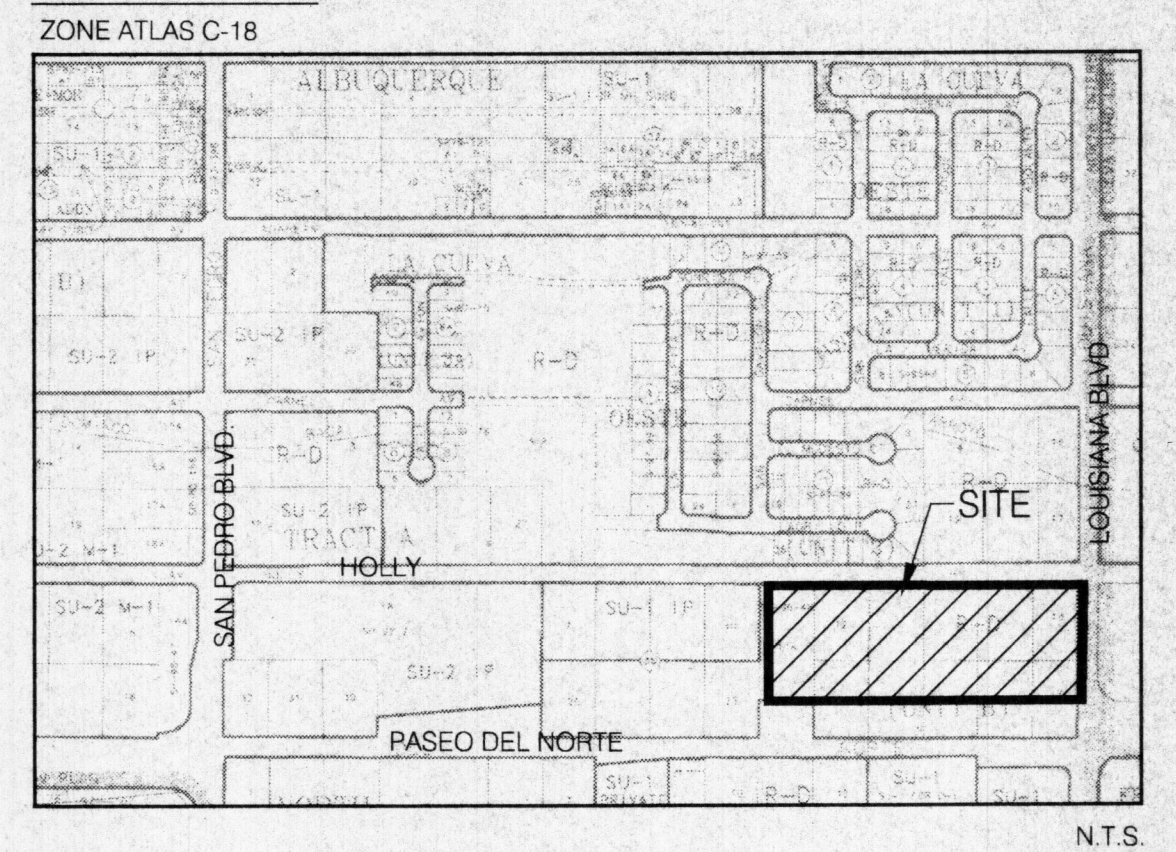


VICINITY MAP



Site Development Plan for Subdivision

Required Information

THE SITE: The site consists of 11 lots (Lots 11A & 12-21, Block 35, Tract A, Unit B, North Albuquerque Acres) containing 7.35 acres.

PROPOSED USE: This property is a Shopping Center as defined by the Comprehensive City Zoning Code.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Primary access shall be off of Holly Avenue at 3 locations. There is also one Right-In, Right-Out access point on Louisiana Boulevard. Internal access to individual parking areas shall be taken off of an internal loop road. Pedestrians will access the site from several points around the perimeter of the site.

INTERNAL CIRCULATION REQUIREMENTS: Cross Access Easements are provided for Lots 1-7. Internal circulation configuration shall meet the requirements of the Development Process Manual.

BUILDING HEIGHTS AND SETBACKS: See Sheets 2 & 3, Design Guidelines.

MAXIMUM FAR: A maximum of 0.3 FAR shall be allowed.

LANDSCAPE PLAN: The Design Guidelines (See Sheets 2 & 3) provide detailed landscaping criteria relative to the street frontage, site character, parking areas, and buffering. A minimum of 15 percent of the site shall be landscaped in accordance with the Design Guidelines and applicable City ordinances.

INDEX OF DRAWINGS

1 OF 3	SITE DEVELOPMENT FOR SUBDIVISION
2 OF 3	DESIGN GUIDELINES
3 OF 3	DESIGN GUIDELINES

Site Plan for Subdivision  
PASEO DE LOUISIANA

Application No.: 00440-00000-00766, Project No.: 1000579

This Site Plan for Subdivision fulfills the Environmental Planning Commission's conditions of approval for zone map amendment (Z-98-81/SD-83-2-49) by creating a shopping center site.

PROPOSED LAND USES:

- Lot 1: Office Uses as regulated in the O-1 Zone.
- Lots 2-4: Office Uses, Neighborhood Commercial Uses and Restaurant with full service Liquor as regulated in the C-1 Zone. No drive-up facilities are permitted.
- Lots 5-7: Neighborhood Commercial Uses and Restaurant with full service Liquor as regulated in the C-1 zone. Drive-up facilities are allowed with Conditional Use approval by the Zoning Hearing Examiner.

PARKING:

The minimum shall be the maximum with an additional ten percent. Specific uses may request additional parking to meet special needs on a case by case basis at the time of Site Plan for Building Purposes.

OFF-SITE MITIGATION REQUIREMENT:  
FIRST DEVELOPMENT SHALL BE RESPONSIBLE FOR CONSTRUCTION OF 36' OF PAVEMENT FOR THE FIRST 100' OF HOLLY AVENUE.

BICYCLE PARKING:

Bicycle parking spaces shall be provided at a rate of 1 space per 20 parking spaces consistent with the City Zoning Code.

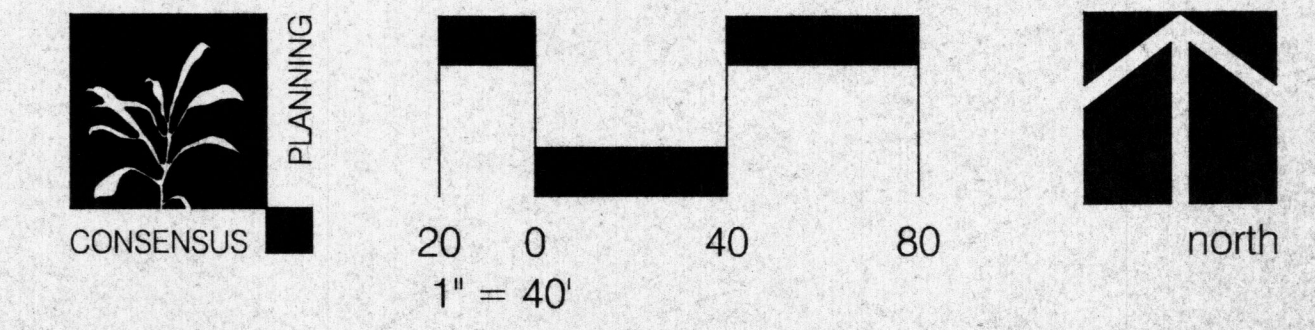
SITE PLAN NOTES:

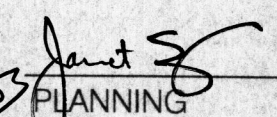
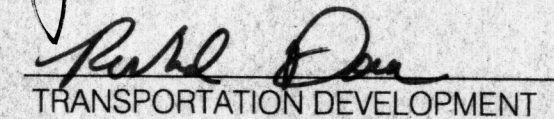
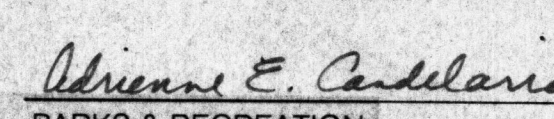
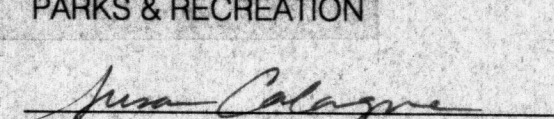

- Parking spaces shall be a minimum of 8.5' X 20'.
- Sidewalks shall be a minimum of 6' wide.
- Sidewalks shall be flush with pavement at handicap parking spaces.
- Joint cross-access and parking easements will be per plat.
- Refer to sheets 2 and 3 of 3 for Design Guidelines.
- Cross access easements are provided for lots 1-7, at a minimum of 30' in width.
- This property is a Shopping Center as defined by the Comprehensive City Zoning Code.
- Pedestrian crossings of vehicular circulation shall be at least 6' wide, of a material other than asphalt, textured and slightly raised.

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Rio Rancho, NM 87124



 7/6/00  
 PLANNING DATE  
 6-29-00  
 TRANSPORTATION DEVELOPMENT DATE  
 6/28/00  
 PARKS & RECREATION DATE  
 6-28-00  
 CITY ENGINEER / AMAFCA DATE  
 6-28-00  
 UTILITY DEVELOPMENT DATE

## DESIGN GUIDELINES

### A. INTRODUCTION

The purpose of these Design Guidelines is to provide a framework to assist developers and designers in understanding the goals and objectives for high quality development at Paseo de Louisiana. These guidelines are intended to provide design consistency throughout the entire 7.35 acre property. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

The design guidelines include the following categories:

- STREETScape
- PEDESTRIAN AMENITIES
- SITE PLANNING/ARCHITECTURE
- LANDSCAPE
- SETBACKS
- WIRELESS TELECOMMUNICATION
- SIGNAGE
- LIGHTING

These design guidelines are organized into two separate categories: 1) standards (those which are required); and 2) guidelines (those which are encouraged, but not required).

### B. STREETScape

The streetscape shall create a visually attractive and inviting streetscape for residents and visitors to the area. The effective use of screening devices at service functions such as parking lots, loading areas, refuse collection, and delivery/storage areas is essential in order to limit their adverse visual impact on surrounding developments and to create a pleasing streetscape environment. The standards established in the landscape and setback sections will provide the primary means to screening objectionable views and activities.

#### STANDARDS

- At the western edge of the property, where a commercial or office use abuts a residential use, a solid 6 foot masonry wall shall be constructed at the time in which the residential use is developed, consistent with the City Zoning Code.

#### GUIDELINES

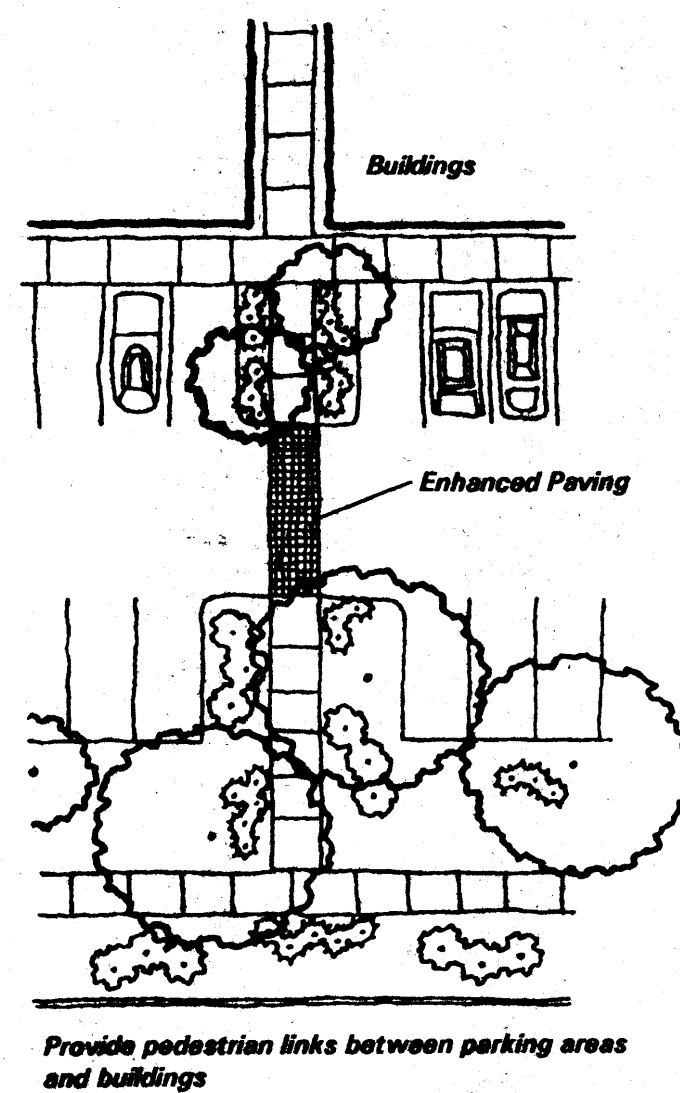
- Street furniture should be located at primary outdoor activity areas and transit stops. Street furniture should be durable and colors should blend or complement adjacent architectural elements or natural features in the area.

### C. PEDESTRIAN AMENITIES

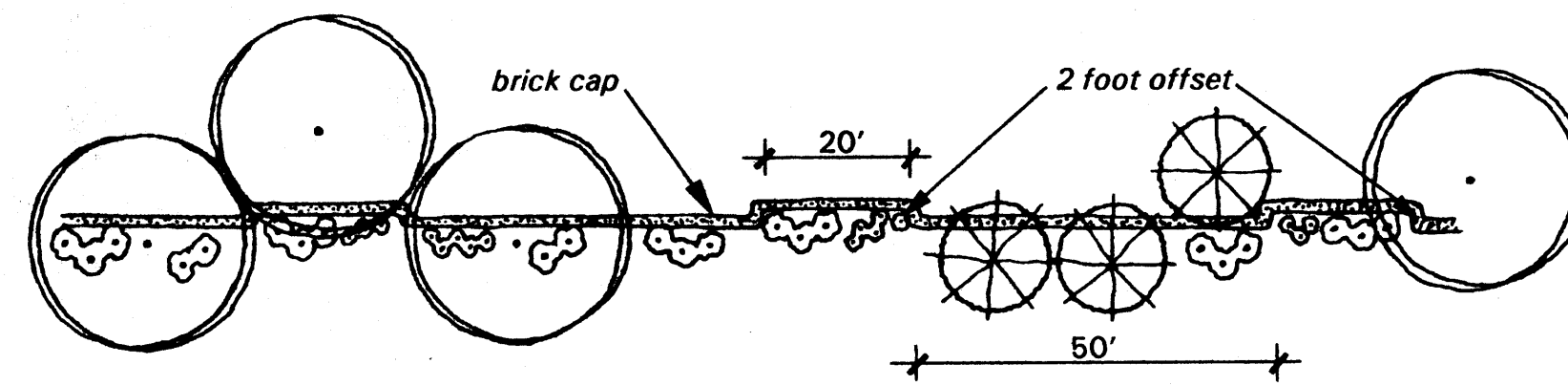
Pedestrian circulation shall be treated with the same importance as vehicular circulation at Paseo de Louisiana.

#### STANDARDS

- A Pedestrian Spine has been identified along the east-west axis of the Paseo de Louisiana Site connecting all of the lots. This pedestrian path shall maintain a 6' minimum clear unobstructed path with shade trees at a minimum of 25' on center.
- A six foot sidewalk shall be provided along Louisiana Boulevard (sidewalks are not planned along Paseo del Norte, but a recreational trail is planned along the north side of the roadway). New sidewalks should be designed to connect to existing pedestrian pathways.
- All buildings shall have a direct pedestrian connection to adjacent streets.
- Pedestrian links (minimum 6 foot wide clear unobstructed path) between parking areas and buildings shall be clearly visible and highlighted with enhanced paving and signage.
- A difference in paving material, color, or pattern shall be provided at crosswalks to bring attention visually and tactilely for safe pedestrian crossing.
- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped.

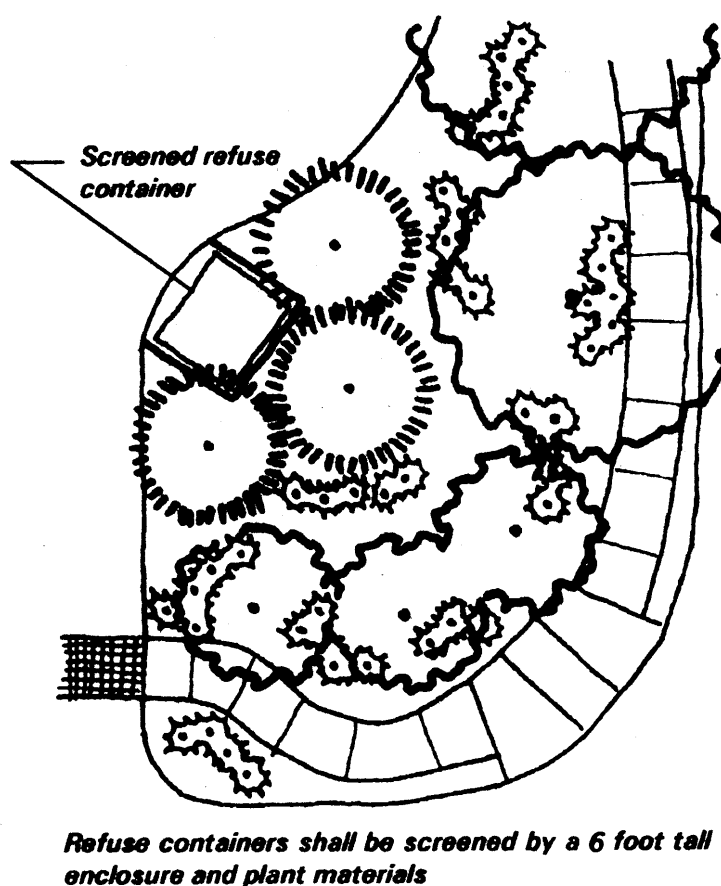


- The maximum number of parking spaces allowed is the minimum required by the City Zoning Code, plus 10 percent. A variance to the standard may be applied at the discretion of the Environmental Planning Commission when Site Plans for Building Purposes are submitted for individual lots.
- There shall be a minimum of two 1,000 square foot plazas provided on the entire site.
- Plaza areas and/or outdoor eating areas for restaurants shall be located away from vehicular circulation to minimize exposure to exhaust and noise.
- If plaza areas are provided at restaurants on the site, they shall be connected to the pedestrian circulation system. There may be internal patio areas not directly connected to the best pedestrian ways at restaurants.
- There shall be a minimum 15 foot sidewalk at all entry facade elevations. There shall be either portals, canopies, or shade trees at 25 feet on center along the entire length of the facade.
- Parking areas shall be screened from adjacent streets and properties (not including interior lot lines) by providing a wall. The wall shall have a height of 3 feet, brick capping, and include a 2 foot offset every 50 feet. Wall stucco color shall be El Rey Palamino (#119). A minimum of 25 percent of the wall surface shall be screened with landscaping, consistent with the City of Albuquerque Wall Design Standards.



3' wall to screen parking. A 2 foot offset shall be provided every 50 feet.

- A wall shall be provided along Holly Street to provide a strong buffer between the site and the existing residential uses across Holly Street.
- Retaining walls, if provided, shall be stepped down toward the public right-of-way, with each step no greater than 3 feet in height.
- For major employers (greater than 50 employees), secure, long-term bike parking shall be provided for employees and shall be in a visible location that is well lit.
- Short-term bike parking shall be provided for patrons of businesses within the Paseo de Louisiana site and shall be located near the entrance of the buildings where it is well-lit.
- Bike parking spaces shall be provided at a rate of 1 space per 20 parking spaces, consistent with the City Zoning Code.
- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections and is compatible with the architectural theme of the site.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way.
- The heated enclosure for above-ground back flow prevention devices shall be architecturally compatible with the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or plant materials.



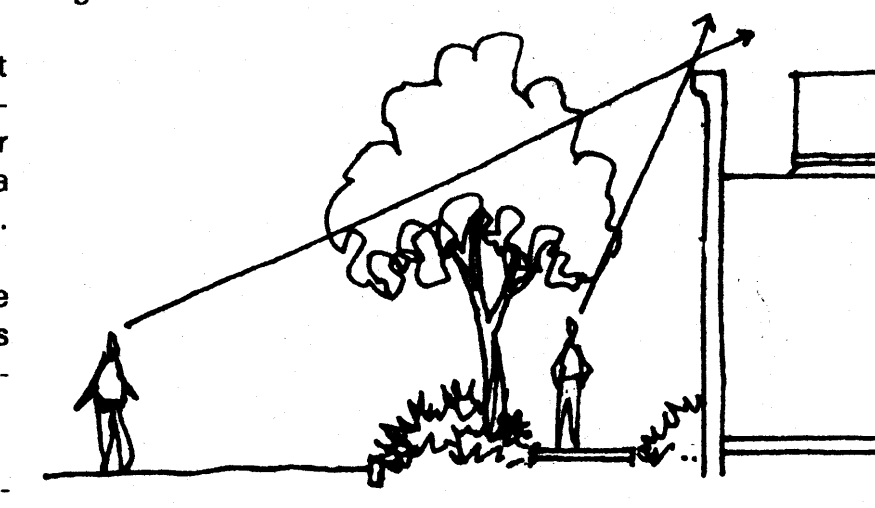
### ARCHITECTURE

The design should demonstrate a high quality aesthetic character throughout the site. Architectural design should respond to local climate, views, solar access, and aesthetic considerations.

#### STANDARDS

- Buildings and structures shall comply with all City Zoning and Building Codes.
- The maximum building height for commercial and office uses shall be 26 feet, consistent with the City Zoning Code.
- The architectural style of the buildings and walls shall be Territorial. Common elements shall include:
  - ♦ simple massing
  - ♦ flat roofs and parapets
  - ♦ entry portals and square portal columns
  - ♦ brick parapet caps
  - ♦ smooth stucco walls
  - ♦ square corners
- Allowable stucco colors shall include El Rey Palamino (#119), Sand (#103), and Fawn (#117), or equivalent.
- Finished building materials shall be applied to all exterior sides of buildings and structures.

- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- Facades should have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment.



- All rooftop equipment shall be screened by the use of parapets equal to or taller than the equipment.
- Design elements that are undesirable and prohibited include:
  - ♦ Generic franchise elevation design
  - ♦ Highly reflective surfaces
  - ♦ Exposed, untreated precision block walls
  - ♦ Chain link, barbed wire, vinyl plastic, or concertina wire fencing
  - ♦ Plastic or vinyl building panels or awnings
  - ♦ Attached mansard roofs on small portions of the roofline
  - ♦ Pre-engineered metal buildings with masonry or equivalent skin applied to facades
  - ♦ Corrugated metal
  - ♦ Illuminated roofing

### E. LANDSCAPE

The landscape guidelines are intended to assist property owners in the development of an attractive streetscape and to provide a strong unifying element for the project. The plant materials selected should primarily be water conservative species. Landscape plans should employ xeriscape design principles. These guidelines are to be used as a supplement to the requirements in the City Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, and other landscape regulations included in the City Zoning Code.

#### STANDARDS

##### Landscape Buffers

- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between commercial or office and residential uses. A minimum 20 foot landscaped buffer is required between commercial or office and residential uses. This buffer is to be accommodated on the commercial or office sites.
- A strip of buffer landscaping at least ten feet wide shall be required adjacent to the right-of-way line of all arterial and collector streets.
- Landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 8 feet tall when planted and be capable of reaching a mature height of 25 feet. Trees shall be spaced at a maximum of 30 feet on center.

##### Frequency of Plantings, Installation, and Size

- Street trees (located within the public right-of-way or within 20 feet from the back of curb) shall be installed at a frequency of 30 feet per linear foot of street frontage (including driveway locations). They can either be randomly or evenly spaced, however, there shall be no more than a 50 foot gap between groupings. There shall be a 70:30 percent mix of deciduous to evergreen trees.
- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each eight parking stalls with no stall being more than 70 feet from a tree trunk. A minimum of 75 percent of the required parking area trees shall be deciduous and have a mature canopy of at least 25 feet.
- A minimum of 15 percent of the site area (excluding the building square footage) shall be devoted to landscape materials, with an emphasis placed on streetside exposure.
- Turf grass areas shall not comprise greater than 20 percent of the landscape area and shall be limited to the water conservative species listed in the Plant Palette contained in these guidelines. Turf grass shall not be planted on slopes greater than 4:1 to prevent water waste.
- No turf shall be planted within 8 feet from the curb within the public right-of-way in order to avoid overspraying into the street. Turf areas within parking lots shall be a minimum of 15 feet in any dimension.
- Landscape areas shall be a minimum of 36 square feet and a minimum width of 6 feet.
- Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The calculation to determine the landscaped area shall be based on the mature canopy size of all plant materials.
  - ♦ Minimum plant sizes at time of installation shall be as follows:
    - ♦ Trees: 2" caliper, or 10 to 12 feet in height
    - ♦ Shrubs and groundcovers: 1 gallon container
    - ♦ Turf grasses: capable of providing complete ground coverage within one growing season after installation.
- All planting areas not covered with turf shall have a ground topping of crushed rock that extends completely under the plant material.
- Disturbed or manmade slopes shall receive erosion control by use of plant material, revegetative seed mix, or similar landscape treatment which prevents soil erosion.
- An automatic underground irrigation system is required to support all required landscaping.
- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers shall be 6" x 6" steel construction.

### SUGGESTED PLANT PALETTE

The suggested plant materials for this project were selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.

Street Trees	Common Name
Scientific Name	Ash varieties
Fraxinus spp.	Austrian Pine
Pinus nigra	Chinese Pistache
Pistachia chinensis	Pinon Pine
Pinus edulis	

Parking Lot Trees	Common Name
Fraxinus spp.	Ash varieties
Pistachia chinensis	Chinese Pistache

Accent Trees	Common Name
Chilopsis linearis	Desert Willow
Forestiera neomexicana	New Mexico Olive
Pyrus calleryana	Ornamental Pear
Vitex agnus - castus	Chaste Tree

Shrubs, Groundcovers, Flowers, and Vines	Common Name
Artemisia spp.	Sage
Baccharis pilularis	Dwarf Coyotebush
Caesalpinia gilliesii	Bird of Paradise
Caryopteris clandonensis	Blue Mist
Chrysothamnus nauseosus	Chamisa
Clematis ligusticifolia	Western Virginsbower
Cotoneaster spp.	Cotoneaster varieties
Delosperma cooperi	Iceland
Echinacea purpurea	Purple Coneflower
Hedera spp.	Ivy varieties
*Juniperus horizontalis spp.	Juniper varieties
*Juniperus sabinia spp.	Juniper varieties
Lonicera japonica halliana	Hall's Honeysuckle
Mahonia repens	Creeping Mahonia
Oenothera speciosa 'Rosea'	Mexican Evening Primrose
Penstemon spp.	Penstemon
Perovskia atriplicifolia	Russian Sage
Potentilla fruticosa	Shrubby Cinquefoil
Rhus trilobata	Threeleaf Sumac
Rosmarinus officinalis	Rosemary
Salvia greggii	Cherry Sage
Santolina chamaecyparissus	Lavender Cotton
Yucca spp.	Yucca

Ornamental Grasses	Common Name
Helictotrichon sempervirens	Blue Avena
Miscanthus sinensis	Maiden Grass
Muhlenbergia spp.	Muhly Grass
Stipa tenuissima	Threadgrass

Lawn Grasses	Common Name
Buchloe dactyloides	Buffalo Grass
Bouteloua gracilis	Blue Grama

\*Female only if mature height is greater than 2 feet

(SEE SHEET 3 FOR CONTINUATION OF DESIGN GUIDELINES)

# Site Plan for Subdivision PASEO DE LOUISIANA

Prepared for:

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Prepared by:

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Rio Rancho, NM 87124

## F. SETBACKS

The use of building and parking area setbacks provides space for the creation of visually attractive streetscapes and will help ensure the aesthetic appeal of Paseo de Louisiana. Areas within these setbacks shall include pedestrian walkways, screening elements, and landscaping.

### STANDARDS

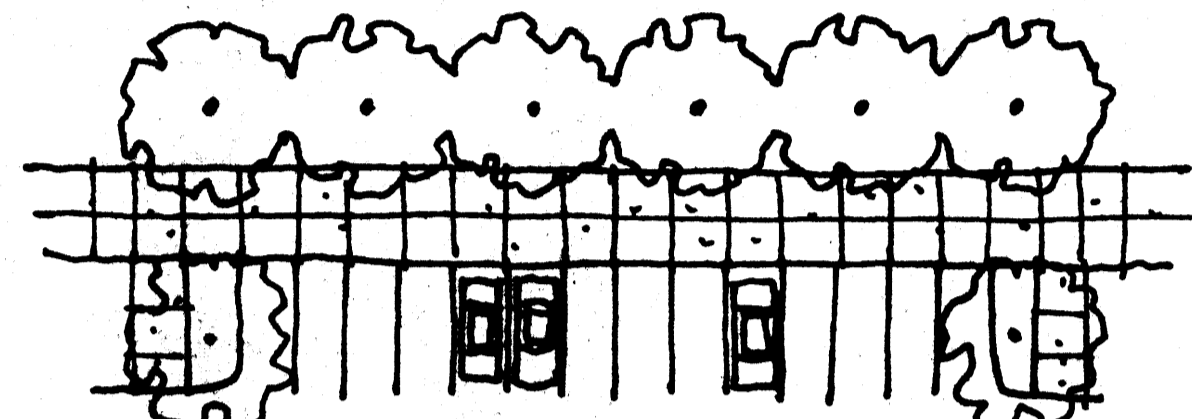
#### Building setbacks

- 10 feet (min.) – 90 feet (max.) from the right-of-way line of adjacent roadway  
*(Where the property is adjacent to both Paseo del Norte and Holly, the setbacks shall apply to the Holly frontage only)*
- 10 feet from the property line of an adjacent commercial or office zone

#### Parking Area Setbacks

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 10 feet from the right-of-way line of roadways



Provide a landscape strip (minimum 10' wide) between the public right-of-way and parking lots

## G. LIGHTING

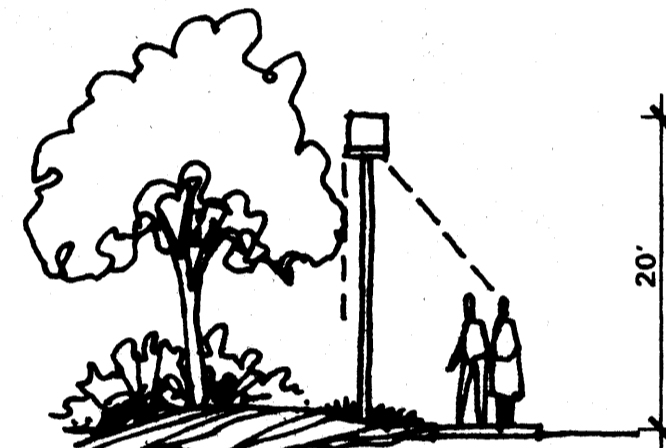
In order to enhance the safety, security, and visual aesthetics of Paseo de Louisiana, careful consideration must be given to lighting design and preservation of "night sky". The following guidelines are consistent with Bernalillo County's North Albuquerque Acres and Sandia Heights Light Pollution Ordinance:

### STANDARDS

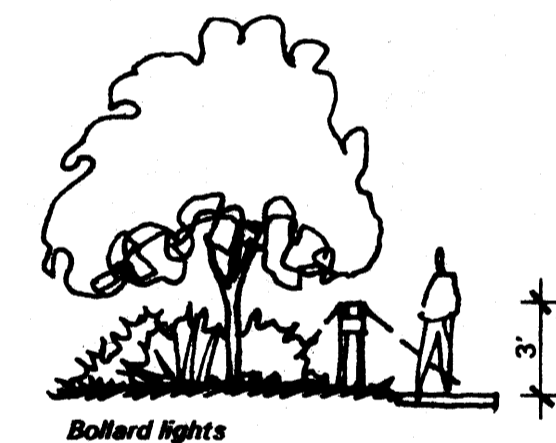
- All outdoor light fixtures shall be fully-shielded and equipped with automatic timing devices.
- Search lights, spotlights, and floodlights are prohibited.
- All outdoor light fixtures within commercial or office zones shall remain off between 11:00 p.m. and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards, and parking lots.
- Outdoor light poles shall be 20 feet in height. Specific fixture for Paseo de Louisiana shall be USA Architectural Lighting RNTS Series - 4" Round Straight Steel, black enamel finish, or equivalent fixture. Bollard lights, if used, shall be 3 feet in height. Public streetlight poles are exempt from this height requirement.

### GUIDELINES

- Area lighting is encouraged to highlight public spaces and walkways. The use of pedestrian scale lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.
- Harsh, white metal halide lighting should be avoided. Soft incandescent or halogen light fixtures are encouraged.



Outdoor light poles



Bollard lights



Wall pocket lights

All outdoor light fixtures shall be fully-shielded

## H. WIRELESS TELECOMMUNICATIONS FACILITIES

Wireless telecommunications facilities are allowed at this site, however, the visual impact of these facilities should be minimized by architecturally integrated them with proposed buildings, structures, and landscaping. The following standards and guidelines are consistent with the City Zoning Code. Where conflicts exist between these design guidelines and the Zone Code, the more restrictive shall apply.

### STANDARDS

- The maximum height of a free-standing wireless telecommunications facility is 65 feet and the maximum height for a co-located facility is 75 feet in height.
- Roof-mounted wireless telecommunications facilities are prohibited on this site unless integrated into an architectural element such as a tower.

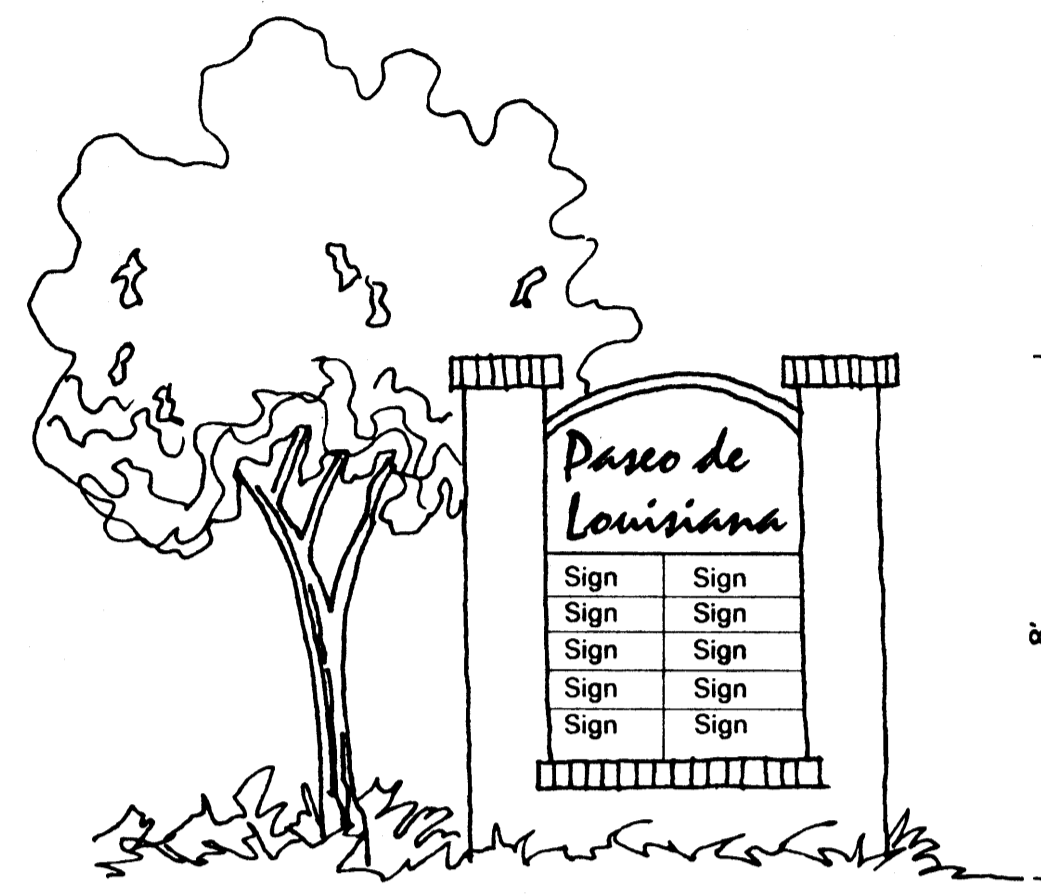
## I. SIGNAGE

These signage standards were developed to provide a unifying element to the property and to regulate the size, location, type, and quality of signs. They are to be used in conjunction with the City Zoning Code.

### STANDARDS

#### Size, Frequency, and Style

- All freestanding project signs shall be monument style and shall identify all of the tenants within Paseo de Louisiana. The size shall not exceed 75 square feet and the top of the sign shall not exceed 8 feet from developed grade.
- One monument sign is allowed for each individual tenant within Paseo de Louisiana. The sign shall be a maximum size of 32 square feet with a maximum height of 5 feet.
- All monument signs shall be stucco finish (El Rey color: Fawn #117) with a brick cap.
- Monument signs shall be placed at the back of the public right-of-way line and outside of the safety vision triangle at all entries and intersections.
- Building-mounted signs shall not exceed 6 percent of the facade area and shall not face abutting residential zones. They shall be uniform in the type of construction materials used, size, color, shape, and method to support sign. The maximum letter size of building-mounted signs shall be 2 feet.
- Backlit plastic or vinyl signage is not allowed, except for logo designs. Logo design signage shall not exceed 2' x 2'.
- No sign shall overhang the public right-of-way or extend above the building roof line.
- No signage is allowed that uses flashing, oscillating, occultating, revolving, blinking, or audible devices. No banners, pennants, ribbons, or streamers are allowed except for thematic special events and with prior approval by City of Albuquerque Zoning Department.



Project signs shall be monument style and shall identify all of the tenants in Paseo de Louisiana.

### GUIDELINES

- Signage may be illuminated in accordance with Bernalillo County's North Albuquerque Acres and Sandia Heights Light Pollution Ordinance.

# Site Plan for Subdivision PASEO DE LOUISIANA

Prepared for:

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