

DESIGN STANDARDS

I. PURPOSE & INTENT

The purpose of these Design Standards is to provide a framework for designers to understand the vision and development goals for the COORS PAVILION 21 acre mixed use property (Community Activity Center), and assist them in decision making to achieve the vision and goals. The intent of these standards is to create an aesthetically pleasing, pedestrian friendly, mixed use development that adds office space and supporting retail / restaurant amenities to the Coors Blvd. corridor. Intended uses include a medical office building, office uses, retail uses within "shops buildings", restaurants (with drive thru windows), coffee shop with drive thru window, pharmacy (with drive thru window) and "junior box" retail shopping buildings.

- a. Goals:
 - i. Aesthetic treatments and material selection that provides consistency in design across the entire property.
 - ii. A pedestrian friendly environment that provides pleasant outdoor spaces for users and achieves a 'park once and walk' outcome that allows for easy access within the 23 acre mixed use center.
- b. Permissive and conditional uses shall be as allowed under the C-2 Zone and O-1 of the City of Albuquerque's Code of Ordinances (provided however the Site Development Plan for Subdivision is not requesting residential uses).
- c. All Design Standards are intended to meet the intent and requirements of the City of Albuquerque's Code of Ordinances.

II. SETBACKS & BUILDING HEIGHT LIMITATIONS

The underlying site zoning is "SU-3 for Mixed Use: Church and Related Uses for approximately 10 acres; a minimum of approximately 7 acres shall be developed for office (O-1), the balance of the property is to be developed as (C-2) commercial or (O-1) office" (Note: The Site Development Plan for Subdivision application is not requesting residential land uses on the Subject Property). The Applicant is allocating the northwest corner of the Subject Property for the office zoning. The site is surrounded by development that consists primarily of retail and residential uses. Therefore, the setbacks and building heights should be similar to those in C-2 zone.

- a. Building setbacks shall conform to the requirements of the C-2 Zone of the City of Albuquerque's Code of Ordinances except as noted below.
 - i. Buildings on lots adjacent to the residential zoned property to the north shall be setback not less than 20 feet from the property line in order to provide adequate buffer for the homes located to the north of the property.
- b. Landscape setbacks shall conform to the requirements of Section 14-16-3-10 of the City of Albuquerque's Code of Ordinances.
- c. Building heights shall be as allowed as described under the R-3 Zone of the City of Albuquerque Code of Ordinances, provided that the retail buildings along Coors Blvd. shall not exceed 36 feet in height (and be one story), and the office buildings at the west edge of this Subject Property shall not exceed two stories in height.
- d. The University of Albuquerque Urban Center Sector Development Plan requires that all building height conform to the R-3 height limitations of the Zoning Code provided that the retail buildings along Coors Blvd. shall not exceed 36 feet in height (and be one story), and the office buildings at the west edge of this Subject Property shall not exceed two stories in height.
- e. Pursuant to Policy 2.A.1. of the Coors Corridor Plan (Pg. 89) there shall be a minimum front yard setback from the right-of-way of 15 feet along Coors Blvd. and St. Joseph's Road for all buildings.
- f. Pursuant to Policy 2.A.2. of the Coors Corridor Plan (Pg. 89) which states "The side yard and rear yard setback requirements shall be the same as required in the underlying zone."

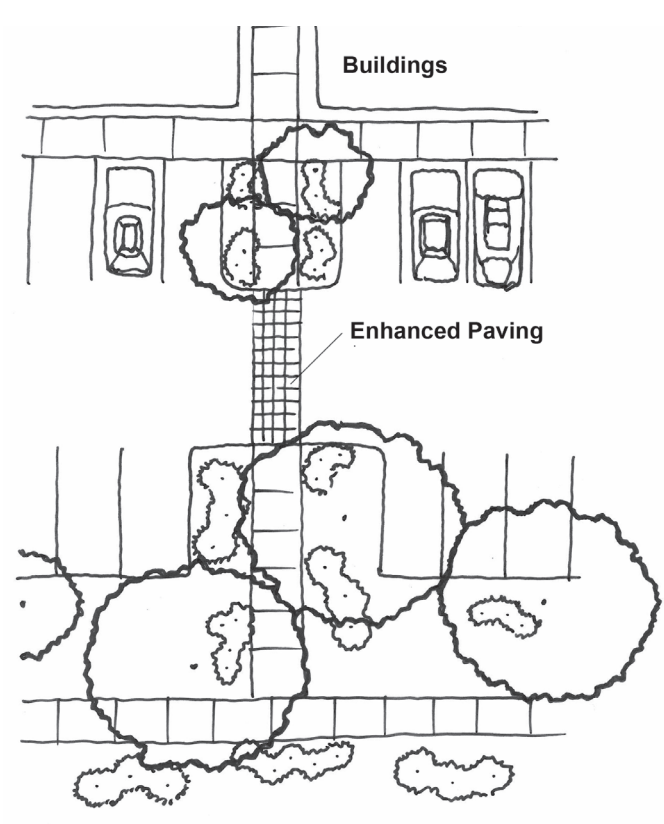
III. PARKING

In order to support the goal of creating a pedestrian friendly environment, careful attention should be given to parking area design. To lessen its visual impact, parking should be broken into a series of smaller areas, and views of parking from off-site should be interrupted with screening materials (3' tall landscape walls) or landscape buffer (shrubs, plantings, etc.).

- a. Off-street parking areas, including space size, aisle widths, pedestrian pathways, and screening, shall comply with Section 14-16-3-1 of the City of Albuquerque's Code of Ordinances.
 - i. Parking areas shall be designed to include a 6 foot wide minimum pedestrian walkway link to buildings.
 - ii. Pedestrian links across parking drive aisles shall be distinguished with striping or materials distinguishable from the roadway material.
 - iii. iParking shall be screened from residential neighborhood to the north by means of a minimum height of 2.5 to 3 foot high walls and / or landscaping

buffer. Walls shall be architecturally compatible with surrounding buildings (earth toned stucco or earth toned CMU block wall).

- b. Bicycle parking shall comply with Section 14-16-3-1(B) of the City of Albuquerque's Code of Ordinances.
 - i. To encourage non-vehicular travel, provisions for convenient on-site secure bicycle parking shall be provided near building entrances.
- c. Motorcycle parking shall comply with Section 14-16-3-1(C) of the City of Albuquerque's Code of Ordinances.
- d. Building orientation shall allow for visibility of the main entrance from parking areas and pedestrian connections.
- e. Grading & drainage design of parking areas shall comply with Chapter 22 of the City of Albuquerque's Code of Ordinances, and shall incorporate low impact development principles.
 - i. Parking islands shall allow flow of water as a water harvesting device and as required to maintain proper drainage of the site.
- f. All Off Street Parking areas shall comply with the off-street parking requirements of the Coors Corridor Plan (Page 94).



IV. PEDESTRIAN CONNECTIONS & AMENITIES

Pedestrian connectivity plays a major role in providing a pleasing environment. The following requirements are intended to help meet the property's goal of creating a pedestrian friendly atmosphere.

- a. Pedestrian connections within parking lots shall comply with Section 14-16-3-1(H) of the City of Albuquerque's Code of Ordinances.
 - i. Pedestrian movement from off-site and between buildings shall be encouraged by providing continuous pedestrian connections through parking areas and at the site's perimeter along Coors Blvd. and along St. Joseph's Road.
 - ii. Parking areas shall include pedestrian connections to all buildings within the property.
 - iii. Shade provided with trees or shade structures shall be provided consistent with the City of Albuquerque Code of Ordinances regarding landscaping on site.
- b. A minimum 120 square feet of public space shall be provided at each restaurant establishment for outdoor seating or gathering. Public spaces for multiple restaurants may be combined into one with a total area equal to 120 square feet per establishment.
 - i. Public space or outdoor seating shall have areas of shade and be adjacent to landscape areas including trees or shrubs per Section 14-16-3-18(C)(4) of City of Albuquerque's Code of Ordinances.
 - ii. Shade provided may include shade sails, canopies, canvas umbrellas at tables, trees, or planting materials significant enough to provide shade and refuge from the sun.
 - iii. Areas designated for public space or seating shall be defined with landscape elements, low seat walls, benches, planters, paving patterns, or materials distinguishable from the pedestrian sidewalk and parking areas.
- c. All pedestrian connections shall conform to the requirements of Section 14-16-13-1(H) (Off Street Parking Regulations, Pedestrian Connections) of the Comprehensive Zoning Code.



V. LANDSCAPING

The site development landscape shall serve to enhance the visual aesthetic of the site and aid in reinforcing the street presence and pedestrian experience. The intent is to provide year round color and interest and reflect the natural environment of New Mexico landscape. A clear theme and image for the development shall be enforced throughout by consistent paving materials, plantings, signage, etc.

- a. ALL LANDSCAPING shall conform to the site landscaping requirements of the Coors Corridor Plan (Page 92).
- b. Street trees shall be provided as per the Street Tree Ordinance (6-6-2-1 et seq., Street Tree Ordinance)
- c. A minimum of 15% of the net site area shall be devoted to landscape materials.
- d. Gravel, mulch, cobble, bark, and other similar materials are acceptable as a top dressing for the landscape areas.
- e. Gravel shall be a 1-1/2" maximum, the color to be consistent with across the entire property.
- f. All plant material shall be maintained by the Owner in a living, attractive condition. All areas shall be free of weeds.
- g. Minimum plant material sizes at the time of installation shall be:
 - i. Canopy Trees - 2" Caliper
 - ii. Evergreen Trees - 10' Minimum height
 - iii. Accent Trees - 2" Caliper
 - iv. Shrubs and Groundcovers - 1 gallon minimum
- h. Landscape plans must comply with the City's Water Conservation Ordinance and Pollen Ordinance.
- i. Drought tolerant species shall be used at landscape areas. Live plant materials shall cover a minimum of 75% of landscape areas at maturity.
- j. An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to avoid over-spraying onto wall, buildings, fences, sidewalks, etc. Irrigation components shall be checked periodically to ensure maximum efficiency.
- k. The irrigation system serving landscaped areas shall be a fully automated system with centralized computer controls.
- l. Landscape Plans shall be designed using plants selected from the following palette:

LARGE TREES

Accolade Elm	Ulmus hybrid "Accolade"
Afghan Pine	Pinus eldarica
Austrian Pine	Pinus nigra
Chinese Pistache	Pistacia chinensis
Escarpment Oak	Quercus fusiformis
Japanese Pagoda Tree	Sophora japonica
Modesto Ash	Fraxinus velutina "Modesto"
Purple Robe Locust	Robinia pseudoacacia "Purple Robe"
Raywood Ash	Fraxinus velutina "Raywood"
Rio Grande Cottonwood	Populus wislizenii
Texas Red Oak	Quercus buckleyi

SMALL TREES

Chaste Tree	Vitex agnus-castus
Desert Willow	Chilopsis linearis
Golden Rain Tree	Koeleruteria paniculata
New Mexico Olive	Forestiera neomexicana
Oklahoma Redbud	Cercis reniformis
Sensation Maple	Acer negundo "Sensation"

SHRUBS

Apache Plume	Fallugia paradoxa
Bird of Paradise	Caesalpinia gilliesii
Blue Rubber Rabbitbrush	Ericameria nauseosus "Blue"
Buffalo Juniper	Juniperus
Creeping Mahonia	Mahonia repens
Damianita	Chrysactinia mexicana
Dark Knight Blue Mist Spirea	Caryopteris clananensis "Dark Knight"
Black Knight Butterflybush	Buddleia davidii "Black Knight"
Dwarf Fragrant Sumac	Rhus aromatica "Gro-low"
Fernbush	Chamaebatiaria millefolium
Littleleaf Mountain Mahogany	Cercocarpus intricatus
Moonlight Scotch Broom	Cytisus scoparius "Moonlight"
Pawnee Buttes Western Sand Cherry	Prunus bessyii "Pawnee Buttes"
Thompson Broom	Baccharis hybrid "Starn Thompson"
Threeleaf Sumac	Rhus trilobata
Turpentine Bush	Ericameria laricifolia
Winter Gem Boxwood	Buxus japonica "Winter Gem"

GRASSES

Blonde Ambition Blue Grama Grass	Bouteloua "Blonde Ambition"
Blue Avena Grass	Helictotrichon sempervirens
Deergrass	Muhlenbergia rigens
Giant Sacaton	Sporobolus wrightii
Indian Grass	Sorghastrum nutans
Karl Foerster Feather Reed Grass	Calamagrostis acutiflora "Karl Foerster"
Native Wonder Grass Blend	50% Buchloe dactyloides/ 50% Bouteloua gracilis

Mexican Feathergrass
Prairie Dropseed
The Blues Bluestem

Variagated Reed Grass

ACCENTS

Beargrass
Broadleaf Yucca
Desert Spoon
Parry's Agave
Prickly Pear Cactus
Red Yucca

PERENNIALS

Autumn Sage varieties
Blanketflower species
Butterfly Weed
Catmint species
Germander species
Desert Zinnia
Whirling Butterfly species

Hyssop species
Lavender species
May Night Sage
Penstemon species
Poppy Mallow
Rocky Mountain Columbine
Tickseed species
Turkish Speedwell
Yarrow species

VINE

Chinese Wisteria
Trumpet Vine

Nasella tenuissima
Sporobolus heterolepis
Schizachyrium scoparium "The Blues"
Calamagrostis acutiflora "Overdam"

Nolina microcarpa
Yucca baccata
Dasylirion wheeleri
Agave parryi
Opuntia engelmannii
Hesperaloe parviflora

Salvia greggii varieties
Gaillardia species
Asclepias species
Nepeta species
Teucrium species
Zinnia grandiflora
Gaura lintheimeri varieties

Agastache species
Lavandula species
Salvia nemerosa
Penstemon species
Callirhoe involucrata
Aquilegia caerulea
Coreopsis species
Veronica liwanensis
Achillea species

Wisteria chinensis
Campsis radican

VI. WALLS & FENCES

Screening of less attractive areas such as parking and utility items, as well as management of grade changes that exceed simple slopes, should be accomplished through the use of walls and fences that are designed to be an integral part of the project's overall aesthetic.

- a. ALL WALLS, FENCES and SCREENING shall conform to the requirements of Section 14-16-3-18 (General Building and Site Design Regulations for Non Residential Use) and 14-16-3-19 (General Height and Design Regulations for Walls, Fences and Retaining Walls) of the Zoning Code.
- b. Parking shall be screened from public rights-of-way by means of 2.5 to 3 foot high walls and / or landscaping buffer (shrubs or landscape material). These walls shall be architecturally compatible with surrounding buildings (Earth toned color).
- c. Trash receptacles, mechanical equipment, and loading docks shall be screened from public streets through the use of solid walls, solid fences, berms, or dense evergreen foliage.
 - i. Trash enclosures shall be consistent with the architectural theme and materials of adjacent buildings.
 - ii. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections.
 - iii. Trash enclosures shall have solid, opaque gates as tall as the enclosure.
- d. Walls and fences shall be at least as tall as the objects they are intended to screen.
- e. All screening devices shall be in compliance with the City of Albuquerque DPS Clear Sight Triangle regulations.
- f. All mechanical equipment shall meet the screening requirements of Section 14-16-3-18 (C) (6) of the City of Albuquerque's Code of Ordinances.
 - i. All mechanical equipment shall be screened from public view by materials of the same nature as the adjacent buildings.
- g. Walls and fences shall comply with Section 14-16-3-19 of the City of Albuquerque's Comprehensive Zoning Code.
- h. Perimeter walls shall include openings at all pedestrian connections to ensure convenient access to adjacent tracts.
- i. The use of razor ribbon, razor wire, barbed wire, chain link fencing with or without slats, cyclone fencing or unfinished solid CMU is prohibited.
- j. Acceptable wall & fence materials include but are not limited to:
 - i. stucco over concrete masonry units (CMU)
 - ii. split face block
 - iii. brick
 - iv. stone
 - v. curved interlock blocks
 - vi. wood pickets
 - vii. tubular steel, wrought iron bars, or other grill work
- k. The finish of walls & fences shall be attractive and compatible with the building materials of adjacent buildings on the site.
- l. The site is fairly level, but will likely require some retaining at the west perimeter adjacent to the Calvary parking lot.
 - i. Retaining walls are permitted, but they must be shown and approved on the Site Development Plan for Building Permit.

REVISIONS

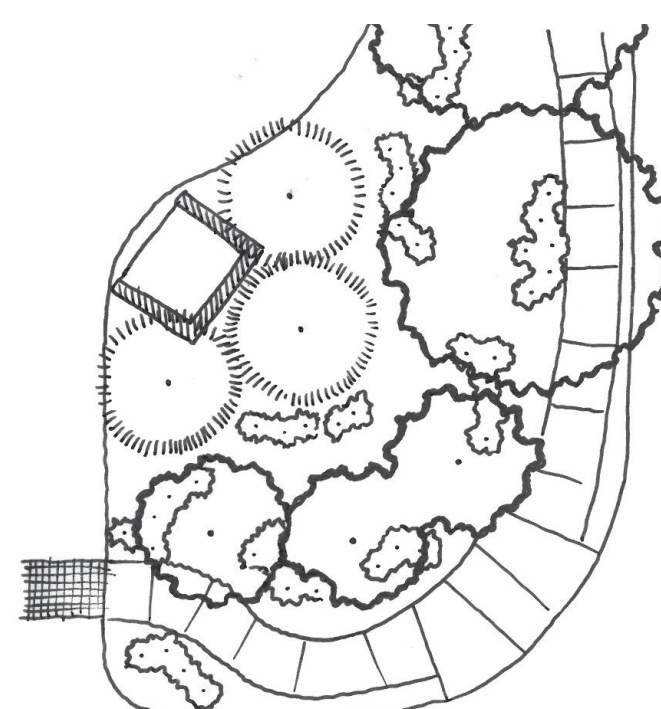
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DRAWING NAME
**SITE DEVELOPMENT
PLAN FOR
SUBDIVISION
DESIGN STANDARDS**

DESIGN STANDARDS (continued)

- ii. Retaining walls, seat walls, or elements intended to compensate for a slope in the site, shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
- iii. Pedestrian sidewalks and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes within the site.
- m. Grading and Drainage plans must comply with the City of Albuquerque's Drainage Ordinance.
 - i. All measures shall be taken to provide public safety at the pond location proposed within the northwest corner of the site.
 - ii. Site ponding shall be integrated with the landscape plan.
 - iii. Ponding location may cooperate with the westerly neighbor (St. Joseph's Church) to utilize a joint use pond and explore manners to transport storm water to Atrisco Road or to Rancho Encatado (and discharged into the City of Albuquerque pond facility) – IF APPROVED BY THE CITY OF ALBUQUERQUE PLANNING DEPARTMENT.

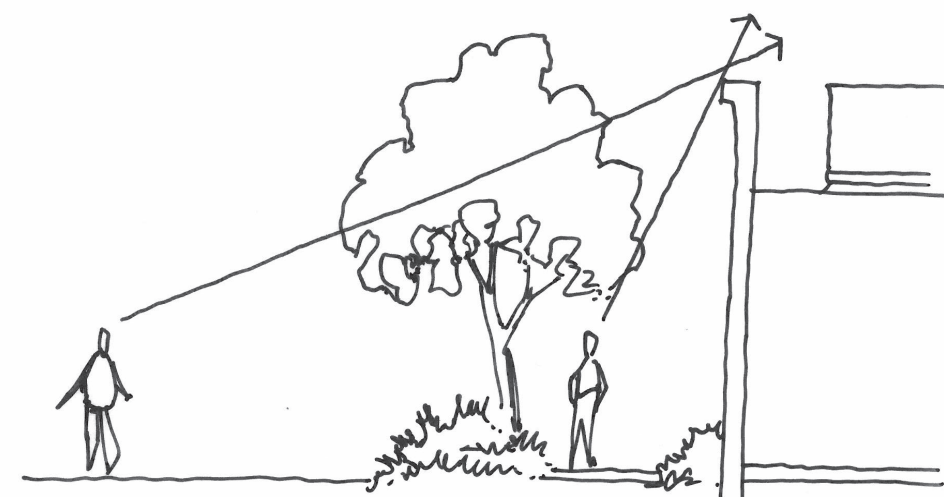


REFUSE CONTAINERS - shall be screened by a 6 foot tall enclosure and plant materials

VII. UTILITIES

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

- a. All new electrical distributions lines shall be placed underground (this does not include the existing overhead PNM lines located along Coors Blvd that will be relocated as part of the Coors Blvd. expansion and right in right out deceleration lane).
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. If prefabricated enclosures are used, they shall be appropriately screened from view with walls and/or landscaping.



MECHANICAL SCREENING - should be screened from public view

VIII. ARCHITECTURE

Architectural design of buildings and site features should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations.

- a. All development shall comply with General Building & Site Design Regulations for Non-Residential Uses of the City Zoning Code (14-16-3-18).
- b. Architectural Style
 - i. The development shall provide a cohesive material and color palette among all buildings (earth toned color palette)
 - ii. All buildings shall be "modern" or "southwestern

modern" or "contemporary southwest" in design (that utilize earth toned color palette).

- iii. Historical references to traditional New Mexico styles should be a modern interpretation of those styles.
- iv. Each building may utilize a southwestern themed wainscot (stacked stone, tile, brick, etc.).
- c. Articulation
 - i. Buildings shall have a variety of structural forms to create visual character and interest.
 - ii. Long unarticulated facades shall be avoided by using windows and glazing. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, glazing, or fenestration.
 - iii. Massing elements shall be reinforced with color variation or material distinctions.

d. Materials

- i. The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate (EIFS, Stucco, Brick, Stacked Stone, etc.)
- ii. Individual building elements shall be of excellent design and quality materials such as:
 1. Metal wall panels
 2. Porcelain tile
 3. Natural stone panels
 4. Concrete
 5. Rammed earth
 6. Glass
 7. Stucco or Exterior Insulation & Finish System
 8. Brick or decorative concrete masonry units
- iii. The following external building materials shall be prohibited:
 1. Engineered wood paneling
 2. Vinyl or plastic siding
 3. Plain concrete masonry units
- iv. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.
- v. Canopies, trellises, and awnings shall be of durable materials such as metal, corrugated metal, or steel.
- vi. Colors shall include light to medium earth tones with accent colors in limited areas.
 1. No more than one accent color shall be used per building.
 2. The use of contrasting colors for shade elements or awnings is encouraged.

IX. LIGHTING

To enhance safety, security and visual aesthetics, daytime and nighttime appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- a. All lighting shall conform to the requirements of the University of Albuquerque – Lighting section contained within the development guidelines.
- b. All lighting shall conform to the requirements of the Site Lighting section of the Coors Corridor Plan (Page 98).
- c. All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- d. Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act.
- e. All free-standing lights shall be of consistent design throughout the site.
- f. High pressure sodium & cobra-head type lighting fixtures are not permitted.
- g. Light fixtures shall be located on Site Development Plans for Building Permit
- h. The height of street lights and off-street parking areas lights shall not exceed 26 feet.
- i. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- j. Pedestrian lighting shall not exceed 12 feet in height.

- k. Tree canopy lighting may be used to accent and enhance pedestrian connections.
- l. Exterior elevations of buildings fronting the public right-of-way may be feature lighted to enhance the identity of the building.

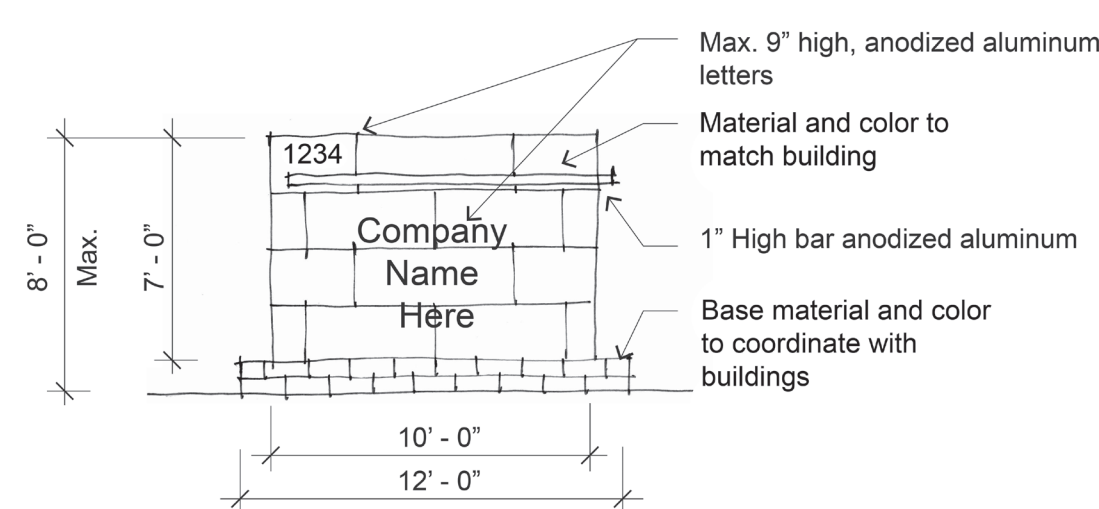


LIGHTING - should be shielded source, with the height kept to a minimum necessary to meet safety standards

X. SIGNAGE

All signage shall conform to the requirements of the University of Albuquerque – Signing and Graphics Criteria section contained within the development guidelines. All signage shall conform to the requirements of the design regulations of the Coors Corridor Plan. Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

- a. All on site Signage shall comply with the Section 14-16-3-5 General Sign Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- b. Free standing signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices for support.
- c. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- d. Signs shall not overhang into the public right-of-way or extend above the building roof line.
- e. Off-premise signs and portable signs are prohibited.
- f. Monument signs at each of the points of entry: (1) Corner of St. Joseph's and Coors Blvd. (2) Right In Right Out entrance driveway off of Coors Blvd (3) Entrance driveway off of St. Joseph's. These signs shall be coordinated to have the same appearance (height, size, color, material, text height, style etc.) at all locations.
- g. Building mounted signs shall have contrasting colors from the background and text height and font that ensures readability and comply with City of Albuquerque Code of Ordinances and the Coors Corridor Plan.
- h. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features.
- i. There shall be no ELECTRONIC display advertising boards allowed within the Coors Pavilion property.



SIGNAGE - should be coordinated with building and forms.

XI. PROCESS

All of the Site Development Plans for Building Permit for the buildings within this 21 acre community activity center (Coors Pavilion) shall be delegated to the Development Review Board and shall be consistent with the Design Standards established by this Site Development Plan for Subdivision.

XII. SECURITY
ALL THE BUILDINGS CONSTRUCTED WITHIN THE COORS PAVILION PROPERTY SHALL HAVE EXTERIOR SECURITY CAMERAS.

THIS NOTE WILL BE ADDED TO EACH SUBSEQUENT SITE DEVELOPMENT PLAN FOR BUILDING PERMIT.

REVISIONS

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DRAWN BY	AMA
REVIEWED BY	AMA
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