

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...

- 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...

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)...

- 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...

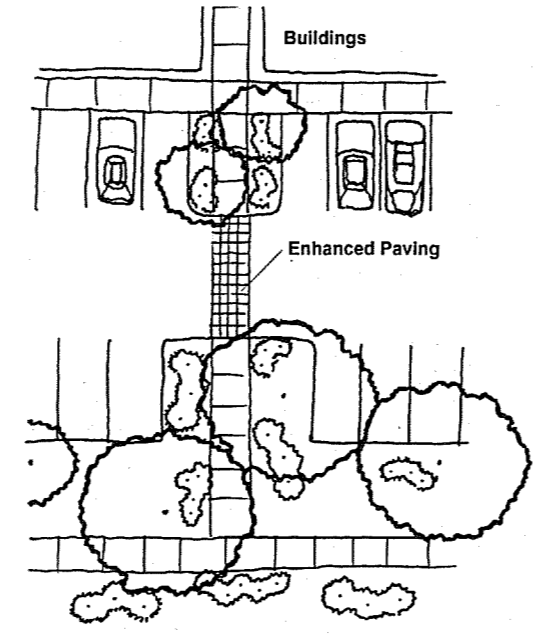
III. PARKING

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...

- 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.

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.



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.



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. 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 (8-6-2-1 et seq., Street Tree Ordinance)
c. A minimum of 15% of the net site area shall be devoted to landscape materials.

- 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.

LARGE TREES

Table listing large trees and their characteristics, including Accolade Elm, Pinus eldarica, Pinus nigra, Pistacia chinensis, Quercus fusiformis, Sophora japonica, Modesto Ash, Purple Robe Locust, Raywood Ash, Rio Grande Cottonwood, Texas Red Oak.

SMALL TREES

Table listing small trees and their characteristics, including Chaste Tree, Vitex agnus-castus, Chilopsis linearis, Koeleria paniculata, Forestiera neomexicana, Cercis reniformis, Acer negundo.

SHRUBS

Table listing shrubs and their characteristics, including Apache Plume, Fallugia paradoxa, Caesalpinia gilliesii, Blue Rubber Rabbitbrush, Ericameria nauseosus, Buffalo Juniper, Juniperus, Mahonia repens, Chrysanthina mexicana, Caryopteris cianonensis, Black Knight Butterflybush, Buddleia davidii, Dwarf Fragrant Sumac, Rhus aromatica, Fernbush, Chamaebatiaria millefolium, Littleleaf Mountain Mahogany, Cercocarpus intricatus, Moonlight Scotch Broom, Cytisus scoparius, Pawnee Buttes Western Sand Cherry, Prunus bessyii, Thompson Broom, Baccharis hybrid, Threeleaf Sumac, Rhus trilobata, Turpentine Bush, Ericameria laricifolia, Winter Gem Boxwood, Buxus japonica.

GRASSES

Table listing grasses and their characteristics, including Blonde Ambition Blue Grama Grass, Bouteloua 'Blond Ambition', Blue Avena Grass, Helictotrichon sempervirens, Deegrass, Muhlenbergia rigens, Giant Sacaton, Sporobolus wrightii, Indian Grass, Sorghastrum nutans, Karl Foerster Feather Reed Grass, Calamagrostis acutiflora, Native Wonder Grass Blend, 50% Buchloe dactyloides / 50% Bouteloua gracilis.

Mexican Feathergrass, Prairie Dropseed, The Blues Bluestem

Variegated 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, Calamagrostis acutiflora

Nolina microcarpa, Yucca baccata, Dasyliiron wheeleri, Agave parryi, Opuntia engelmannii, Hesperaloe parviflora

Salvia greggii varieties, Gaillardia species, Asclepias species, Nepeta species, Teucrium species, Zinnia grandiflora, Gaura lindheimeri varieties

Agastache species, Lavandula species, Salvia nemerosa, Penstemon species, Callirhoe involucrata, Aquilegia caerulea, Coreopsis species, Veronica livanensis, 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...
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.

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ARCHITECT

ENGINEER

ISSUED FOR DRB Site Plan for Subdivision

PROJECT

Coors Pavilion

Coors Blvd. NW & St. Joseph NW Albuquerque, New Mexico 87122

REVISIONS

DRAWN BY AMA, REVIEWED BY AMA, DATE 03.29.2016, PROJECT NO. 15-0158.001

DRAWING NAME: SITE DEVELOPMENT PLAN FOR SUBDIVISION DESIGN STANDARDS

SHEET NO.

DS01