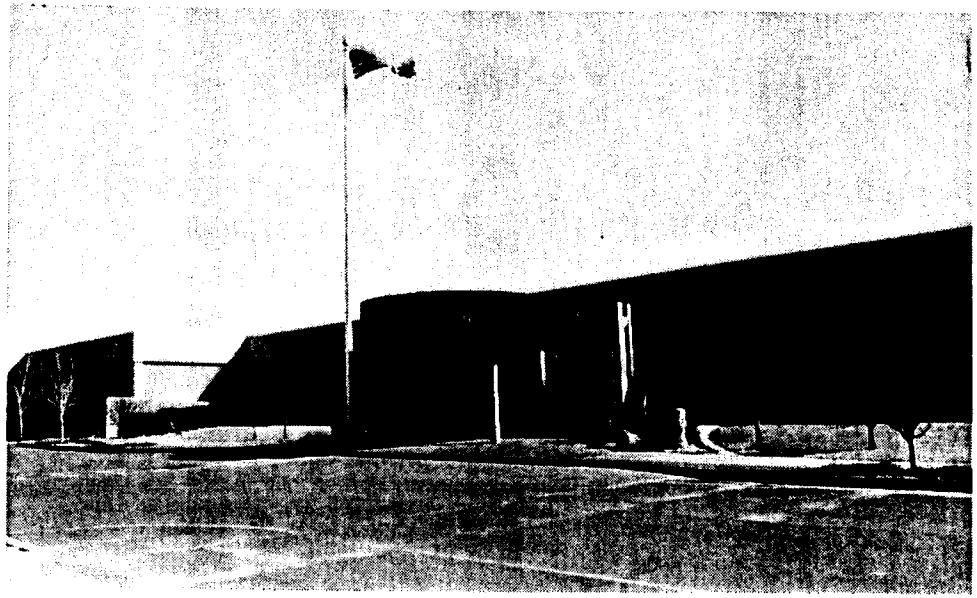
4.2.1 ADMINISTRATION - AREA #1

BLDG. 20604 - 542d HQ

CONCERNS

- ***Building's prominence as a headquarters building is reduced by 300-foot setback from Wyoming and sea of parking.***
- ***Dark color makes canopy recede at long distance view.***
- ***Building needs windows to be in character as an office building.***
- ***View of cars is prominent at entrance drive.***



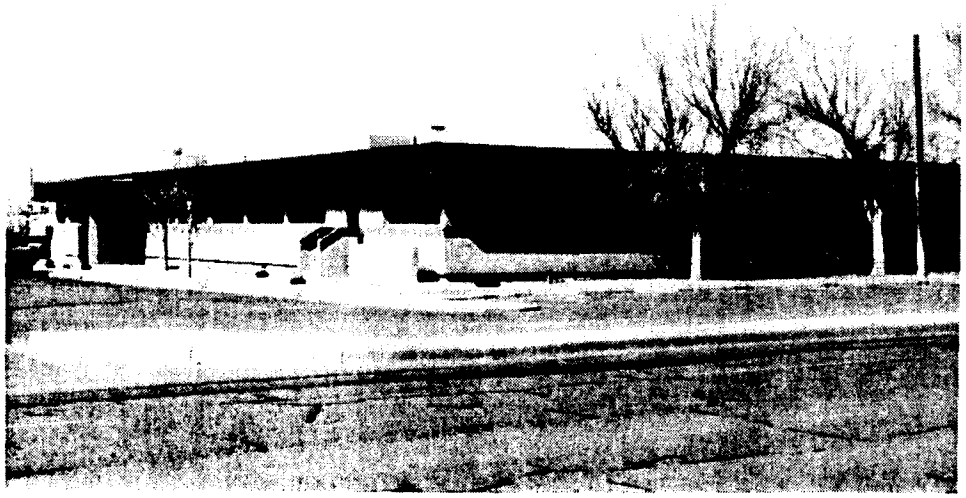
View of Bldg. 20604 entrance looking northeast.

RECOMMENDATIONS

- ***Increase verticality at entrance canopy areas and brighten color.***
- ***Construct solid wall and plant additional ornamental trees at entrance drive and along Wyoming Street to conceal cars and direct views toward entrance.***
- ***Add flags along north side of entrance drive to improve visual definition of the entry to a main headquarters facility.***
- ***Add windows to give building definition as an office building.***
- ***Construct low stucco wall to match entrance sign along the east side of Wyoming to visually screen the sea of parked cars. Provide foundation planting to soften the wall.***

Expansive sea of asphalt and parked cars should be screened

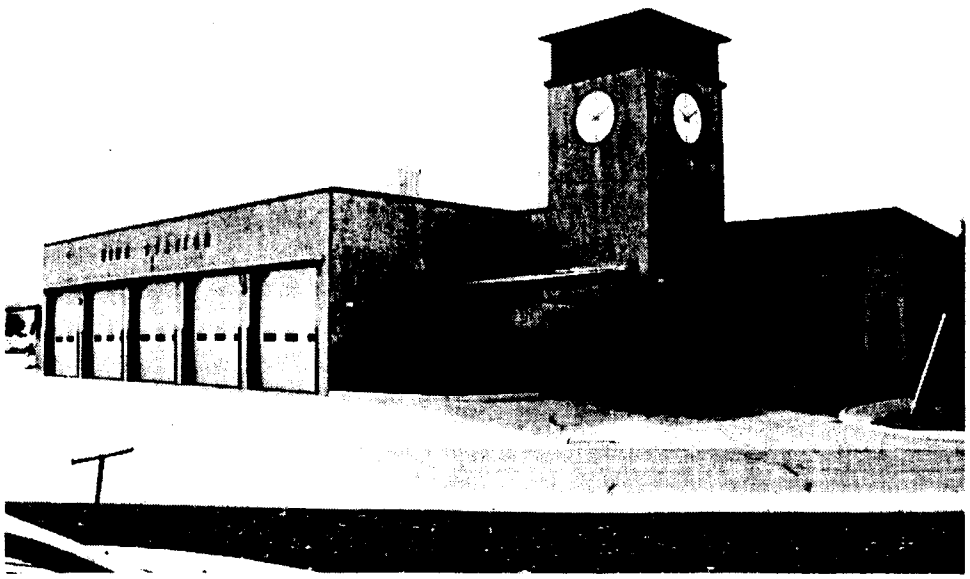
4.2.1 ADMINISTRATION - AREA #1



Bldg. 20449 - Looking northwest from Wyoming Street

BLDG. 20449, COMMUNICATIONS FACILITY

This building is included here as a positive contributor to the visual image of Area #1. The broad overhang shades the windows and adds contrast to the light tan walls. In addition, the horizontal blue tile accent band at the window sill provides relief to the monochromatic color tones.



Bldg. 20210 viewed from Wyoming Street.

BLDG. 20210, FIRE STATION

This building establishes visual prominence with its 45 degree angular siting at the major intersection of Wyoming and "F" Streets. The industrial appearance of the four overhead garage doors angled toward the street is visually offset by drawing the eye toward the clock tower with the use of a contrasting coral color.

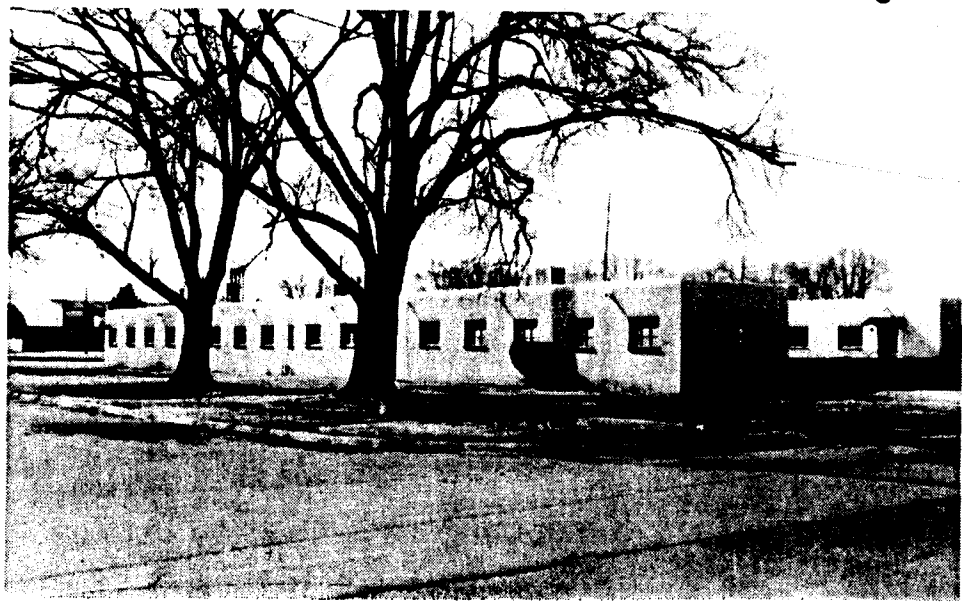
4.2.1 ADMINISTRATION - AREA #1

BLDGS. 20101,20102 - DORMS

CONCERNS

- ***Building age, construction type and maintenance upgrade costs.***
- ***Entrance canopy is incompatible.***
- ***Roof mounted equipment is exposed.***
- ***Dumpster is unscreened.***
- ***View is cluttered by overhead utility lines at northwest corner of Bldg. 20101.***
- ***Foundation planting is lacking.***
- ***Windows are old, single-pane, and non-insulated.***

Bldg. 20101 looking northwest from B Street

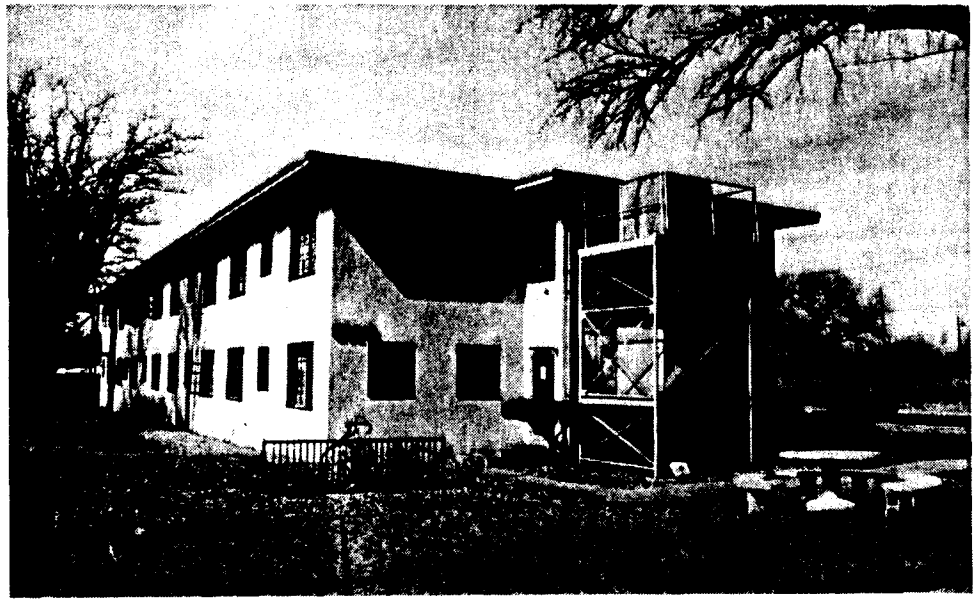


Bldg. 20102 looking southwest from A Street

RECOMMENDATIONS

- ***Kirtland AFB should evaluate cost justification of renovation vs. new, based on age of buildings, construction type, asbestos removal, utility modernization.***
- ***Remove incompatible canopy.***
- ***Screen or paint out rooftop equipment.***
- ***Add foundation planting.***
- ***Screen dumpster with stucco masonry.***
- ***Put utility line underground.***
- ***Replace windows.***

4.2.1 ADMINISTRATION - AREA #1



Bldg. 23216, looking northwest at entrance.

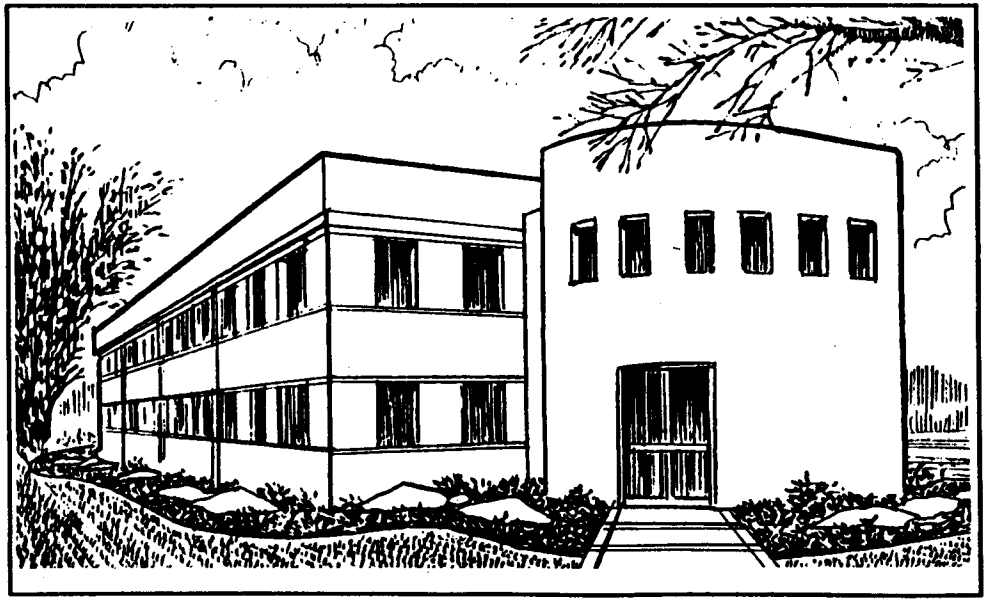
BLDGS. 23216 and 23215 - DORMS

CONCERNS

- ***Building is visually bland and architecturally incompatible with other buildings along Wyoming Street.***
- ***Mechanical equipment tower frames and bike racks are visually distracting.***
- ***Entrances are not well defined.***
- ***Window size variations lack order.***
- ***Grounds are devoid of landscaping and maintenance.***
- ***Painted CMU enclosure walls give unmaintained appearance.***

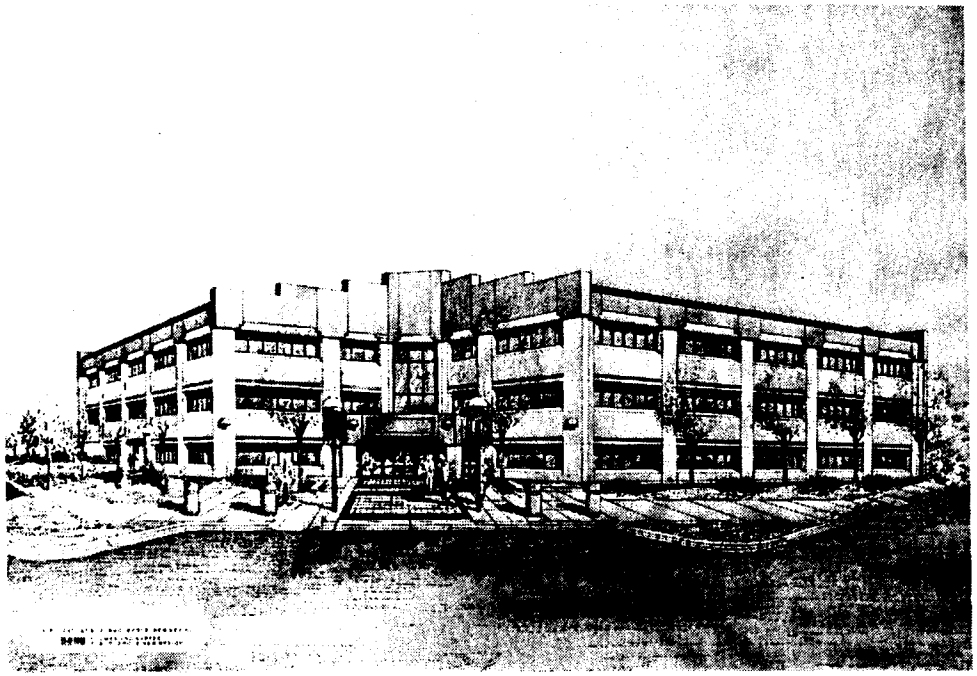
RECOMMENDATIONS

- ***Prominence of buildings located on Wyoming Street commands priority for compatibility.***
- ***Add fascia, window treatment and horizontal spandrels consistent with AFOTEC Bldg. 20130.***
- ***Improve building entrance scale by constructing a larger vestibule and one-story canopy.***
- ***Remove mechanical equipment tower and locate equipment on roof.***
- ***Construct enclosure walls with integral colored slump block.***



Sketch of improvements and enlargement of vestibule.

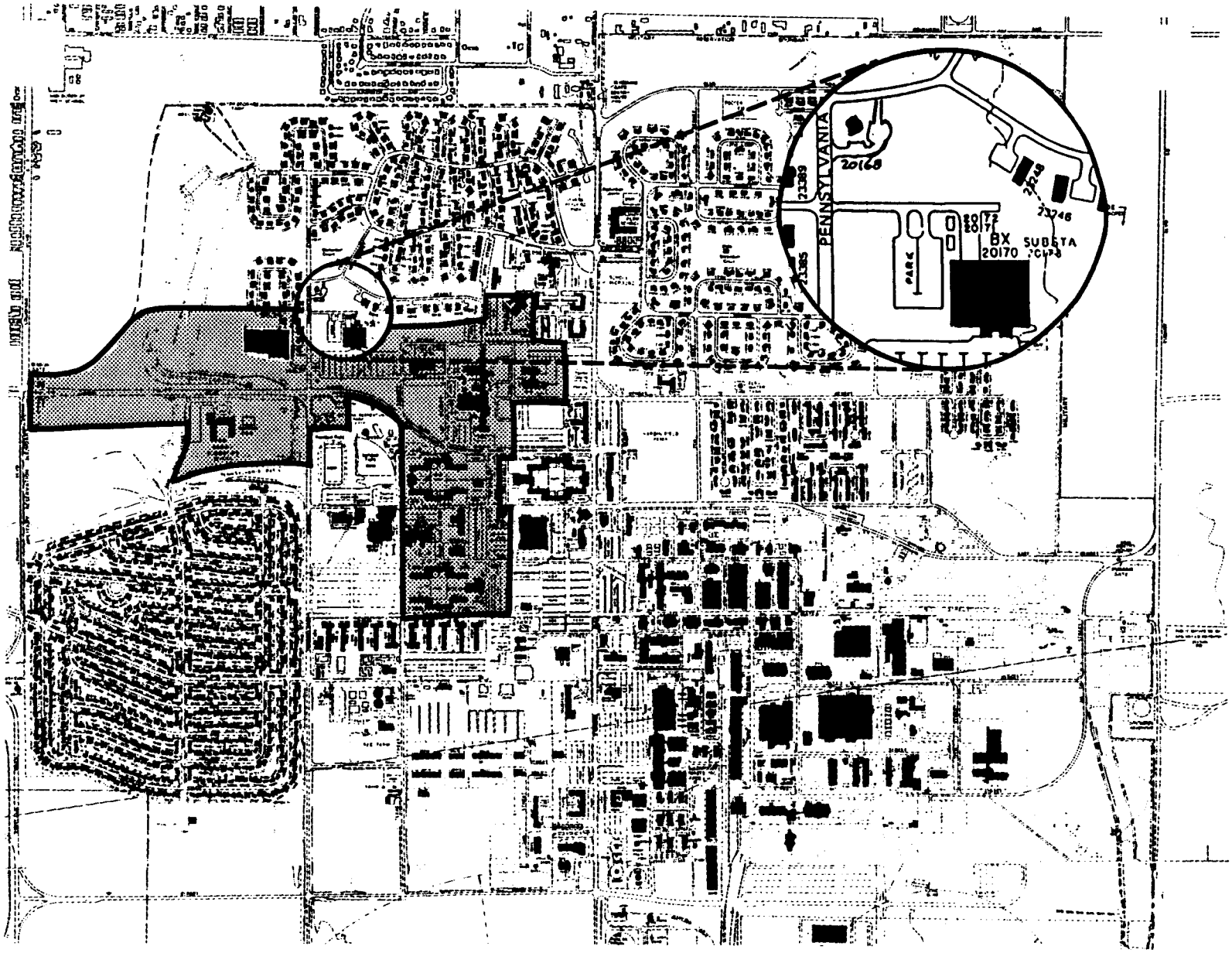
4.2.1 ADMINISTRATION - AREA #1



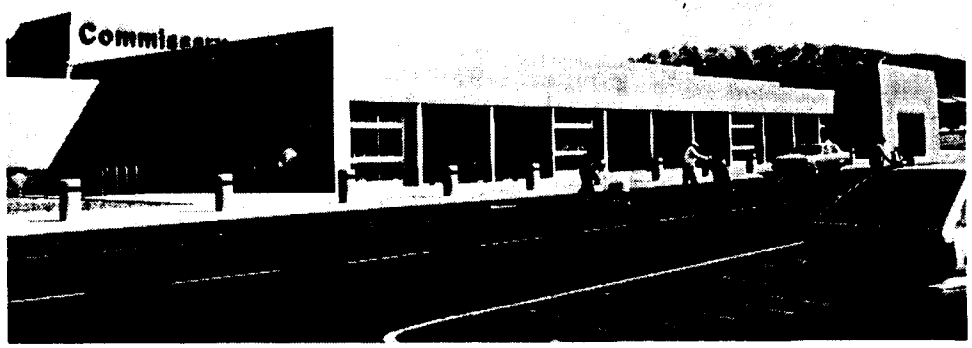
Artist's illustration of AFIA and AFSA Headquarters building

An undeveloped parcel of land west of Eubank Boulevard and north of East Street is dedicated for development of a secondary administration area. An illustration of the new facility shown at left, the AFIA and AFSA Headquarters facility, will establish the basis of architectural compatibility for this area.

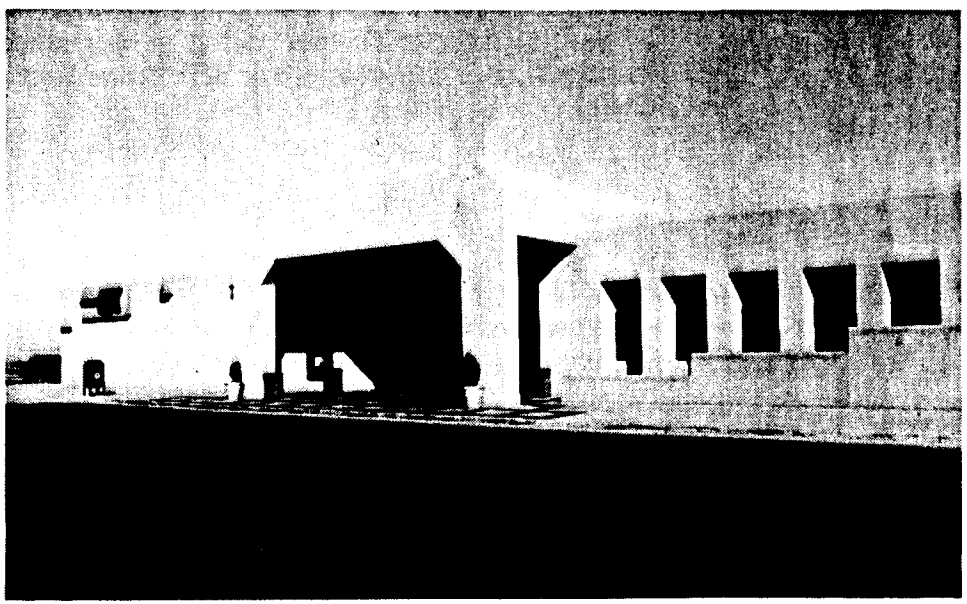
4.2.2 COMMUNITY - AREA #2



4.2.2 COMMUNITY - AREA #2



Bldg. 20180, showing human-scaled entrance



Bldg. 20170 - Rhythm of deep-set windows repeated at low wall

Primarily, five prominent buildings visible from Gibson Boulevard establish the Spanish/Pueblo architectural style for this area. The five buildings are the Commissary, Base Exchange (BX), Child Care Center, the Veterinary clinic, and the AFOTEC Annex Building.

These buildings possess common characteristics in massing, building materials in use, color, and play on deeply recessed elements to create strong shadow lines. The resulting compatibility demonstrates the success of careful planning and control. In contrast to these buildings is the Security Police Dormitories with their unfortunate, ill-proportioned arches that appear incompatible for this area.

However, the Theater and the Library add to the architectural interest of this area, even though the design elements vary from those mentioned above. They are detailed, nonetheless, within the bounds of Spanish/Pueblo themes.

Of particular interest is the human scale retained for such large buildings, achieved by development of scaled entrance portals, strong rhythm and scale developed by fenestration patterns. The turquoise accent colors at window frames serves just the right touch for highlighting features that help define scale.

4.2.2 COMMUNITY - AREA #2

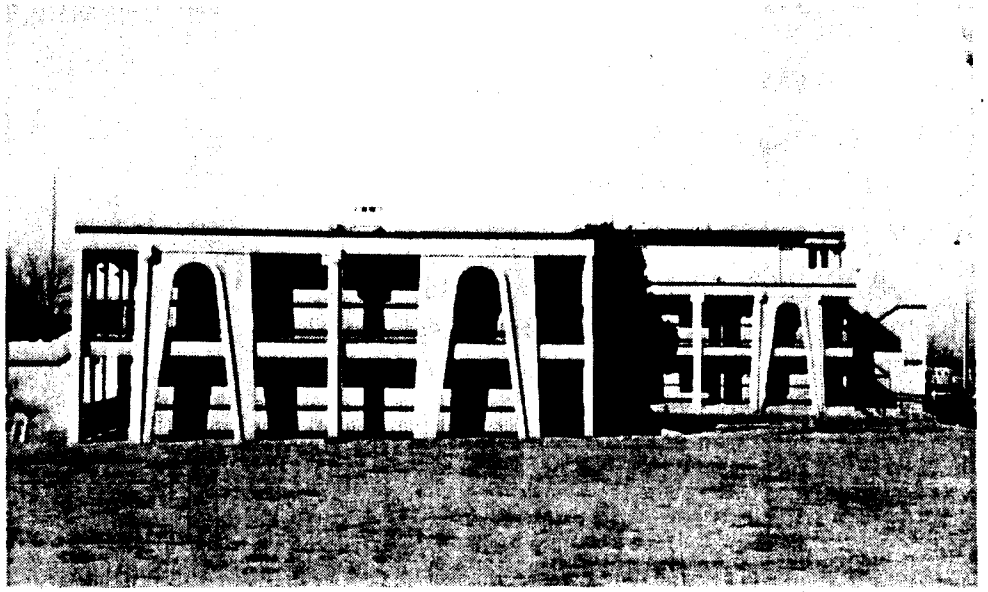
BLDG. 20221 - SECURITY POLICE DORM

CONCERNS

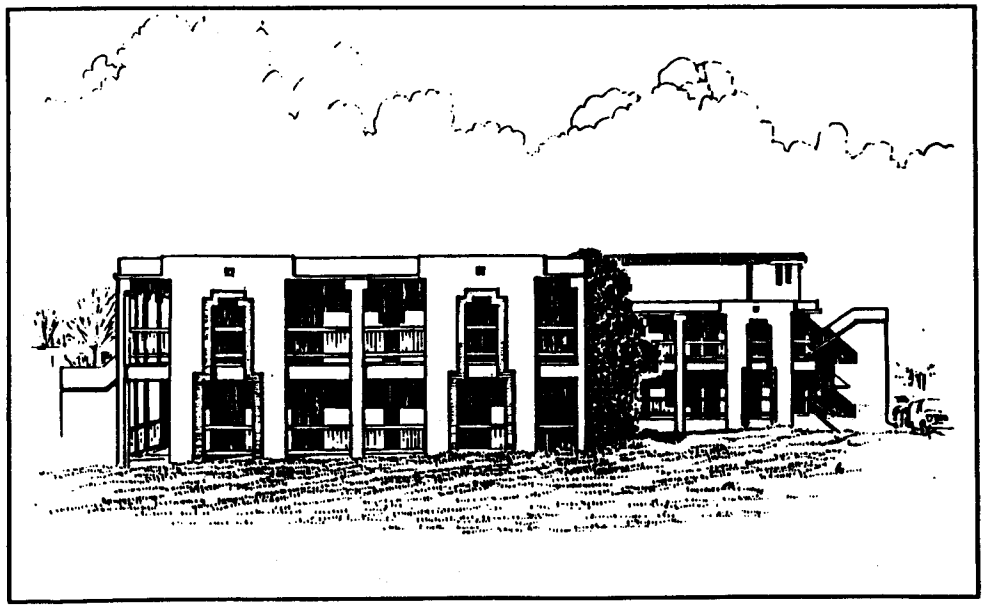
- ***HVAC equipment on roof is visually distracting.***
- ***Interior courtyard parking is not screened from recreational uses.***
- ***The architectural design of the perimeter balconies is not in authentic Spanish/Pueblo proportions.***
- ***Rainwater conductor heads and downspouts are detracting to the architecture.***

RECOMMENDATIONS

- ***Screen equipment on roof.***
- ***Reconstruct arch panels with new geometry and add color accents to match existing stair enclosure as illustrated in accompanying sketch.***
- ***Remove conductor head downspouts and construct roof drains with downspouts on balcony side of columns.***



Bldg. 20221, as viewed looking to the south.



Perspective sketch of Bldg. 20221, with arch improvements

- ***Screen rooftop equipment architecturally with stucco screen walls to match building.***
- ***Screen parking from green space in courtyard with landscaped berms, trees and low walls.***

BLDG. 20140, OLD HOSPITAL

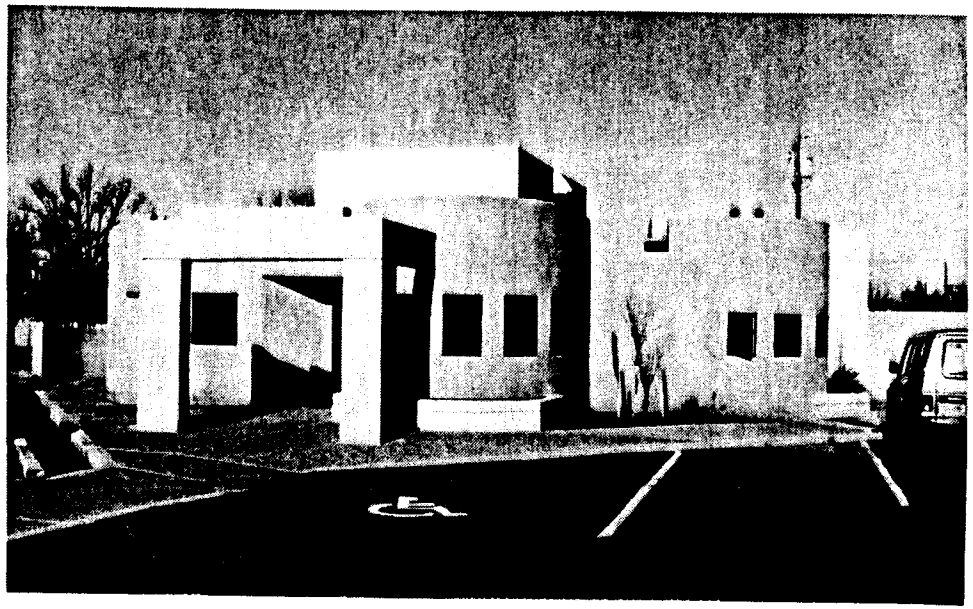
This building is being used as temporary space for displaced groups while their buildings are remodeled. The size of this building makes it an important structure. However, until permanent occupancy can be defined, the building should be kept in a neat, well-maintained appearance, without excessive investments.

4.2.2 COMMUNITY - AREA #2

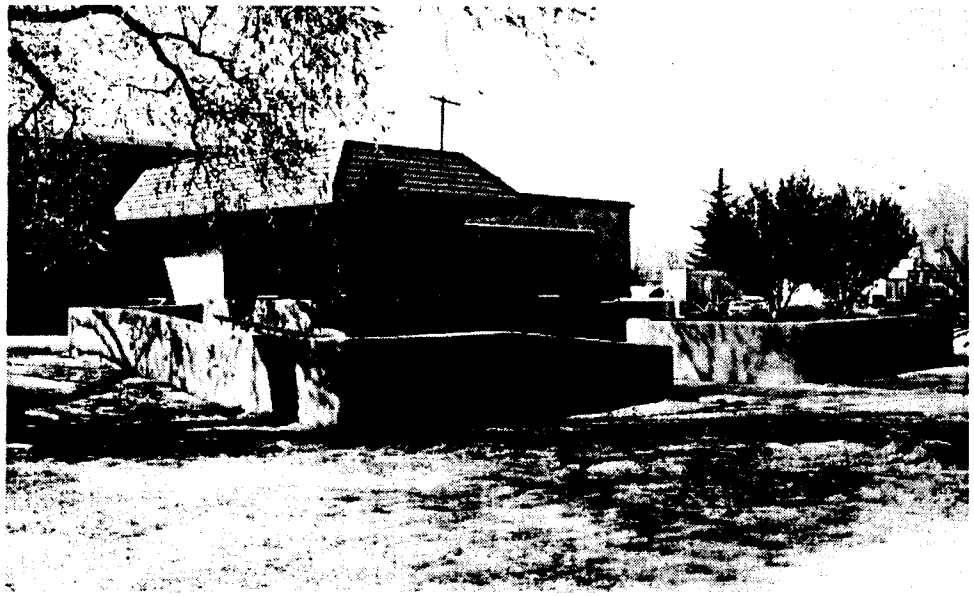
BLDG. 20168 - VETERINARY CLINIC

Here is another good example of Spanish/Pueblo architecture based on the following elements.

- consistent fenestration patterns
- deep recessed elements to use shadows effectively
- composition of massing
- color composition
- architecturally integrated screen walls
- effective use of xeriscaping



Bldg. 20168 - Veterinary Clinic looking west



Bldg. 20204, Library looking south at handicapped ramp integrated with planters

BLDG. 20204 - LIBRARY

One of the few buildings on base that utilize elevated planter walls as an architectural element, which can be an important feature in southwest details. Also, well-designed and architecturally integrated handicapped ramp.

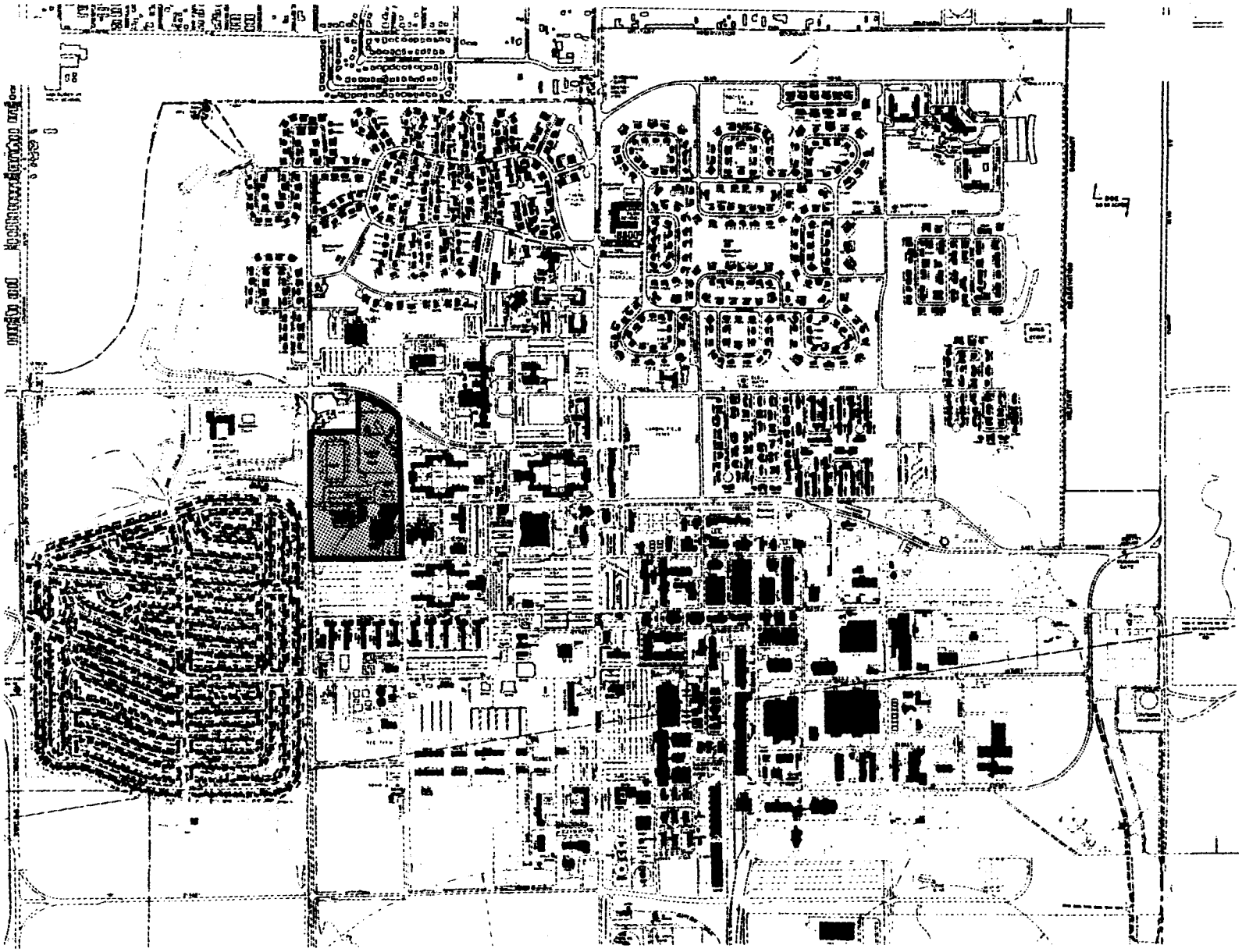
4.2.2 COMMUNITY - AREA #2

BLDG. 20169 - CHILD CARE

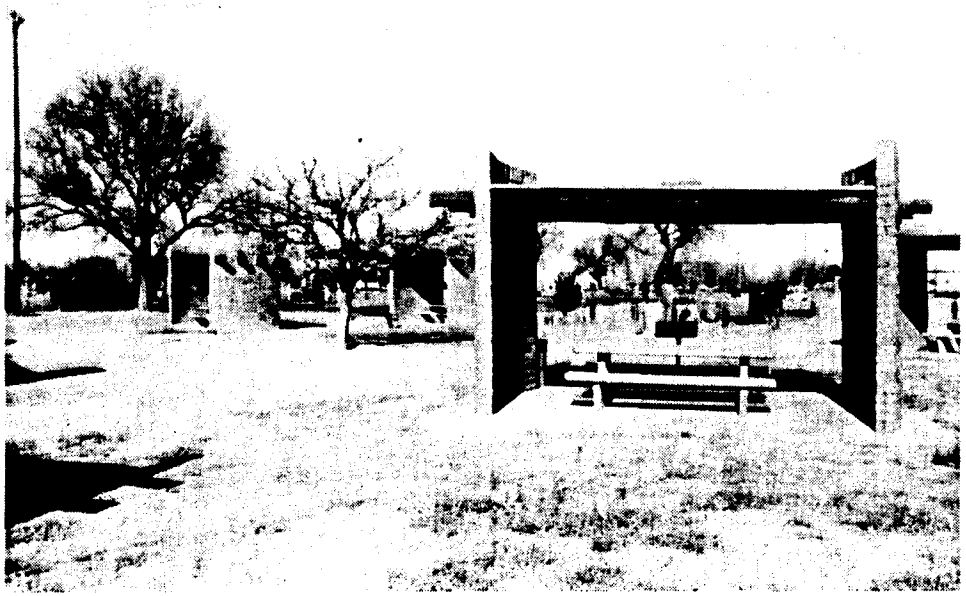
Although this building does not incorporate Spanish/Pueblo details, it is compatible with nearby buildings because of composition and geometry of the vertical board form-concrete walls. Also, the bronze metal roof serves more as a background for the prominent, single colored masonry screen wall in the foreground, rather than a competing design element.

Bldg. 20160 - Child Care, viewed north from the parking lot

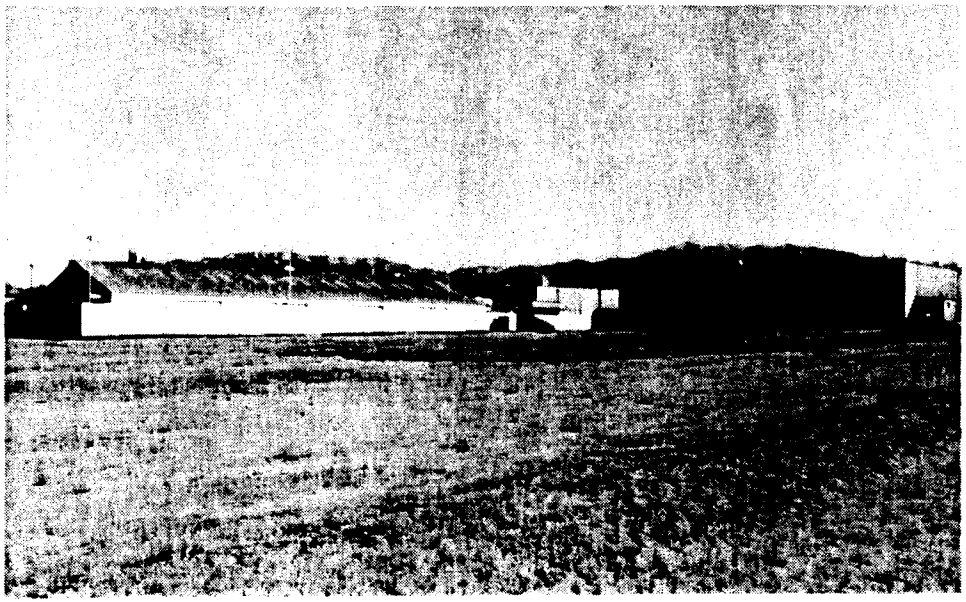
4.2.3 MWR (EAST) - AREA #3E



4.2.3 MWR (EAST) - AREA #3E



Typical pavilions in park area



Proposed Youth Center site with Pool and Gym in background

BICENTENNIAL PARK

CONCERNS

- ***Pavilions are in need of repair and maintenance.***
- ***Sparse landscaping promotes a negative image of the park.***

RECOMMENDATIONS

- ***Repair stucco and tuckpoint masonry.***
- ***Improve landscape planting, ground cover and xeriscaping.***

BLDGS. 20228 and 229 - RECREATION BUILDINGS

The vacant ground shown in the lower left photo is reserved for a future youth center; recreation buildings are seen in the background. The new structure should serve as a catalyst for future development of this large site. And, for any development here, parking should be thoroughly investigated to provide ample space without creating a "sea of cars."

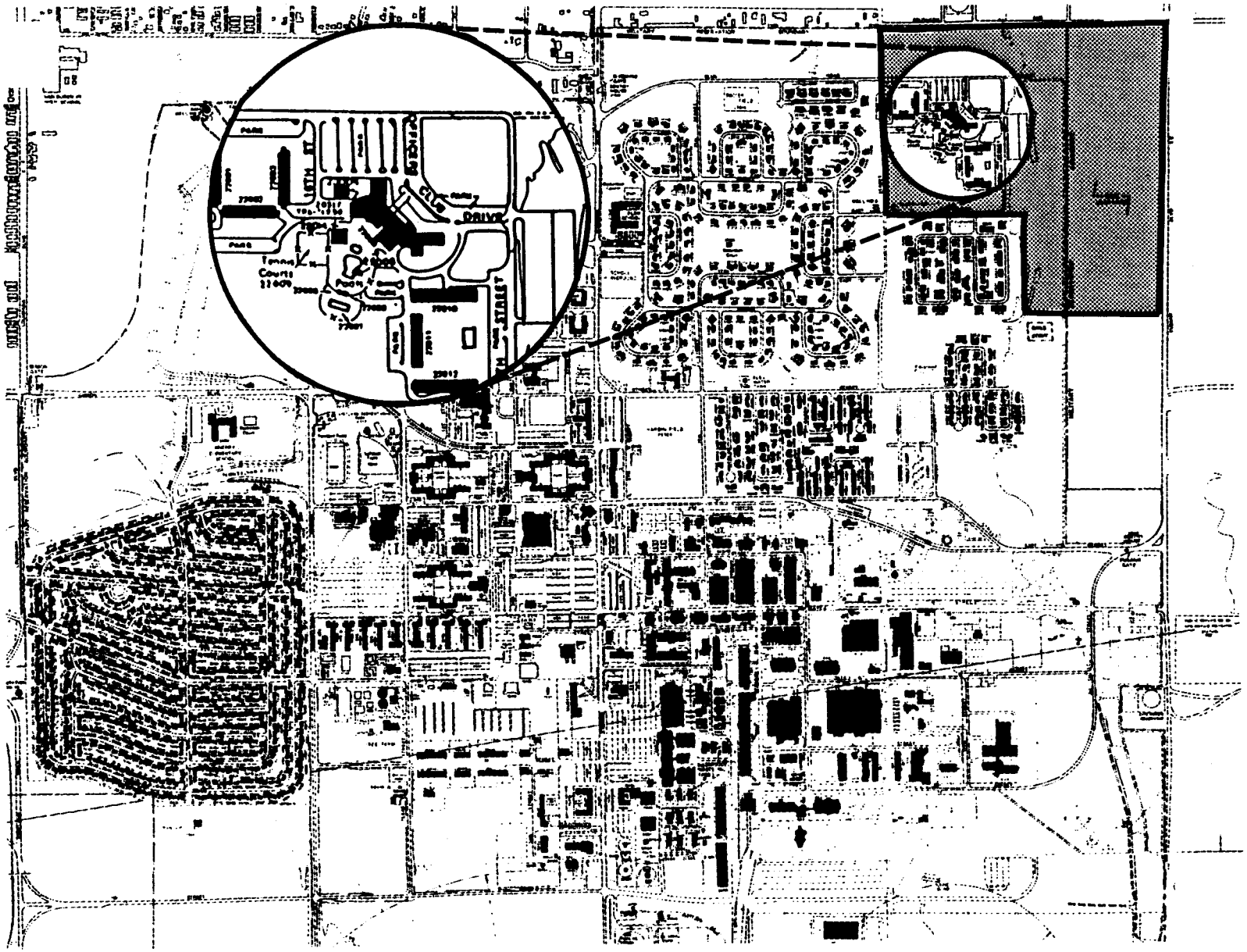
CONCERNS

- ***Buildings lack architectural design theme.***
- ***Diagonal wood entrance canopies are not compatible design elements.***

RECOMMENDATIONS

- ***Design the proposed youth center in Spanish/Pueblo style.***
- ***Integrate the youth center and existing buildings with landscaped elements of walls, trees, plazas, and passive recreation features.***
- ***Bring gym and pool buildings into compatibility with youth center design by coordinating selective elements.***

4.2.4 CONFERENCE CENTER - AREA #4



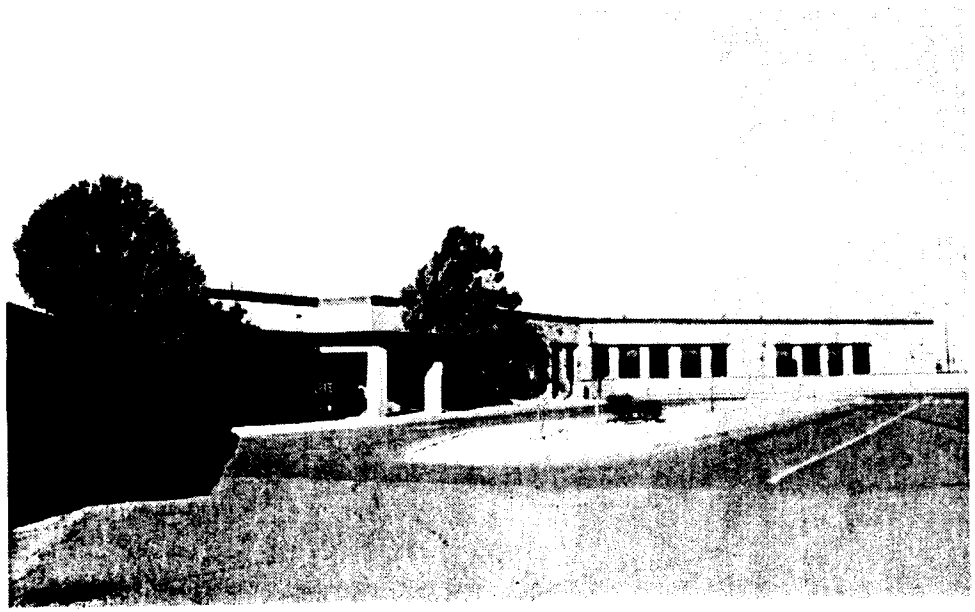
4.2.4 CONFERENCE CENTER - AREA #4

BLDG. 22000 - OFFICER'S CLUB

This building possesses architectural details that establish a distinguishing southwest character for the conference center area. These characteristics, which should serve as elements of compatibility for future construction and remodeling, include:

- textured tan stucco walls
- simple massing
- dark brown brick parapet with a rowlock and dentil brick course
- fenestration patterns that are grouped with a decorative wood header
- low stucco screen walls with a brick cap to define outdoor spaces
- metal frame canopy at entrances

Photo illustrating articulated frieze and headers



Front view of Officer's Club looking northwest

4.2.4 CONFERENCE CENTER - AREA #4

BLDG. 22016 - BILLETING

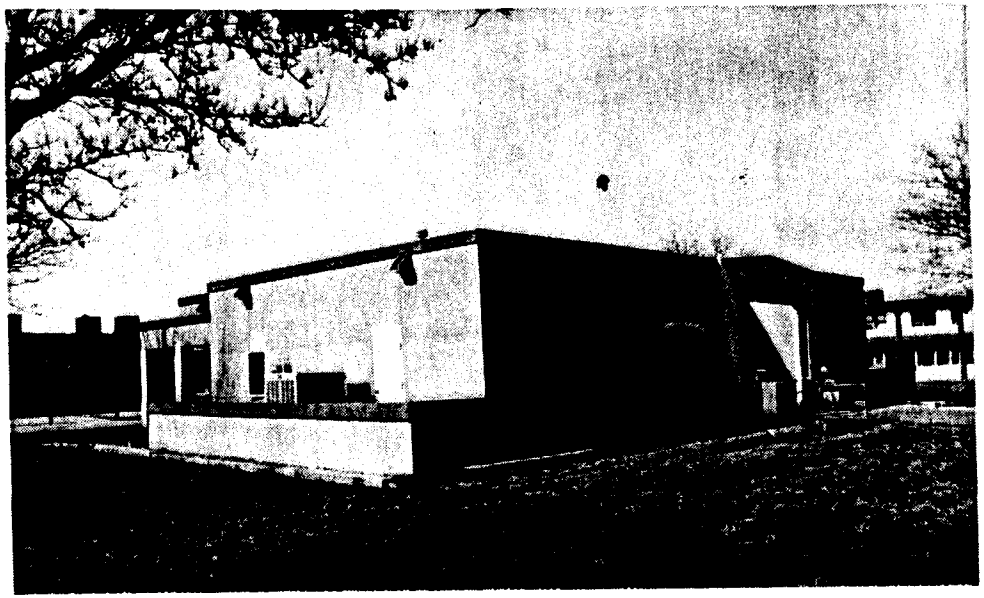
This is a cleverly designed small building with subtle detailing. The low screen walls and framing of patios with columns and beams appear to expand the size of the building, as well as add interest and definition to outdoor areas.

CONCERNS

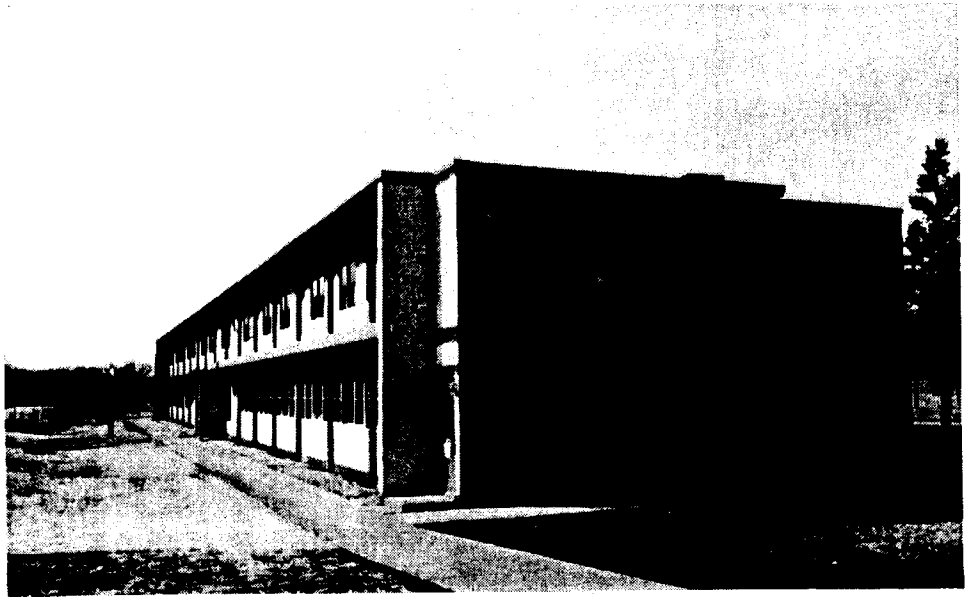
- *Gray colored walls are not in harmony with base standard tans to be used on nearby Bldg. 22110.*
- *Low screen wall does not conceal mechanical equipment.*

RECOMMENDATIONS

- *Do not repeat gray color for adjacent VOQ buildings*
- *Add landscaping in front of screen wall to screen mechanical equipment.*



Front view of Billeting with dorms in background



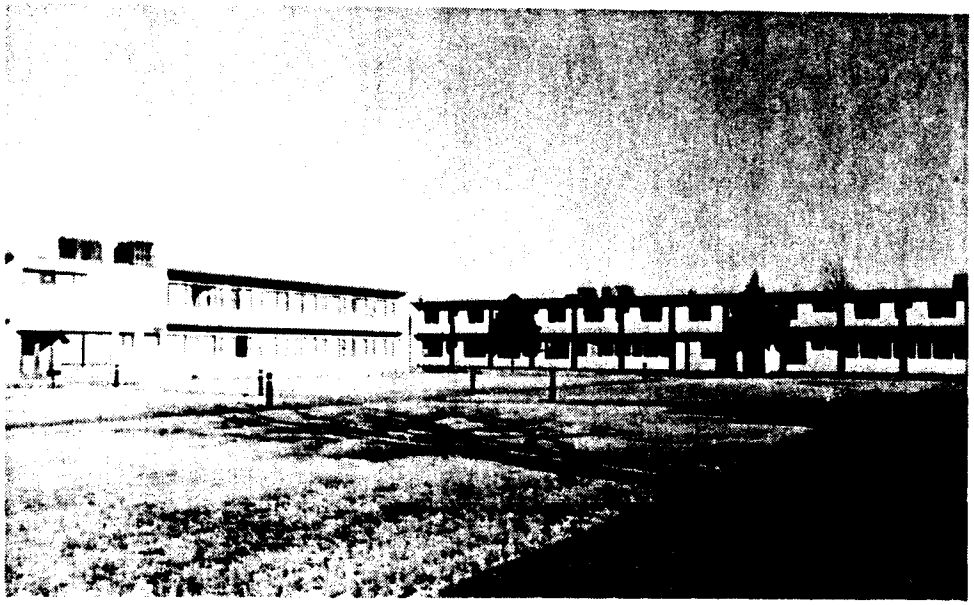
Bldgs. 22010 through 22012 - VOQs

BLDG. 22010 through 22012 - VOQ DORMS

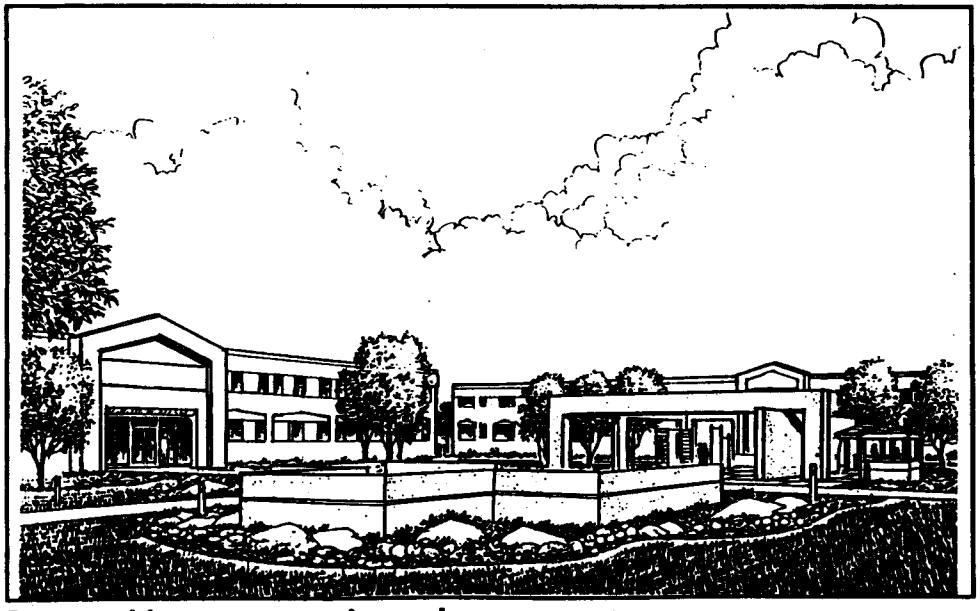
CONCERNS

- *Building design elements are not compatible with Officers' Club.*
- *Contrasting paint colors are not compatible.*
- *Storm windows in combination with fixed windows are visually distracting and unattractive.*
- *Entrances lack definition and are not consistent.*
- *Rooftop mechanical equipment is unattractive.*
- *Courtyard lacks landscaping and amenities.*
- *Perimeter parking lot lacks landscaping resulting in expansive asphalt paving.*
- *Dumpsters are exposed.*

4.2.4 CONFERENCE CENTER - AREA #4



View of courtyard looking northwest



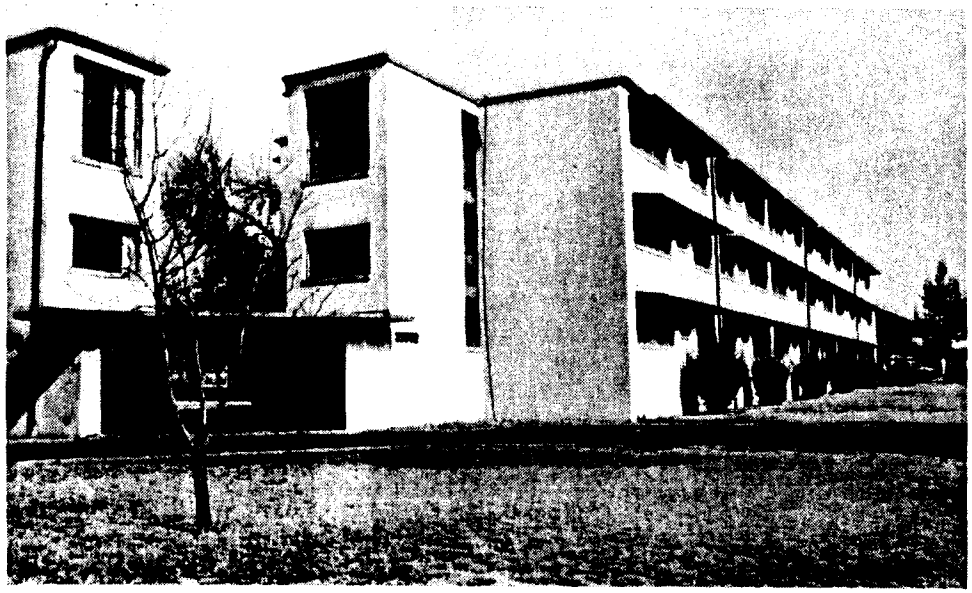
Proposed inner courtyard area improvements

BLDGS. 22010 through 22012 - VOQ DORMS (cont'd.)

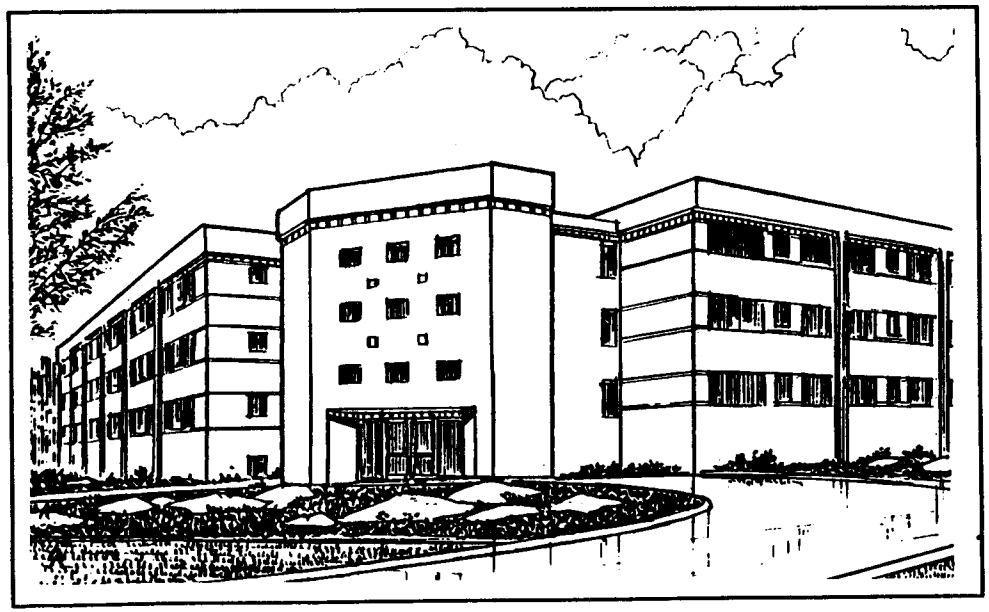
RECOMMENDATIONS

- ***Improve buildings for compatibility with Officers' Club as shown in sketch.***
- ***Conceal rooftop equipment with screening material to match building facade.***
- ***Improve courtyard appearance with berms, landscaping, new sidewalk patterns and an exercise court. Preserve the courtyard as an open space.***
- ***Break up parking lot with landscaped islands.***
- ***Screen dumpsters.***

4.2.4 CONFERENCE CENTER - AREA #4



Bldg. 22001, looking at southwest corner of building



Perspective sketch of improvements

BLDGS. 22001 - 22003 - DORMS

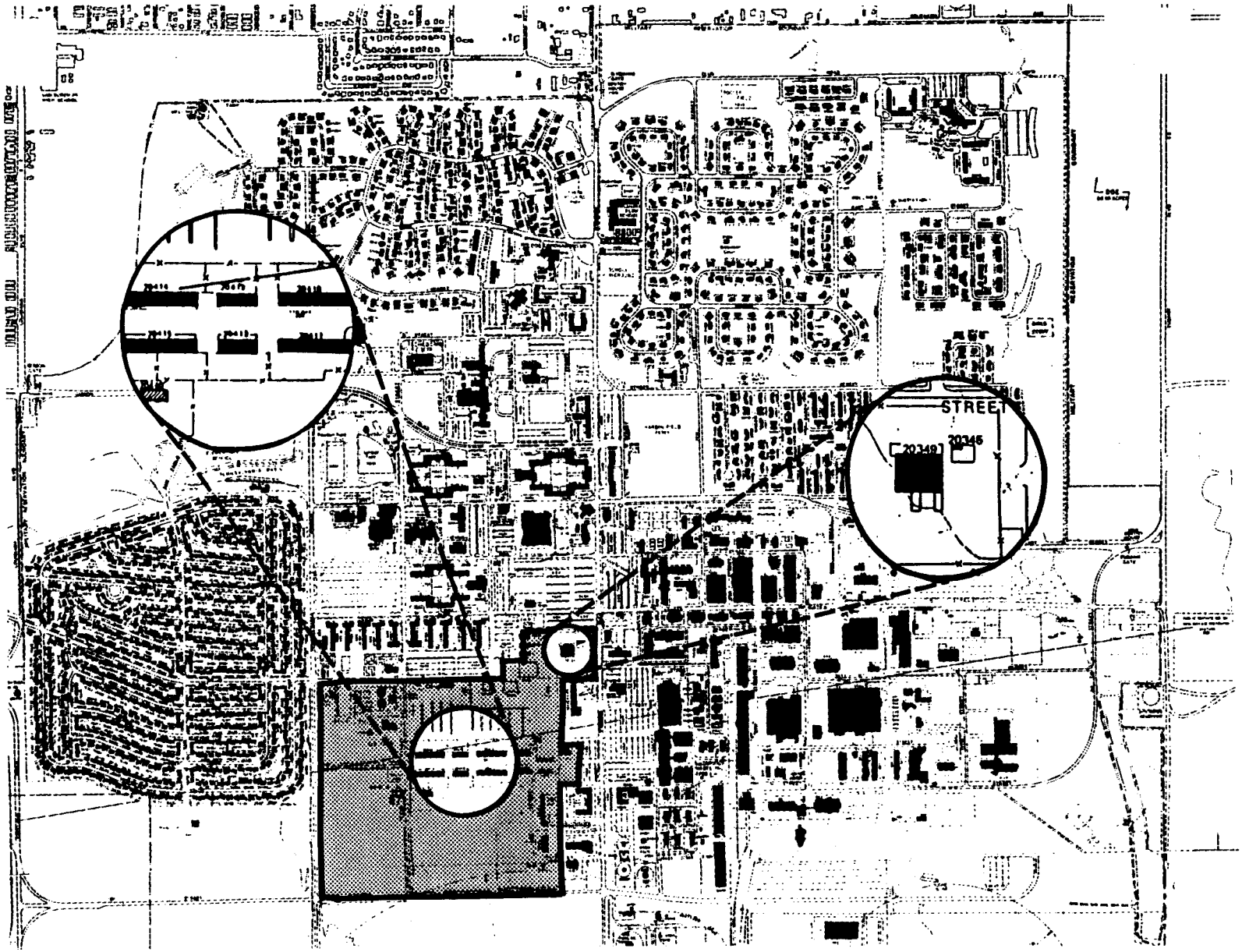
CONCERNS

- ***Building design elements are not compatible with Officers' Club.***
- ***Window sun shades are unattractive and windows need to be replaced.***
- ***Rooftop mechanical equipment is unattractive.***
- ***Telephone wiring is exposed on exterior walls.***
- ***Courtyard lacks landscaping, has obtrusive lawn sprinklers and is underdeveloped as a central gathering place.***
- ***Parking lot lacks landscaping.***
- ***Dumpsters are not screened.***

RECOMMENDATIONS

- ***Define major entrance to building as shown in sketch. Also link the three-building complex at the corners.***
- ***Reclad the exterior in stucco, color to match the Officers' Club.***
- ***Add parapet to screen mechanical equipment.***
- ***Provide landscaped islands in parking lot to break up expanse of asphalt paving.***
- ***Screen dumpsters with appropriate screening material.***

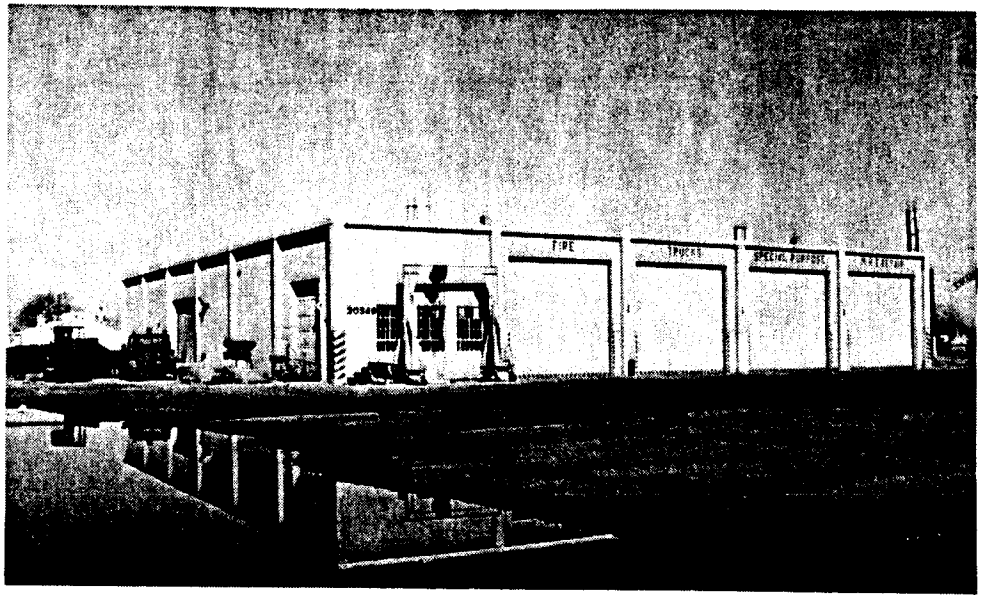
4.2.5 INDUSTRIAL - AREA #5E



4.2.5 INDUSTRIAL - AREA #5E

BLDG. 20349 - TRANSPORTATION CENTER

This building is located at the southwest corner of Wyoming and I Streets. Because both the building and the site are visually exposed to Wyoming Street, the visual corridor for the Administrative area, it is important to bring the building and site into compatibility with the rest of the area, as they presently are not. There is, however, a good setback distance from Wyoming Street to the fence line in which to develop a landscaped buffer.



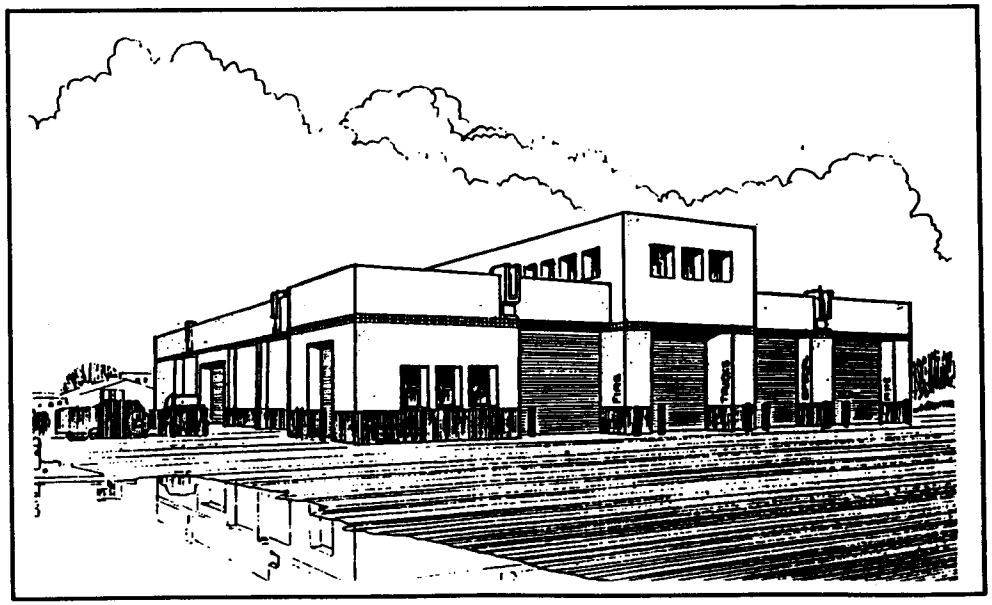
Northwest view from Wyoming Blvd.

CONCERNS

- ***Industrial appearance of building and surrounding asphalt parking and vehicular storage is not compatible with adjacent area.***
- ***Chain link fence does not screen the visual clutter surrounding a maintenance facility.***
- ***The building lacks natural light at service bays.***
- ***Bldgs. 20344 and 20348 have been determined eligible for the National Register of Historic Buildings.***

RECOMMENDATIONS

- ***Construct 8-ft. high slump block screen wall to screen views of the site from Wyoming Street and the Atomic Museum.***
- ***Add landscaping buffer between wall and Wyoming Street.***
- ***Add clerestory structure to provide natural light as shown in sketch.***
- ***Improve building facade with stucco as shown.***
- ***Relocate words above doors to side columns so as not to be seen from Wyoming.***

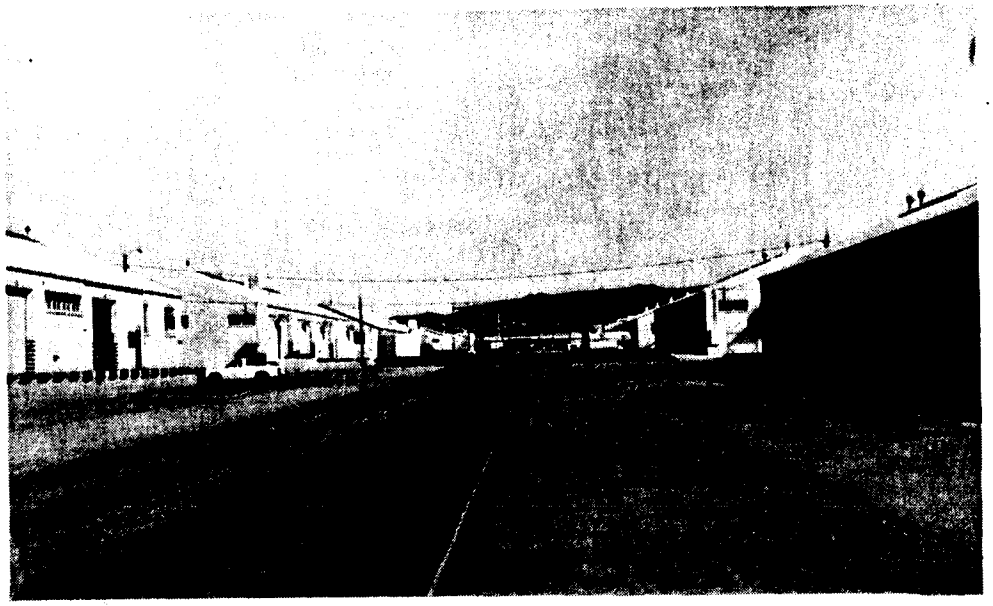


Sketch of improvements to Bldg. 20349

4.2.5 INDUSTRIAL - AREA #5E

BLDGS. 20410-20415 - WAREHOUSING

M Street, which bisects the six buildings in the Warehouse area, receives a fair amount of motorist traffic. Although the structures and all exterior building elements have been painted with a monochromatic color scheme, the area still retains a warehouse appearance. Since the base does not want to divert through-traffic or change usage, the following recommendations are intended to soften the harsh environment.



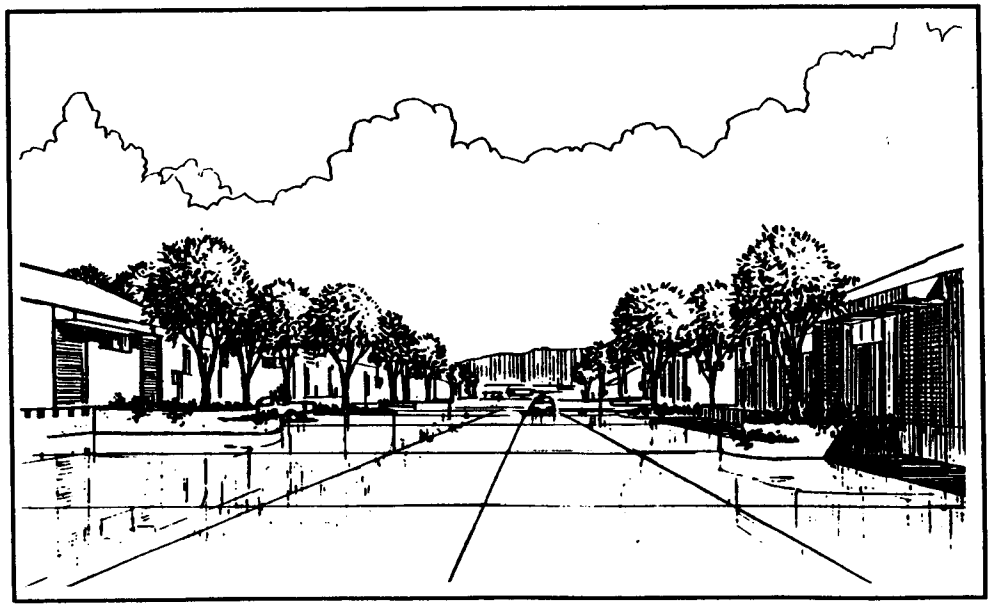
View of warehouse buildings looking east

CONCERNS

- ***The 100-ft. wide asphalt street presents a sterile environment without visual relief.***
- ***The ground between the buildings is unattractive and does not hide visual clutter.***
- ***Mechanical equipment on racks and roofs is unattractive.***
- ***Loading docks and right angle parking potentially could create traffic problems.***

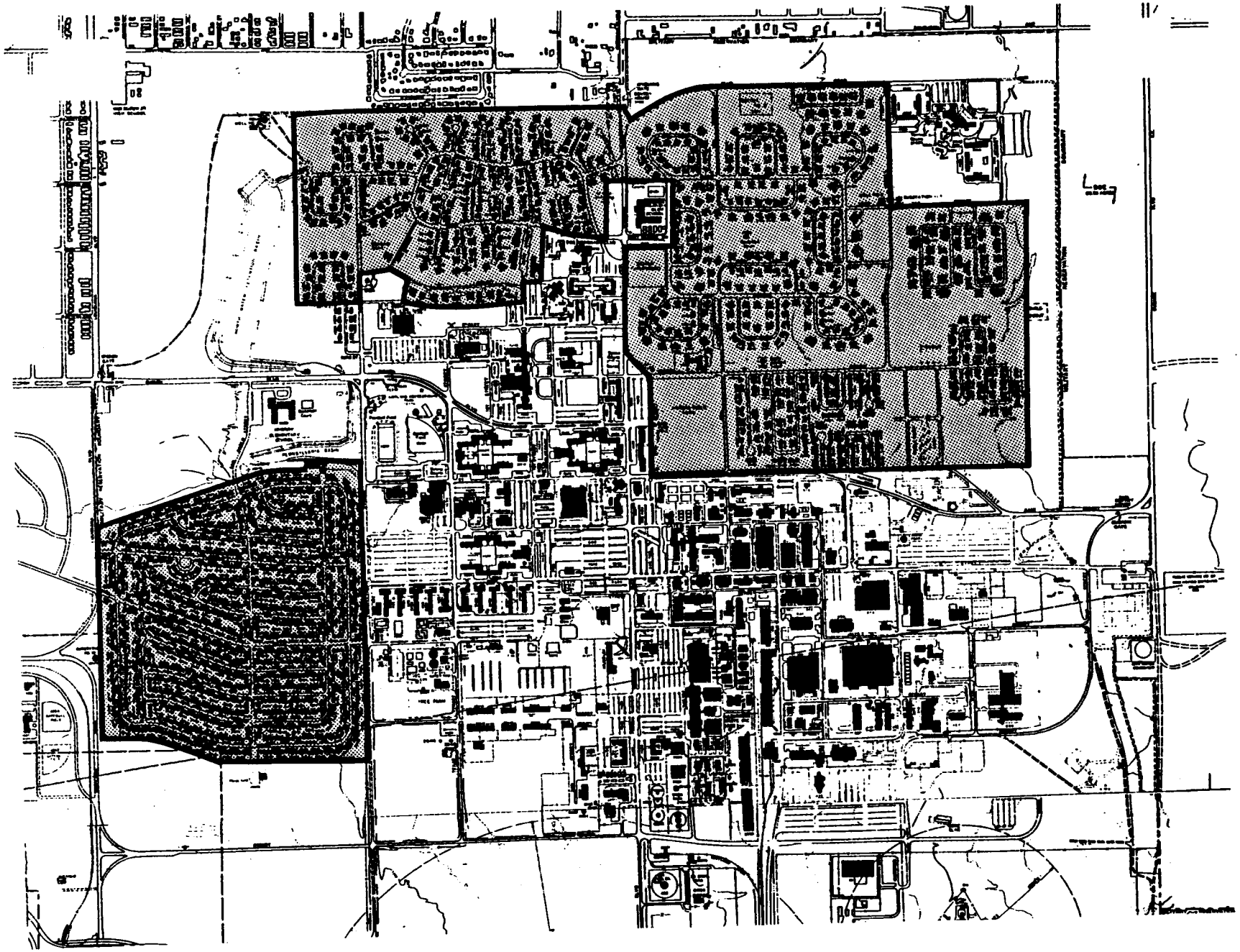
RECOMMENDATIONS

- ***Install tall and low landscape plantings between buildings to screen clutter and break up the sterility of this area.***
- ***Move mechanical equipment to the rear of buildings wherever possible.***
- ***Eliminate right angle parking and consider 45-degree parking or parallel parking.***



Sketch of improvements

4.2.6 MILITARY FAMILY HOUSING (EAST) - AREA #6E



4.2.6 MILITARY FAMILY HOUSING (EAST) - AREA #6E

Pictured here are typical base housing units that depict several unit types with a variety of exterior finishes and color schemes. An extensive analysis titled "Housing Community Plan" has been prepared for the base to define extensive improvements to meet the whole house requirements. Please refer to that document for architectural compatibility guidelines.

A typical Military Family Housing unit in Zia Park