

Site Development Plan for Subdivision
Required Information

THE SITE: The site consists of 1 lot (tract B-9D, Seven-Bar Ranch) containing 7.3 acres.

PROPOSED USE: As described in the Seven-Bar Ranch Sector Development Plan, the Town Center is an "area of community activity, either civic or commercial in nature." The site plan will include a 180 space Park and Ride facility, municipal and commercial uses. Currently, interest in the site has been expressed by the Albuquerque Fire Department, Albuquerque Police Department, Senior Affairs, Cultural and Recreational Services - Library Division, Family and Community Services - Child Care, Planning Department, and Neighborhood Coordination. Convenience Commercial uses may also be provided in association with the Park and Ride facility and plaza area.

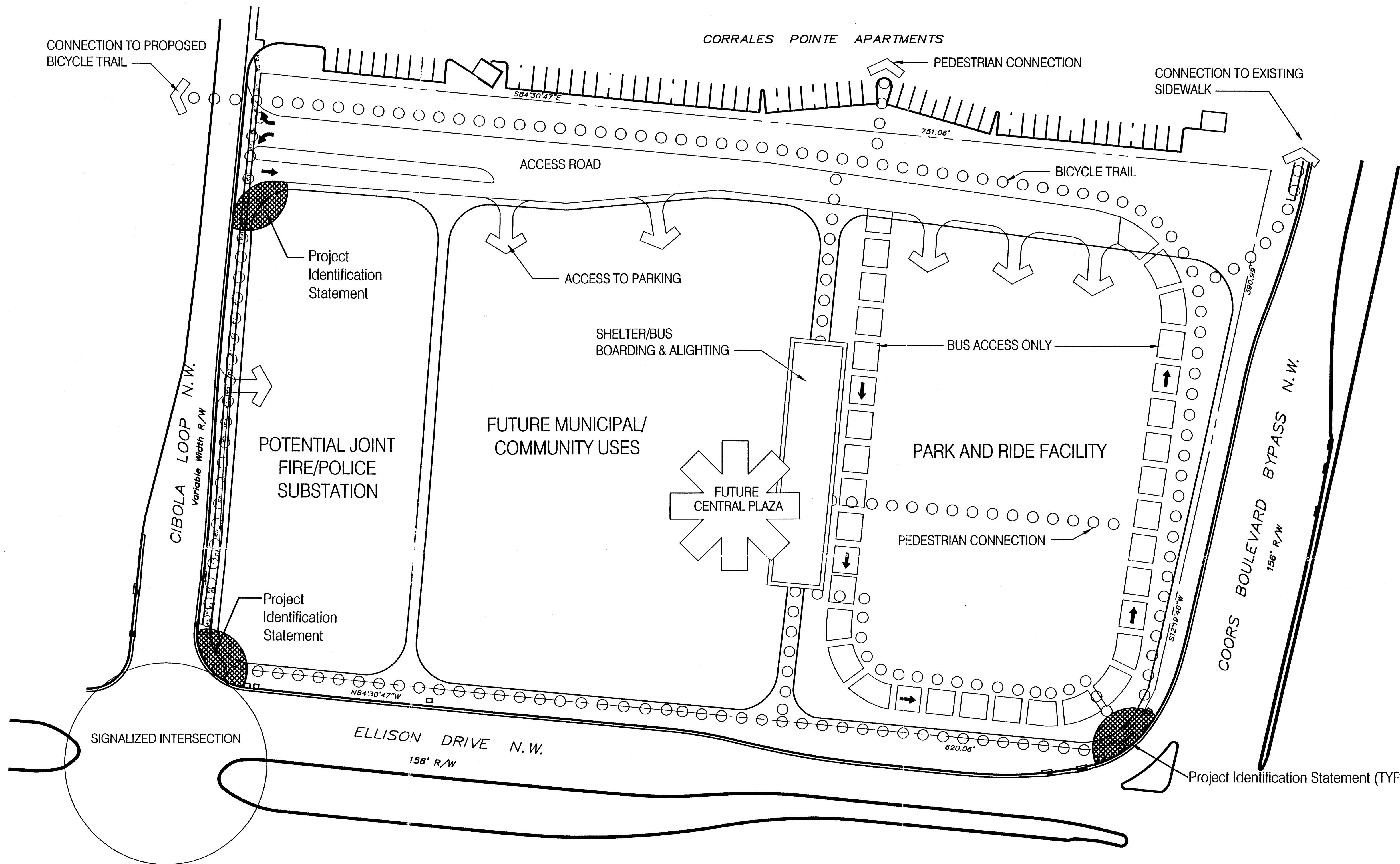
PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Access shall be off of Cibola Loop (1 ingress lane, 2 egress lanes). The access road will run along the north side of the site. Access to individual parking areas shall be taken off of this road. Pedestrians will access the site from several points around the perimeter of the site, including an access point to the apartment complex to the north. A bicycle trail is planned along the north edge of the site to serve as a connection between activities east and west of the site.

INTERNAL CIRCULATION REQUIREMENTS: Internal circulation configuration shall meet the requirements of the Development Process Manual.

BUILDING HEIGHTS AND SETBACKS: See Sheet 2, Design Guidelines.

MAXIMUM FAR: A maximum of 0.5 FAR shall be allowed.

LANDSCAPE PLAN: The Design Guidelines (See Sheet 2) provide landscaping criteria relative to the street frontage, site character, parking areas, and buffering. A minimum of 20 percent of the site shall be landscaped in accordance with the Design Guidelines and applicable City ordinances.



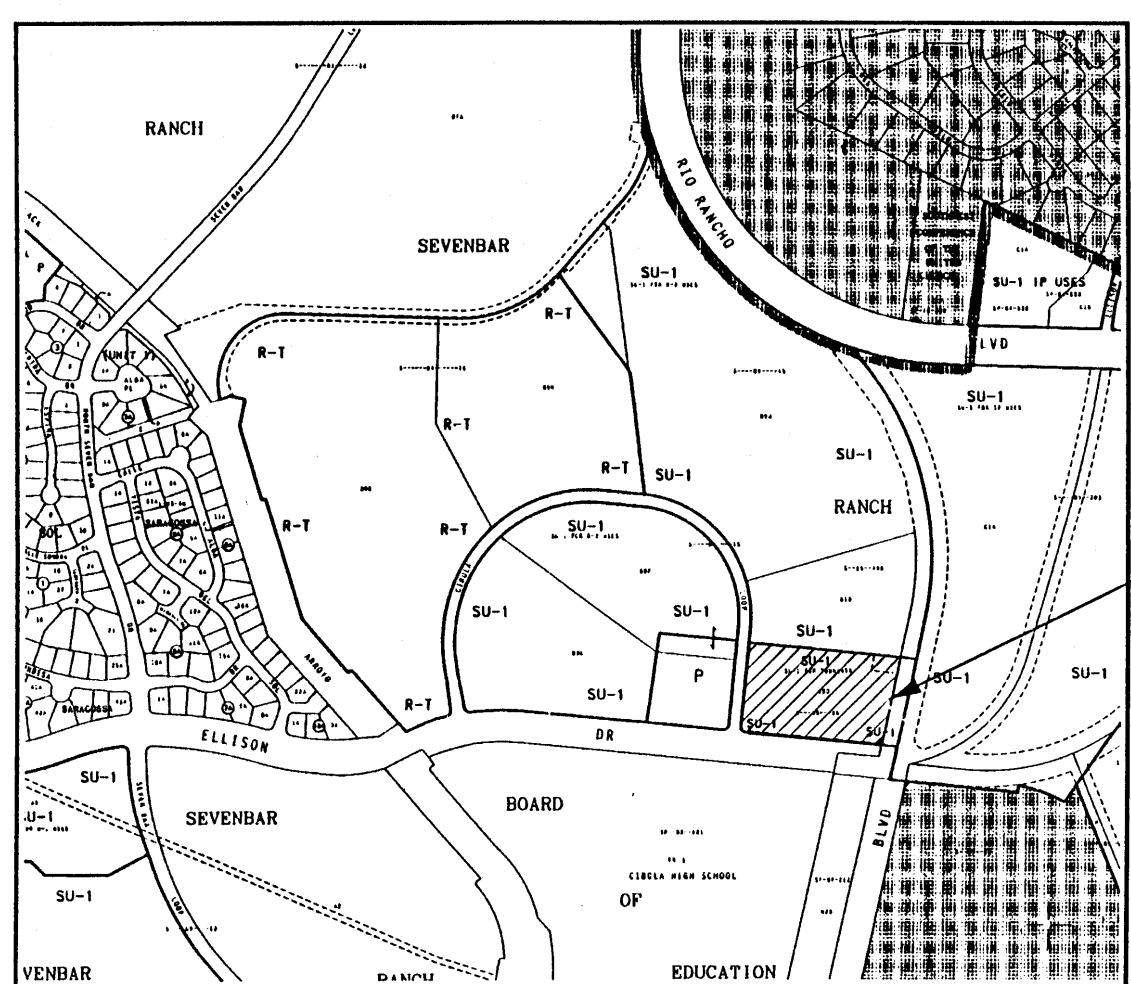
APPROVALS

Planning Director	7/6/00
Transportation Development	6-28-00
City Engineer/AMAFCA	6-29-00
Utility Development	6-28-00
Parks and Recreation Department	6-29-00

Z-99-110
Project # 1000593
Application # 00450-00000-00798

BP 7-5-00
PROJ 1000593

SITE VICINITY

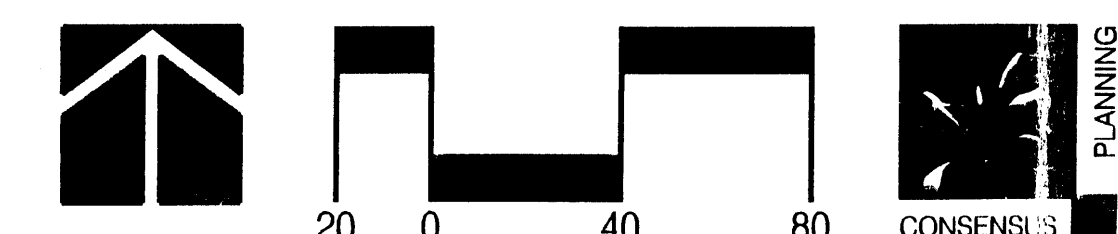


- CENTRAL PLAZA**
- Bicycle Parking
 - Seating Areas
 - Landscaping
 - Provides Connection between Uses
 - Access to Commercial Uses
- SHELTER/BUS BOARDING**
- Shade
 - Protection from Inclement Weather
 - Access to Central Plaza
 - Access to Commercial Uses

- POTENTIAL MUNICIPAL/COMMUNITY USES**
- Fire Department
 - Police Department
 - Department of Senior Affairs
 - Cultural and Recreational Services
 - Library Division
 - Family and Community Services
 - Child Care
 - Planning Department
 - Neighborhood Coordination

- PROJECT IDENTIFICATION STATEMENT**
- Enhanced Paving
 - Signage
 - Landscaping

- SYMBOL LEGEND**
- ○ ○ Trails
 - □ □ Bus Access
 - Project Identification Statement



Seven-Bar Ranch Town Center

Prepared For: Transit Department
City of Albuquerque

Prepared By: Huitt-Zollars, Inc.
Consensus Planning, Inc.
Garrett Smith Ltd.
Easterling & Associates, Inc.

DESIGN GUIDELINES

DESIGN CRITERIA FROM APPLICABLE PLANNING DOCUMENTS

SEVEN-BAR RANCH SECTOR DEVELOPMENT PLAN

A summary of the Design Guidelines from the Seven-Bar Ranch Sector Development Plan.

Objectives of the guidelines (Appendix 6, Seven-Bar Ranch SDP)

- Respect topography
- Preserve views
- Use natural landscaping
- Emulate indigenous Southwest styles

Primary Architectural Design Elements (Appendix 6, Seven-Bar Ranch SDP)

- Landscaped Ground Planes: Located adjacent to street R.O.W. and integrating public and private areas.
- Vertical Building Planes: Consistent in color, material, detail, and trim. Or consistent with indigenous Southwest styles.
- Architectural Elements (roof lines, fenestration, massing,...): Consistent with each other.

Design Principles (Appendix 6, Seven-Bar Ranch SDP)

General

- Use of a singular style consistent with, or derived from, indigenous Southwestern styles.
- Use of a unifying element applied consistently (when above principle is contrary to market requirements).

Specific

- Scaled buildings relative to the scale of the site.
- Defined pedestrian linkages and building entries.
- Integrated R.O.W. landscaping and site landscaping.
- Consistent style and application of signage.
- Access links to trail system.

SEVEN-BAR RANCH TOWN CENTER DESIGN GUIDELINES

The following guidelines apply only to architectural design and related site design aspects of the Town Center, and are intended to be consistent with the Seven-Bar Ranch Sector Development Plan and the Coors Corridor Plan. Future building developments shall be required to submit and receive site plan approval from the Environmental Planning Commission.

ACCESS/CIRCULATION

- The design of the park-and-ride facility shall facilitate ease of transit access to and from the site. Diversions in existing routes may result in added operating costs for the transit system. The layout of the center shall consider the associated costs resulting from buses diverted from their primary route. Designs shall consider passenger delays because such delays may negatively impact ridership.

- For the safety and ease of use by all modes of travel, it is important to separate cars, buses, pedestrians and bicycles to the extent possible. The planning and design phases of the project need to include sufficient design consideration to separate circulation and provide visitor convenience.

- Transit operations can be facilitated by accommodating buses and taking into account turning radii. Minimum bus turning radius into a single lane requires a 50-foot curb radius. The outside bus body overhang radius is 56 feet, and the minimum interior radius is 30 feet. The desired lane width for bus travel is 12 feet. During the planning process, local street standards shall be reviewed to determine deficiencies which may affect the design of the park-and-ride facility.

- The pavement structure for all transit-related areas shall be designed to support the long-term loads of bus traffic. Platform finishes shall have an ASTM slip resistant coefficient of friction that measures at least 0.65 during the life of the facility. Distinct colors and textures shall mark the platform edge at bus boarding locations. Materials shall be selected with consideration for long life, heavy use, and low maintenance.

ARCHITECTURE GUIDELINES: GENERAL

- With regard to the Objectives, Elements, and Principles stated in the Seven-Bar Ranch Sector Development Plan (summarized above), the following shall be understood. The application of Southwest historical styles is not encouraged. The new Town Center for Seven-Bar Ranch is not intended to mimic historic styles, such as Territorial, Puebloan, Spanish Mission, Spanish Colonial, or the Santa Fe Style, in order to achieve a unifying image for the community. The value of such styles transcends their role application. The new Town Center for Seven-Bar Ranch is intended to have its own stylistic expression while maintaining regional integrity. Contemporary materials and methods of building can respect the regional principles which were the basis of most of the respected historical styles of our region. Respect for the local conditions of light, shade, scale, proportion, climate, topography, vegetation, community, craft, etc. - these are the indigenous characteristics of the New Mexican environment which are much more the basis of the present guidelines. Stylistic convention is discouraged.

- Architecture and related design elements for the Town Center shall demonstrate principles of nature and conservation rather than those of excess and waste. All design shall focus upon the appreciation and conservation of natural processes and resources. Sensitivity to the natural environment, its resources, and its processes of growth and change is critical to the promotion of an ecological literacy, a goal for Seven-Bar Ranch. The Town Center shall therefore demonstrate an ecological literacy. This means that all designed elements - from their material, color, and composition to their form, function, and significance - shall be selected and designed to enhance the experience of the natural environment, and shall not be harmful to the native vegetation, soils, water, air, etc. No portion of the design for the Town Center shall exhibit insensitivity to the natural environment or the experience of it. In specific instances such as public art features, nature's principles or the laws of physics may be demonstrated in a literal and/or animated way through the use of water, wind, sunlight, heat, soil, gravity, gears, springs, pulleys, etc. It is encouraged that the Seven-Bar Ranch Town Center become an expressive educational tool for ecological literacy.

- No generic franchise elevation design will be permitted.

SETBACKS

- Building setback requirements are to be measured from the street right-of-way (R.O.W.) line or property line, and are as follows:

Coors Bypass - 35 feet	Ellison Drive - 20 feet
Cibola Loop - 20 feet	Residential Property - 50 feet

- Parking area setback requirements are to be measured from the street right-of-way (R.O.W.) line or property line, and are as follows:

Coors Bypass - 35 feet	Ellison Drive - 15 feet
Cibola Loop - 15 feet	Residential Property - 15 feet

BUILDING HEIGHT

- A height of 45'-0" is permitted with acceptable modifications and exceptions.

FACILITIES & USES

- The site is designated as 'Town Center' in the Seven-Bar Ranch Sector Development Plan. This is defined as an area where community activity takes place, whether of a civic or commercial nature, and is central to all activities in the Seven-Bar area. The buildings on this site are to be highly visible, serving as the focal point of the Seven-Bar community.

- 80% of the site is recommended to be devoted to 'public institutional uses,' and 20% of the site is recommended to be devoted to 'neighborhood commercial uses.'

- Suggested facilities are: transit park-and-ride facility; police/fire substation; child care facility; senior center; library services; neighborhood services; treasury offices; coffee shop; news stand; other small commercial shops.

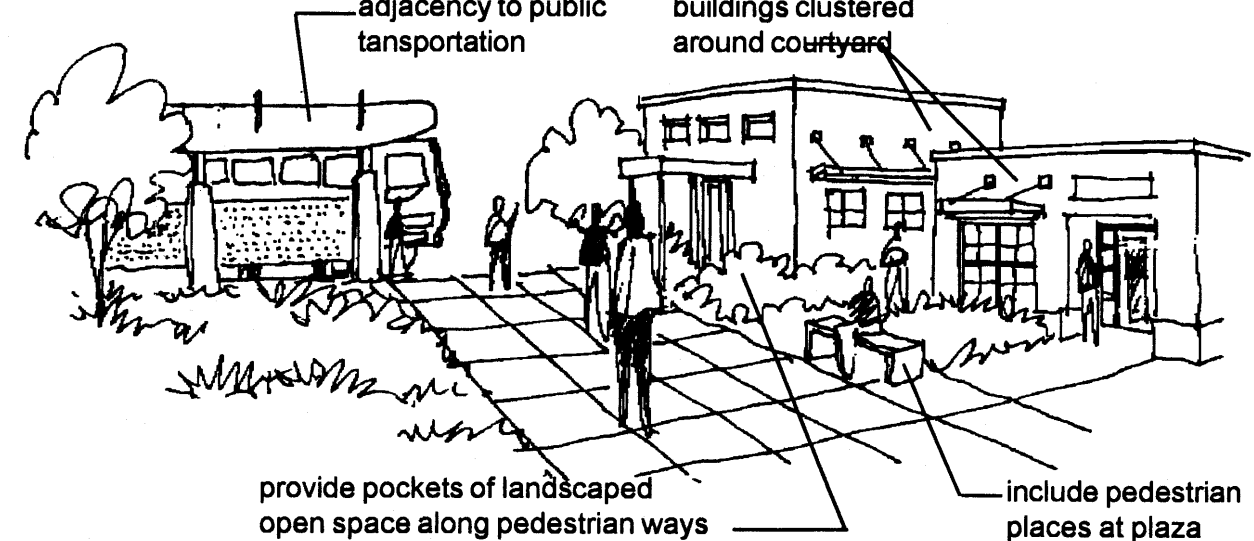
BUILDINGS (SITE LOCATIONS, RELATIONSHIPS & DENSITY)

- All built structures must comply with all applicable state and local codes and ordinances.

- Municipal/community buildings and the transit shelter shall be clustered to create a public plaza or courtyard space central to the site.

- Buildings shall be brought together, wherever practical, in order to share walls and/or programmed space such as entry vestibules, atriums, rest rooms, break rooms, conference and meeting rooms, hallways, public phone/ATM service areas, etc.

- The maximum floor area ratio (F.A.R.) for the site is .30.



CENTRAL PUBLIC PLAZA

BUILDINGS (FORMS)

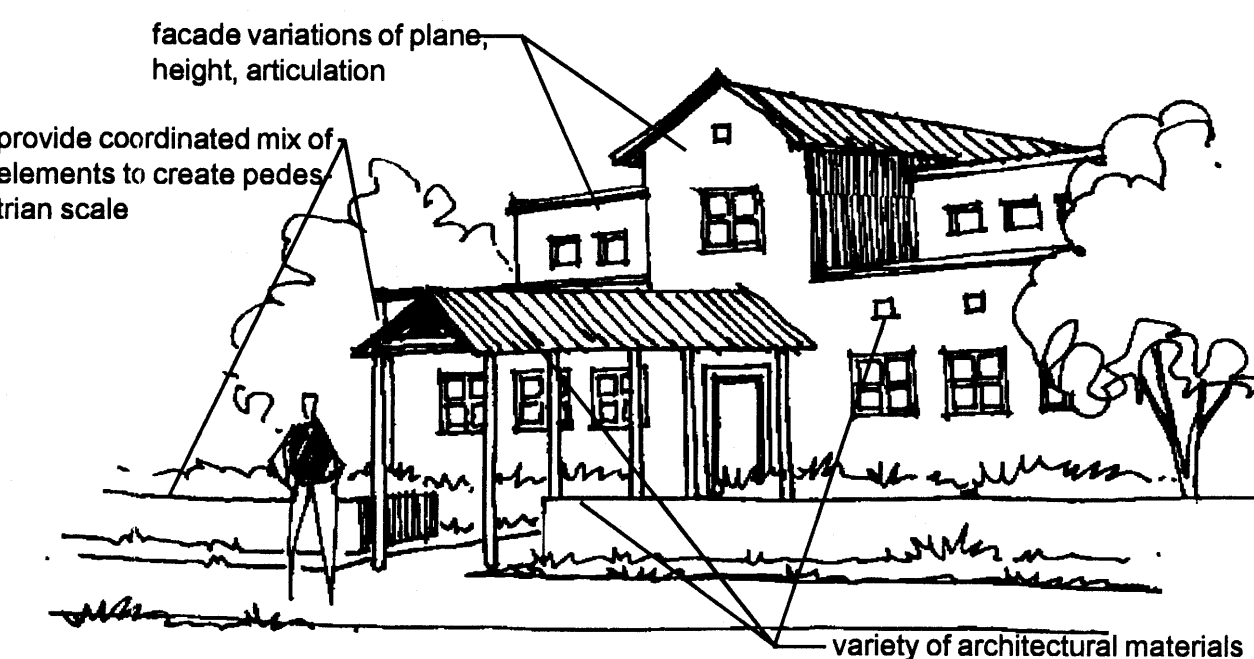
The architectural detailing for buildings within the Seven Bar Town Center is intended to create a cohesive environment, visually-pleasing and pedestrian-scale in nature. To accomplish this the following techniques are suggested:

- Facades shall vary in height, depth, and articulation (colors, materials, architectural elements).

- Facades shall include a coordinated mix of vertical and horizontal elements, as well as large and small-scale elements, to break down a facade into perceptually manageable pieces.

- All facades shall coordinate on some apparent level with the overall combination of facades of the various building types so as to lend continuity and image to the overall series of buildings (eg. a consistent application of shading devices, a consistent use of glazing systems, a consistent profile in portal columns, a consistent use of trim and stucco colors, or some logical progression in the variation of any of these). The first building on the site shall dictate these elements.

- Building entries shall be articulated to be visually noticeable from an approaching distance. Differentiation in form, scale, material, and color shall be used to achieve this.



BUILDING FACADES

- Building entries shall be substantially shaded and sheltered either by extended overhangs and porticos, or by substantial recess into the facade of the building.

- Building entries shall be substantially glazed for visual connection between interior and exterior, as well as to mediate the high contrast between dark interiors and bright exteriors.

ROOFS & PARAPETS

- The use of overtly historical roof types such as mansard, shake, shingle, pedimented, and Spanish Colonial roofs is prohibited.

- Roofs shall drain water to areas which are landscaped appropriately for such run-off, and drain to areas which are not heavily trafficked.

- The parapets of flat roofs shall maintain a consistent character, but shall vary in height in accordance with the overall facade variations and individual building articulations.

- Parapets shall be used to visually screen rooftop vents, coolers, and other equipment. Roof-mounted equipment shall not exceed the height of the parapet.

MATERIALS & TECHNOLOGIES

- The use of highly reflective materials at the pedestrian level are prohibited, unless they are substantially shaded, in order to reduce glare.

- Materials prohibited as the main architectural feature include the following:

Exposed, untreated precision block or wood walls
Highly reflective surfaces/glass
Glass block or glass brick
Chainlink fence of barbed wire
Metal or vinyl paneling
Plastic vinyl panels

- Building walls shall be cast-in-place concrete, metal, or cement stucco.

- Ten (10) percent of building wall elevation area shall have design elements of one of the following:

Nature/natural landscape form references
Native stone
Historic graphic motifs

- Visible roof area shall be unfinished aluminum or galvanized sheet metal.

COLORS

- Primary building colors shall be in earthtone ranges, including sands, creams, tans, etc.

- A variety of colors may be used to accent architectural features such as entries, window trim, fascias, etc. Colors must be complimentary to the exterior building color.

SOLAR ORIENTATION

- Buildings shall be oriented to take advantage of solar gain in the winter.

- Buildings shall coordinate this solar orientation with shading strategies to inhibit solar gain in the summer. Canopies, roof overhangs, covered portals, awnings, vertical fins, wall recesses, deciduous tree canopies, etc. are good means of shading building facades while lending color and formal articulation.

- Buildings shall not obstruct solar access to neighboring residential structures.

YARD WALLS & FENCES

- Low yard walls or fences are encouraged to define outdoor activity areas such as the plaza, children's play areas, seating areas, and special landscaped areas. Low walls of the appropriate height may also be used for additional seating around the activity areas.

- Low walls, if provided, shall either be a physical extension of building walls or, where not practicable, reflect the character of adjacent building walls through the use of similar materials and colors.

- Solid yard walls, if provided, shall be no more than 3'-0" in height from ground topography to top of wall, unless critical to design considerations. Above this height walls and fences shall have visual penetration of 75% or greater. Fencing and gates shall be ornamental iron.

- All walls shall follow the adopted City Wall Design Guidelines.

PEDESTRIAN WAYS, BIKE WAYS & CROSSWALKS

- A primary continuous pedestrian pathway (6' min. width) which crosses the length of the site from Coors Bypass to Cibola Loop shall be provided. This pedestrian path shall serve as a collector for pedestrians in parking lots, as well as a site access point for pedestrians along Coors Bypass and Cibola Loop.

- A secondary pedestrian pathway (6' min. width) which crosses the width of the site from Ellison Drive to the Corrales Pointe Apartments shall be provided. This pedestrian path shall serve as a site access point for pedestrians along Ellison Drive.

- A bikeway (10' min. width) shall be provided along the north side of the site and connects to existing and projected trail systems.

- At all crosswalks, patterned, stained or integrally colored concrete shall be provided to bring attention to them visually and tactilely for safe pedestrian crossing.

- Minimum walkway width of 4 feet must be provided in all locations. The optimum walkway width of 8 feet allows circulation with adequate room for wheelchairs to pass.

- A minimum 8-foot wide loading area shall be provided for the length of all bus berths to ensure accessibility to wheelchair lifts of all bus types. This area must be kept clear of all obstructions (i.e. signs, bollards, etc.).

PLAZAS, COURTYARDS & OPEN SPACE

The central plaza is intended to be attractive, lively, pedestrian-friendly, and a useful asset to the community. The plaza may include pedestrian places, bicycle storage, ATM's kiosks, and/or support for other activities to encourage multi-modal transportation and a community friendly environment.

- Plazas, courtyards, and other outdoor activity or seating areas shall be shaded (25 percent minimum, 50 percent maximum) from summer sunlight by tree canopies or architectural devices.

- Primary outdoor activity spaces shall have access to drinking water in the form of an outdoor drinking fountain or direct access to a public indoor drinking fountain.

- Development of a vertical element, at or within the main plaza is encouraged to mark the significance of the Town Center site. Such vertical element shall not exceed a height of 45 feet.

- Central Plaza area shall be a minimum of 1000 square feet of useful pedestrian space with a minimum of 25 feet on any side.

- All plazas shall be a minimum depth of 30 feet and a minimum square footage area of 1000 square feet.

OUTDOOR PAVING

- Paving of primary pedestrian connections and primary outdoor activity areas shall use patterned, stained or integrally colored concrete, and/or concrete inlaid with tile.

- Asphaltic paving shall only be used in parking/service areas and bicycle trails.

- Stabilized crusher fine surfaces may be considered for secondary pedestrian pathways or plazas.

LIGHTING

- Pedestrian-scaled lighting shall be provided at all primary outdoor activity spaces as well as along all pedestrian paths. Pedestrian light posts shall extend no higher than 12 feet.

- Minimize large-scale street lighting posts where practicable. Cobra lampposts are not permitted within the Town Center site. Lighting fixtures for all parking areas shall not exceed a height of 20 feet.

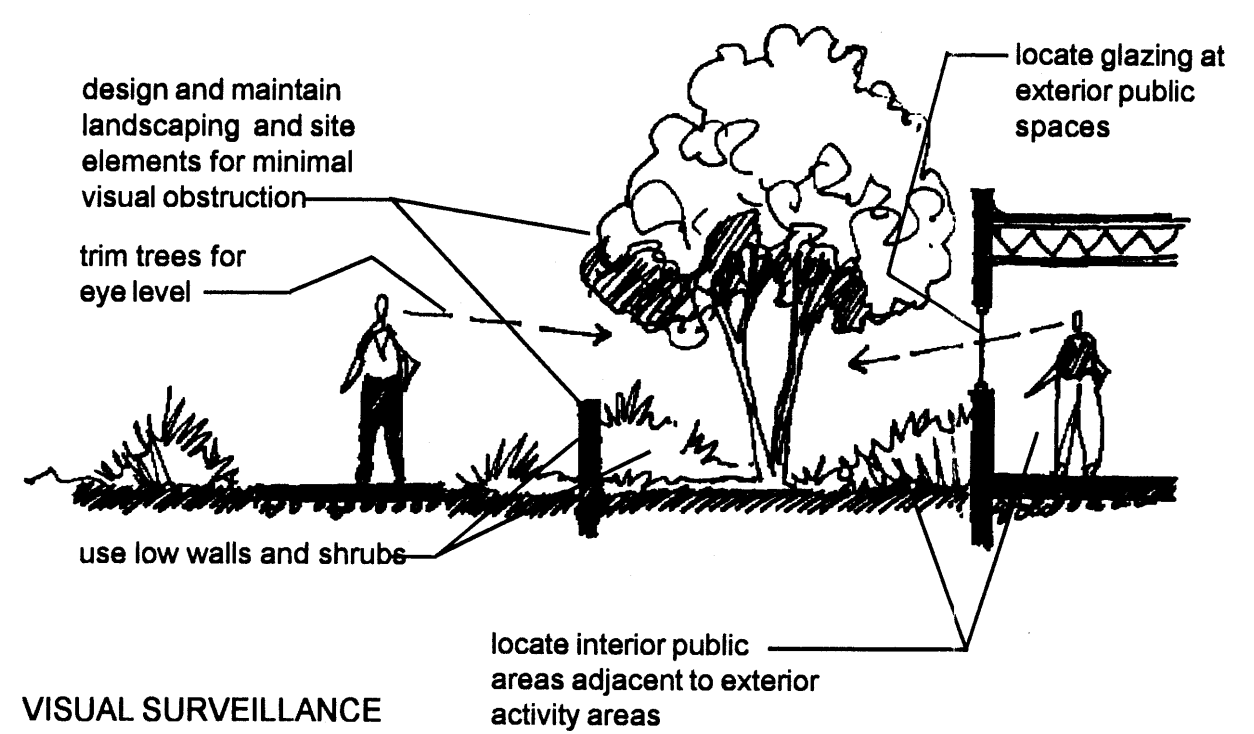
- All building entries, portals, and recesses shall be well lit at night for increased security.

- Lighting sources shall be concealed, shielded, or directed toward an ambient surface to eliminate the potential for light pollution or spillage to adjacent properties.

- Harsh, white metal halide lighting shall be avoided at the pedestrian level. Soft incandescent, halogen, and neon light fixtures are encouraged.

VISUAL SURVEILLANCE

Guidelines identified in the Crime Prevention Through Environmental Design (CPTED) program shall be considered when designing the exterior environment. All exterior landscape, streetscape, and building elements shall be designed to have minimal visual obstruction to their surrounding areas to maintain a safe degree of visual surveillance. Interior public areas shall have visual access to exterior activity areas for additional surveillance.



VISUAL SURVEILLANCE

PUBLIC ART

In order to create an exciting and pleasant pedestrian environment, developments are encouraged to integrate artwork into the design of all public spaces, both indoors and out. Artwork shall be integrated into the design of bus shelters, outdoor furniture, information kiosks, yard walls, entry portals, plaza fountains, vertical element, etc. instead of standing artwork in isolation, away from such usable elements. Future developments are encouraged to make use of the City of Albuquerque's '1% for the Arts' program. Public art shall incorporate the feedback from, and involvement of, Seven-Bar Ranch Task Force. Community presentations and participant workshops are encouraged. Public art for the Town Center shall demonstrate principles of nature and conservation rather those of excess and waste.

UTILITIES & EQUIPMENT

- Utility meters, transformers, hookups, junction boxes, vents, pumps, fans, and other related equipment shall be screened from view or integrally designed with the architecture to have less visual impact.

REFUSE ENCLOSURES

- Refuse enclosures shall conform to City of Albuquerque standards.

- Refuse enclosures shall be designed in accord with nearby architectural structures in terms of colors, materials, design elements, etc.

- Refuse enclosures shall be located in areas of low visual and olfactory impact, where practicable.

SIGNAGE & GRAPHICS

The following signage criteria are intended to create a sense of arrival to the development and establish a quality visual impact. Signage shall be provided that informs and directs visitors to local opportunities and transfers between modes upon arrival at the park-and-ride facility. The use of signs, markers, banners, and other graphic material is encouraged to provide visual cues to vehicular and pedestrian traffic and to achieve a cohesive visual identity for both the social and commercial environments.

- All signage shall be integrated into a cohesive system of signage, sharing common colors, shapes, sizes, materials, locations, lettering, etc.

- Monument-type signage shall be provided at the intersection of Coors Bypass and Ellison, and at the entry from Cibola Loop. Such signage shall not exceed 32 square feet (each face), or 6 feet in height.

- Building mounted signage is allowed on a maximum of 2 sides of each building, and shall not exceed 10 percent of the facade to which it is attached.

- Signage shall be restricted to 6% of the approved building facade area with a maximum letter height of three feet and sign letters shall be individualized channel or neon letters. No backlit illuminated panels except for logo design panels shall be permitted.

LANDSCAPING

- Street trees shall be provided along the right-of-way of Coors Bypass, Ellison and Cibola Loop at an average rate of thirty feet (30') on center. Such trees shall be within 20 feet of the back of curb.

- To shade parking areas and visually mitigate the expanse of asphalt, 1 tree shall be provided for each 8 parking spaces. No parking space shall be more than 70 feet from a tree.

- A completely automated irrigation system shall be provided, and shall avoid overspraying walks, buildings, fences, etc.

- Landscape design along the right-of-way shall be consistent throughout the development.

- A minimum of 15 percent of the site (minus building and screened service areas) shall be landscaped. Seventy-five percent of the provided landscape area shall be covered with living plant materials. The required coverage shall be calculated using the mature spread of each plant type.

- A maximum of 20 percent of the provided landscape area may be covered with high water use turf. Turf areas shall be provided specifically for active pedestrian/visitor use.

- Landscape plans must comply with the City of Albuquerque's Water Conservation Ordinance and Pollen Ordinance.

The following plant palette shall be considered as a guide for specific projects, however, City ordinances shall apply if conflicts exist.

Large Deciduous Trees

Scientific Name

Fraxinus oxycarpa spp.
Fraxinus velutina spp.
Gleditsia triacanthos inermis
Pistachia chinensis
Platanus wrightii
Populus fremontii
Robinia x ambigua

Common Name

Ash spp.
Ash spp.
Honey Locust
Chinese Pistache
Arizona Sycamore
Cottonwood
Idaho Locust

Small Deciduous Trees

Scientific Name

Cercis occidentalis
Chilopsis linearis
Crataegus crusgalli 'Inermis'
Forestiera neomexicana
Koeleria paniculata
Prunus cerasifera
Pyrus calleryana
Vitex agnus-castus

Common Name

Western Redbud
Desert Willow
Hawthorn
New Mexico Olive
Golden Raintree
Purpleleaf Plum
Ornamental Pear
Chaste Tree

Evergreen Trees

Scientific Name

Cupressocyparis leylandii
Juniperus chinensis spp.
Pinus edulis
Pinus nigra
Pinus sylvestris

Common Name

Leyland Cypress
Juniper
Pinon Pine
Austrian Pine
Scotch Pine

Deciduous Shrubs

Scientific Name

Berberis thunbergii
Caesalpinia gilliesii
Caryopteris clandonensis
Chrysothamnus nauseosus
Cotoneaster spp.
Lagerstroemia indica
Potentilla fruticosa
Rhus spp.
Salvia greggii

Common Name

Barberry
Bird of Paradise
Blue Mist
Chamisa
Cotoneaster
Crape Myrtle
Shrub Cinquefoil
Sumac
Cherry Sage

Evergreen Shrubs and Groundcovers

Scientific Name

Artemisia spp.
Artiplex canescens
Baccharis salicina
Cotoneaster spp.
Cytisus scoparius
Dasyliiron wheeleri
Fallugia paradoxa
Genista hispanica
Hesperaloe parviflora
Juniperus spp.
Nolina spp.
Photinia fraseri
Pyracantha spp.
Raphiolepis indica
Rosmarinus officinalis
Santolina chamaecyparissus
Baccharis pilularis
Cotoneaster dammeri spp.
Delosperma nubigenum
Juniperus horizontalis spp.
Oenothera sp.
Verbena peruviana

Common Name

Sage
Fourwing Saltbush
Desert Broom
Cotoneaster
Scotch Broom
Sotol
Apache Plume
Spanish Broom
Red Yucca
Juniper
Beargrass
Photinia
Pyracantha
India Hawthorn
Rosemary
Lavender Cotton
Coyotebush
Cotoneaster
Ice Plant
Juniper
Evening Primrose
Verbena

Grasses

Scientific Name

Bouteloua gracilis
Buchloe dactyloides
Poa pratensis

Common Name

Blue Grama
Buffalograss
Kentucky Bluegrass

Prepared For:

Transit Department
City of Albuquerque

Prepared By:

Huitt-Zollars, Inc.
Consensus Planning, Inc.
Garrett Smith Ltd.
Easterling & Associates, Inc.

June, 2000

Sheet 2 of 2

Site Plan for Subdivision Seven-Bar Ranch Town Center