

Vicinity Map A11 & A12

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APPROVALS 1000875

*Sharon Matson* 11/20/02  
 PLANNER / ALBUQUERQUE-BERNALILLO CO. PLANNING DIVISION DATE

*Christina Sandoval* 10/29/03  
 PARKS AND RECREATION DEPARTMENT DATE

*John Sny* 10/29/03  
 TRAFFIC ENGINEER / TRANSPORTATION DEPARTMENT DATE

*Roger A. Sheen* 10/29/03  
 UTILITY DEVELOPMENT DATE

*Brad L. Bihm* 10/29/03  
 CITY ENGINEER DATE

*N.A.* 10/29/03  
 DATE

**EXISTING SITE DATA**

ACREAGE: 40.0 ±

ZONING: SU-1 FOR C-1, SU-1 FOR R-2, RLT

PROPOSED LAND USE: MIXED-USE (COMMERCIAL, OFFICE, SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL)

ADJACENT LAND USES (ZONING): RLT, SU-1 FOR C-1

APPLICABLE PLANS: PARADISE HILLS MASTER PLAN  
 PARADISE HILLS SPECIAL ZONING DISTRICT  
 WESTSIDE-MCMAHON CORRIDOR STUDY NO. TPU-7601 (7) CN9823

NEIGHBORHOOD ASSOCIATIONS: HORIZON HILLS NEIGHBORHOOD ASSOCIATION  
 SKIES WEST NEIGHBORHOOD ASSOCIATION

UTILITIES:  
 WATER: NEW MEXICO UTILITIES, INC.  
 SANITARY SEWER: NEW MEXICO UTILITIES, INC.  
 STORM DRAIN: CITY OF ALBUQUERQUE  
 GAS: PUBLIC SERVICE COMPANY OF NEW MEXICO  
 FIBER OPTICS: QWEST COMMUNICATIONS

**NOTE:**  
 ALL REPRESENTED BUILDING AND PARKING CONFIGURATIONS ARE CONCEPTUAL AND ARE PROVIDED ONLY TO VISUALIZE THE ORIENTATION OF THE LOTS AND MAJOR ACCESS.

A COMMERCIAL SITE PLAN FOR PARCELS A, B, D AND E, FOR BUILDING PERMIT PURPOSES MUST PRECEDE CONSTRUCTION PERMITTING. A TRAFFIC IMPACT ANALYSIS AND SPECIFIC DRAINAGE PLAN MAY BE REQUIRED.

ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSE ONLY.

CITY CASE: 03EPC-00503/00504 PROJECT: 1000875

**SINGLE-FAMILY RESIDENTIAL**

THIS ZONE PROVIDES FOR DETACHED SINGLE-FAMILY HOMES WITH PEDESTRIAN CONNECTIVITY TO ADJACENT COMMERCIAL AND OFFICE AREAS, AS WELL AS TO ADJACENT NEIGHBORHOODS AND VILLAGE CENTER.

ZONING: RLT  
 GROSS ACREAGE: 10.53 AC\*  
 DENSITY: 8-8 DU/AC

**MULTI-FAMILY RESIDENTIAL**

THIS ZONE PROVIDES FOR TOWNHOUSES, PATIO HOMES, AND/OR MEDIUM DENSITY APARTMENTS. DESIGN GUIDELINES PROVIDE FOR INTERNAL/EXTERNAL OPEN SPACE, CREATIVE BUILDING SITES, AND EXTENSIVE LANDSCAPING.

ZONING: SU-1 FOR R-2  
 GROSS ACREAGE: 10.85 AC\*  
 DENSITY: 15-20 DU/AC  
 MAX. ALLOWABLE DU: 213

**COMMERCIAL / OFFICE SITES**

THIS ZONE PROVIDES FOR OFFICE, SMALL-SCALE RETAIL, LIMITED INSTITUTIONAL AND COMMERCIAL SITES TO SATISFY THE NEEDS OF THE SURROUNDING AREAS.

ZONING: SU-1 FOR C-1  
 GROSS ACREAGE: 13.70 AC\*  
 F.A.R.: 0.25  
 MAX. ALLOWABLE BLDG SF: 149,193  
 PARKING REQUIRED: 746

\* GROSS ACREAGE DOES NOT INCLUDE THE 156' ROW OF MCMAHON BLVD

UNSER/MCMAHON ADJACENT AREA (FINELAND)		SHEET	
Amended Subdivision		1 of 3	
Site Plan		3	
DATE: 3/25/2003	DESIGNER: J.T.S.	community sciences corporation	
SCALE: 1"=100'	DRAWN: C.S.C.	LAND PLANNING P.O. Box 1328	
PROJECT: 1000875	DATE: 4/29/03	ENGINEERING CORRALES, N.M. 87048	

PROJECT 1000875

# DESIGN GUIDELINES

THE PURPOSE OF THESE DESIGN GUIDELINES IS TO PROVIDE DEVELOPERS AND DESIGNERS WITH AN UNDERSTANDING OF DEVELOPMENT GUIDELINES FOR THE FINE PROPERTY. THESE GUIDELINES APPLY TO THE PORTION OF THE PROPERTY LOCATED WITHIN THE USNER/MCMAHON VILLAGE CENTER AND SU-1 PROPERTIES. THESE GUIDELINES ADDRESS THE ISSUES OF STREETScape, ROAD LAYOUT, PEDESTRIAN CIRCULATION, SETBACKS, PARKING, TRANSIT OPPORTUNITIES, LIGHTING, SIGNAGE, ARCHITECTURAL DESIGN, WALLS/SCREENING, AND LANDSCAPE. THEY ARE DESIGNED TO BE CONSISTENT WITH THE FINDINGS AND CONDITIONS OF APPROVAL ESTABLISHED BY THE ENVIRONMENTAL PLANNING COMMISSION ON JUNE 24, 1999 (2-98-31) AND AS AMENDED BY SPECIFIC DEVELOPMENT APPROVALS; THE WESTSIDE/MCMAHON CORRIDOR TRANSPORTATION AND LAND USE GUIDE (APRIL 1999); AND THE WEST SIDE STRATEGIC PLAN. THESE GUIDELINES ALSO REFERENCE THE USNER/MCMAHON VILLAGE CENTER PLAN, SITE PLAN FOR SUBDIVISION, SUBMITTED ON AUGUST 26, 1999.

A BULK LAND PLAT HAS BEEN RECORDED ON JANUARY 11, 2002, VOL. 2002, FOLIO 16. THIS PLAT AND SUBSEQUENT AMENDMENTS DEFINE ZONE BOUNDARY LINES OF PARCELS A THROUGH F.

THESE DESIGN GUIDELINES LIST REQUIRED DEVELOPMENT STANDARDS TO ENSURE COMPATIBILITY WITHIN THE SUBDIVISION AND WITHIN THE VILLAGE CENTER. THESE GUIDELINES ARE NOT MEANT TO CURTAIL CREATIVITY, BUT TO CONVEY TO THE DEVELOPER A SENSE OF MEANING AND PLACE.

### SITE DESIGN

ENTRANCES FROM MAJOR STREETS PROVIDE AN AREA FOR A STRONG VISUAL IMPACT AND A UNIFIED PROJECT IDENTIFICATION, CREATE A SENSE OF ARRIVAL, AND PROVIDE A SPACE FOR ACTIVITIES THAT BENEFIT THE EXTENDED COMMUNITY. THESE AREAS WILL BE DESIGNED TO FOSTER PEDESTRIAN CONNECTIVITY AND PROVIDE MULTI-MODAL LINKAGES BETWEEN RESIDENTIAL AND COMMERCIAL/RETAIL SITES. ALL AREAS DESIGNED FOR PUBLIC AMENITIES SHALL BE PROVIDED ADEQUATE SHADE FROM INTENSE SUNLIGHT BY LANDSCAPING OR ARCHITECTURAL DEVICES. PLAZA AREAS SHALL HAVE A MINIMUM DIMENSION OF 30 FEET IN DEPTH AND SHALL HAVE A MINIMUM SQUARE FOOTAGE OF 1000 SQUARE FEET.

COMMERCIAL ENTRIES TO THE PROJECT SHALL BE CLEARLY DEFINED AND CONSISTENT IN THEME FROM EXTERNAL AND INTERNAL POINTS OF VIEW. PASSAGES INTO THE SITE SHALL BE OPEN AND VISIBLE FROM THE STREET, WITH AMPLE LIGHTING AND WELL-PLACED LANDSCAPING ELEMENTS. THERE SHALL BE A MINIMUM OF 15-FOOT WIDE SIDEWALKS AT ALL ENTRY FACADES FOR COMMERCIAL BUILDINGS WITH SHADE CANOPIES.

BUILDINGS AND STRUCTURES ERRECTED WITHIN THE SITE SHALL COMPLY WITH ALL CITY OF ALBUQUERQUE ZONING AND BUILDING CODES, AS WELL AS OTHER LOCAL CODES AND ORDINANCES.

ALL COMMERCIAL BUILDINGS SHALL BE CONNECTED TO THE INTERNAL STREET AND THE EXTERNAL STREETS WITH PEDESTRIAN WAYS WITH 6-FOOT CLEAR SIDEWALKS WITH SHADE TREES IN 5 X 5 PLANTERS, 25 FEET ON CENTER.

ALL PARKING IN COMMERCIAL AND MULTI-FAMILY RESIDENTIAL PARCELS SHALL BE SCREENED BY BUILDINGS OR A COMBINATION OF LANDSCAPING ELEMENTS, AND WALLS OR FENCES. ALL PARKING REQUIREMENTS SHALL REFLECT THE ZONING CODE MINIMUM AS THE MAXIMUM PLUS 10 %.

### ROAD LAYOUT

THE LAYOUT OF ROADWAYS IS THE PREREQUISITE TO USING ANY SPACE. WITHOUT THE ABILITY TO ENTER OR TO MOVE WITHIN IT, TO RECEIVE AND TRANSMIT INFORMATION AND GOODS, SPACE IS OF NO VALUE. A SITE MUST HAVE AN ACCESS SYSTEM CAPABLE OF SAFE AND DIRECT VEHICULAR AND PEDESTRIAN TRAVEL.

THERE WILL BE ONE FULL ACCESS AT STREET "A" (VILLAGE LOOP ROAD) TO MCMAHON BLVD. FROM THIS INTERSECTION, STREET "A" WILL PROVIDE MAJOR ACCESS TO THIS DEVELOPMENT.

RIGHT IN/RIGHT OUT ACCESS TO MCMAHON SHALL BE PROVIDED AT THE WESTERNMOST BOUNDARY OF THE SITE, TO THE NORTH. BOTH RT-IN AND RT-OUT ACCESS SHALL BE DESIGNATED SHARED ACCESS, INTENDED TO ALSO SERVE PROPERTIES TO THE WEST.

THE ROADWAY LAYOUT FOR MCMAHON BLVD SHALL FOLLOW THE CROSS-SECTION DEPICTED IN THE WESTSIDE/MCMAHON CORRIDOR PLAN (EXHIBIT 2-7), AND CITY CONSTRUCTION DOCUMENTS.

CROSSWALK MATERIALS AT INTERSECTIONS SHALL BE DISTINGUISHED FROM THE ROADWAY MATERIAL WITH STRIPING OR TEXTURED CONCRETE TO ELIMINATE THE CONCERNS OF UNEVEN SURFACES AND CREVICES AND TO PROVIDE DEFINITION OF THE CROSSING.

### PEDESTRIAN CONNECTIONS AND TRAILS

PEDESTRIAN CONNECTIONS PROVIDE DIRECT ACCESS BETWEEN LAND USES WITHIN THE USNER/MCMAHON VILLAGE CENTER AND TO THE SURROUNDING NEIGHBORHOODS. THE FOLLOWING CRITERIA SERVES TO CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT AND PROMOTE ALTERNATIVE MODES OF TRAVEL.

A MEANDERING, MINIMUM 10 FOOT WIDE MULTI-PURPOSE TRAIL PER CITY STANDARDS SHALL BE PROVIDED WITHIN THE 50 FOOT GAS LINE EASEMENT ALONG THE NORTH SIDE OF THE 156 FOOT MCMAHON RIGHT-OF-WAY TO AFFORD CONNECTIONS TO THE USNER/MCMAHON VILLAGE CENTER AND SURROUNDING NEIGHBORHOODS. THIS OFF-STREET TRAIL SHALL REPLACE THE REQUIREMENT FOR AN ARTERIAL SIDEWALK ALONG THIS SIDE OF MCMAHON BLVD. A 6 FOOT SIDEWALK SHALL BE PROVIDED ALONG THE SOUTH SIDE OF MCMAHON BLVD. A SIDEWALK ALONG THE WEST SIDE OF STREET "A" SHALL BE PROVIDED WITHIN THE PUBLIC RIGHT-OF-WAY TO ACCESS COMMERCIAL AND OFFICE SITES.

A FOUR-FOOT SIDEWALK SHALL BE PROVIDED ALONG ONE OR BOTH SIDES OF STREETS LOCATED WITHIN THE SINGLE-FAMILY RESIDENTIAL AREA. (WITH THE EXCEPTION OF STUB STREET ENDS).

PEDESTRIAN CONNECTIONS SHALL BE PROVIDED FROM THE RESIDENTIAL PARCELS TO THE OFFICE/COMMERCIAL AREA BY SIDEWALK LINKAGES, AS WELL AS BY THE TRAIL NETWORK WITHIN THE 50-FOOT GAS LINE EASEMENT. CONNECTIONS THROUGH THE COMMERCIAL AREAS SHALL BE LIGHTED AND LANDSCAPED.

OFF-STREET PEDESTRIAN CONNECTIONS SHALL HAVE A MINIMUM 20-FOOT WIDE EASEMENT WITH A TRAIL OF AT LEAST 10-FOOT WIDTH, MAINTAINED BY THE RESPECTIVE PROPERTY INTERESTS.

BICYCLE PARKING SHALL BE PROVIDED TO PROMOTE ALTERNATIVE VEHICLE USE AS FOLLOWS: OFFICE AND COMMERCIAL AREAS SHALL PROVIDE 1 BICYCLE RACK PER 20 PARKING SPACES FOR EMPLOYEES. MULTI-FAMILY RESIDENTIAL AREAS DEVELOPED AS APARTMENTS SHALL PROVIDE 1 SPACE PER 2 DWELLING UNITS FOR THEIR RESIDENTS.

ALL COMMERCIAL PEDESTRIAN CONNECTIONS ADJACENT TO PARKING AREAS ARE DESIGNATED AS 8-FOOT SIDEWALKS 6-FEET WITH SHADE TREES AT 25 FEET ON CENTER IN 5 X 5 PLANTERS OR IN LANDSCAPING AREAS. IN CASES WHERE A SIDEWALK IS ADJACENT TO OR WITHIN A RIGHT-OF-WAY, SAID TREES WILL NOT BE IN ADDITION TO REQUIRED STREET TREES.

THE MAXIMUM SLOPE OF TRAILS AND WALKWAYS SHALL MEET A.D.A. REQUIREMENTS. PRIVATE PEDESTRIAN LINKAGES SHALL ALIGN WITH PUBLIC PATHS TO CONNECT AND INTEGRATE THE SITE.

### TRANSPORTATION DEMAND MANAGEMENT (TDM)

THIS SITE PLAN FOR SUBDIVISION CONTAINS THREE DISTINCT LAND USES, SU1 FOR C-1, SU1 FOR R-2, AND RL.T. TDM PROGRAMS ARE BEST USED FOR EMPLOYMENT CENTERS OR CENTERS OF COMMERCE. ONLY ONE AREA WITHIN THIS SITE WILL BE A COMMERCIAL/OFFICE AREA (CONTAINING A MAX. OF 11 ACRES), THE USE OF TDM MEASURES FOR THIS SITE SHALL BE AS GUIDELINES. AS SUCH, THE FOLLOWING INFORMATION WAS EXTRACTED FROM THE USNER/MCMAHON VILLAGE CENTER NORTH SITE PLAN FOR SUBDIVISION. THE FUTURE EMPLOYERS THAT LOCATE WITHIN THE VILLAGE ADJACENT AREA AT MCMAHON AND UNSER WHO HAVE MORE THAN 50 EMPLOYEES SHOULD SET UP A TDM PROGRAM. THE PURPOSE OF THE TDM PLAN IS TO PROVIDE EMPLOYEES WITH ALTERNATIVES TO THE SINGLE-OCCUPANCY VEHICLE AS A MEANS TO COMMUTE FROM HOME. THE FOLLOWING ELEMENTS WILL BE PART OF A TDM EFFORT AT THIS ADJACENT AREA AT MCMAHON AND UNSER:

ON PARCELS WITH BUSINESSES THAT HAVE MORE THAN 50 EMPLOYEES, LOCKERS, SHOWERS, AND BICYCLE LOCKERS SHOULD BE AVAILABLE ON EACH PARCEL FOR THOSE EMPLOYEES WHO WISH TO JOG, WALK OR BICYCLE TO WORK VIA ONE OF THE BICYCLE TRAILS THAT ARE IN CLOSE PROXIMITY TO THIS SITE.

BUSINESSES WITH MORE THAN 50 EMPLOYEES SHOULD CONSIDER APPOINTING A COMPUTER MANAGEMENT COORDINATOR (CMC) FOR THE PURPOSES OF FACILITATING CARPOOLS AND PROVIDING PREMIUM PARKING SPACES FOR THOSE EMPLOYEES WHO PARTICIPATE.

BUSINESSES WITH MORE THAN 50 EMPLOYEES SHOULD PROVIDE BULLETIN BOARD SPACE IN THEIR EMPLOYEE BREAKROOM AS AN "INFORMATION CENTER" WHERE MATERIAL, PARTICULARLY RELEVANT CITY TRANSIT INFORMATION, POLICIES AND PLANS CAN BE POSTED.

THE CMC COORDINATOR FOR EACH EMPLOYER WITH MORE THAN 50 EMPLOYEES WILL ALSO BE THE CONTACT PERSON WITH CITY TRANSIT AND ENVIRONMENTAL HEALTH DEPARTMENTS FOR UPDATES, TECHNICAL ASSISTANCE, ETC.

A TRANSPORTATION DEMAND MANAGEMENT PLAN SHOULD BE DEVELOPED WITH THE TRANSIT DEPARTMENT ONCE A THRESHOLD OF 100 EMPLOYEES AT THE COMMERCIAL CENTER IS REACHED. A TRANSPORTATION MANAGEMENT ASSOCIATION SHOULD BE ORGANIZED FOR ALL OF THE BUSINESSES WITHIN THE COMMERCIAL CENTER.

A TRANSPORTATION DEMAND MANAGEMENT PLAN SHOULD BE DEVELOPED WITH THE TRANSIT DEPARTMENT ONCE A THRESHOLD OF 100 EMPLOYEES AT AN OFFICE DEVELOPMENT IS REACHED.

AS PART OF THE TDM PROGRAM, CITY TRANSIT'S RESPONSIBILITIES INCLUDE:

PROVIDE BUS ROUTES AND STOP FACILITIES ALONG MCMAHON BOULEVARD, OUTSIDE THE USNER/MCMAHON VILLAGE CENTER, IN PROXIMITY TO THE INTERSECTION OF STREET "A" AND MCMAHON. MINIMUM IMPROVEMENTS SHALL INCLUDE SHELTER AND BENCH FACILITIES.

PROVIDE A BUS STOP WITHIN PARCEL A WITHIN THE USNER/MCMAHON VILLAGE CENTER. MINIMUM IMPROVEMENTS SHALL INCLUDE SHELTER, BENCH, LIGHTING BICYCLE STORAGE FACILITIES AND LANDSCAPING.

### BUILDING SETBACKS

THE SETBACK REQUIREMENTS FOR BUILDINGS SERVE TO CREATE AN ENHANCED OPEN SPACE FOR PEDESTRIAN WALKWAYS AND ATTRACTIVE STREETSCAPES. THESE SETBACKS REQUIREMENTS ARE DESIGNED TO INTERNALIZE PARKING AND PROVIDE ACCESS ADJACENT TO THE STREETS. IF AN OMISSION OR CONFLICT IN THIS PROVISION EXISTS, THE ZONING CODE (RO 1974, 7-14-3, AS AMENDED) MINIMUM SETBACKS APPLY AS FOLLOWS: COMMERCIAL/OFFICE LAND USE, C1/01; APARTMENTS, R-2 ZONE; SINGLE FAMILY, RT ZONE.

BUILDINGS IN COMMERCIAL AND OFFICE ZONES (PARCELS A, B, D AND E) SHALL HAVE MINIMUM SETBACKS AS DESCRIBED: 25-FOET FROM THE EXISTING GAS LINE EASEMENT ALONG THE NORTH SIDE OF MCMAHON BLVD. 40-FOET FROM THE R.O.W. LINE OF STREET A. 15-FOET FROM THE PROPERTY LINE OF A COMMERCIAL ZONE OR ZERO FEET, IF ATTACHED.

BUILDINGS IN THE MULTI-FAMILY PARCEL (PARCEL F) ADJACENT TO MCMAHON BLVD, IF DEVELOPED AS APARTMENTS, SHALL HAVE A MINIMUM BUILDING SETBACK OF 25 FEET FROM THE RIGHT-OF-WAY AND SHALL BE LANDSCAPED.

BUILDINGS IN SINGLE-FAMILY PARCELS (PARCEL C, PERMISSIVE USE), SHALL HAVE SETBACKS AS REQUIRED BY THE CITY OF ALBUQUERQUE ZONING CODE, RL.T STANDARDS.

PARCELS DEVELOPED AS SINGLE FAMILY (PARCEL F, PERMISSIVE USE) SHALL HAVE MINIMUM SETBACKS AS FOLLOWS: FRONT, TO GARAGE, 20 FEET; FRONT, TO PRINCIPAL STRUCTURE, 15 FEET; SIDE, TO INTERIOR STREET, 10 FEET; REAR, 15 FEET OR AN AVERAGE OF 15 FEET IF SKEWED, MEASURED FROM PROJECTIONS OF SIDEWALK SETBACKS; SIDEYARD 5 FEET. THE SIDEYARD SETBACK COULD BE REDUCED TO ZERO FEET FOR ATTACHED BUILDINGS, IN ACCORDANCE WITH THE RT ZONE. UNLESS ATTACHED WALL, ALL PRINCIPAL BUILDINGS MUST MAINTAIN A MINIMUM 10 FOOT HORIZONTAL SEPARATION FROM OTHER PRINCIPAL BUILDINGS. PORCHES ARE ALLOWED TO ENCRGOACH UP TO 6 FEET INTO THE FRONT AND REAR SETBACKS.

THE MINIMUM SETBACK OF COMMERCIAL BUILDING ENTRIES FROM STREET "A" TO THE FRONT ENTRY OF THE BUILDING SHALL BE 40 FEET.

ALL BUILDING SETBACKS SHALL BE LANDSCAPED ACCORDING TO THE LANDSCAPE GUIDELINES FOUND HEREIN AND CONFORMING TO THE CITY'S STREET TREE ORDINANCE (MCMAHON BOULEVARD).

CLEAR SIGHT SETBACKS FOR WALLS, SIGNS AND SPECIAL TREATMENT AREAS AT SECONDARY INTERSECTIONS SHALL BE 35-FOET FROM THE RIGHT-OF-WAY LINE.

PERIMETER AWNINGS, PORTALS, PORCHES, OPEN-AIR PATIOS, GARDEN COURT WALLS, FIREPLACES AND OVERHANGS SHALL BE ALLOWED WITHIN SETBACKS. NO PLASTIC OR VINYL BUILDING PANELS OR AWNINGS SHALL BE PERMITTED.

### OFF-STREET PARKING

THE FOLLOWING DESIGN CRITERIA SERVES TO MINIMIZE THE NEGATIVE IMPACT OF LARGE, EXPANSIVE PARKING AREAS THROUGH LANDSCAPING, SITE LOCATION AND ARRANGEMENT.

PER THE CITY ZONING CODE, 1 PARKING SPACE PER 200 SQUARE FEET OF LEASABLE SPACE IS REQUIRED FOR OFFICE AND COMMERCIAL PARCELS. (PARCELS A, B, C AND E).

THE PARKING REQUIREMENT FOR MULTI-FAMILY RESIDENCES IS 1 PARKING SPACE PER BATH, BUT NO LESS THAN 1.5 SPACES PER UNIT. (PARCELS F, IF DEVELOPED AS APARTMENTS). IF DEVELOPED AS SINGLE FAMILY, 1 SPACE PER BATH, A MINIMUM OF TWO.

BICYCLE PARKING FOR MULTI-FAMILY RESIDENTS SHALL BE PROVIDED TO PROMOTE ALTERNATIVE VEHICLE USE. BICYCLE LOCKER REQUIREMENTS ARE 1 SPACE PER 2 DWELLING UNITS FOR MULTI-FAMILY RESIDENTIAL LAND USE.

PARKING SHALL BE DISTRIBUTED AMONG SEVERAL PARKING COURTS IN EACH PARCEL AND SHALL BE ARRANGED BEHIND BUILDINGS OR BE SCREENED FROM SURROUNDING NEIGHBORHOODS. SCREENING MAY INCLUDE EARTH BERMS, PERIMETER OR RETAINING WALLS, LANDSCAPING AND/OR BUILDINGS.

LANDSCAPED ISLANDS SHALL BE DISTRIBUTED THROUGHOUT PARKING AREAS, AND A 8-FOOT MINIMUM SIDEWALK SHALL BE PROVIDED ADJACENT TO PARKING LOTS. ISLANDS SHALL INCLUDE AT LEAST 1 TREE FOR EVERY 20 PARKING SPACES AND THE MAXIMUM DISTANCE FROM ANY PARKING SPACE TO A TREE SHALL BE 50 FEET.

THERE SHALL BE BARRIER CURBS AROUND ALL PARKING AREAS IN ORDER TO PROTECT LANDSCAPING FROM VEHICLES.

ALL PARKING AREAS SHALL BE SETBACK A MINIMUM OF 15 FEET FROM THE RIGHT-OF-WAY LINE.

THERE SHALL BE NO PARKING REQUIREMENT APPLIED TO ANY SECOND FLOOR HOUSING ABOVE RETAIL.

### SITE/BUILDING LIGHTING

LIGHTING SERVES TO ENHANCE THE SAFETY, SECURITY, AND VISUAL AESTHETICS OF THE PROPERTY. IT IS IMPORTANT TO CONSIDER THE LOCATION OF LIGHTING, THE HEIGHT AND PLACEMENT, AND DESIGN PREREQUISITES FOR ILLUMINATION.

LIGHTING SHALL BE A MAXIMUM OF 20-FOET FOR LIGHT STANDARDS AND 16-FOET WITHIN 100 FEET OF RESIDENTIAL DEVELOPMENTS; THE EXCEPTION BEING RESIDENTIAL USES ABOVE RETAIL SHOPS.

SODIUM LIGHTING IS NOT ACCEPTABLE.

STREET LIGHTING OTHER THAN AT PRIVATE LANES SHALL BE SHEILED SOURCE, AND THE COLOR, STYLE AND DESIGN OF FIXTURES MUST BE CONSISTENT AND RELATE STYLISTICALLY TO THE ARCHITECTURE OF THE SITE AND SURROUNDING BUILDINGS.

### SIGNAGE AND GRAPHICS

THE FOLLOWING SIGNAGE CRITERIA CREATES A SENSE OF ARRIVAL TO THE SITE AND ESTABLISHES A QUALITY VISUAL IMPACT. IT PROVIDES DIRECTION AND INFORMATION AS TO CIRCULATION WITHIN AND AROUND THE DEVELOPMENT.

ALL FREESTANDING SIGNS SHALL BE MONUMENT OR WALL-MOUNTED SIGNS ONLY.

TWO MONUMENT OR FREESTANDING SIGNS WILL BE ALLOWED ON MCMAHON BLVD AS "LANDMARKS" IDENTIFYING THE COMMERCIAL CENTER AND MULTI-FAMILY RESIDENTIAL SITE AND SHALL BE OF SIMILAR DESIGN AND MATERIALS AS THE BUILDINGS. THE MAXIMUM MONUMENT SIGN HEIGHT SHALL BE 10 FEET.

BUILDING MOUNTED SIGNS SHALL BE A MAXIMUM OF 6 % OF THE BUILDING FRONTAGE AND SHALL NOT FACE ABUTTING SINGLE FAMILY RESIDENTIAL WITH FRONT YARDS ADJACENT.

SIGNS PERPENDICULAR TO A BUILDING ELEVATION SHALL ONLY OCCUR UNDER AN AWNING OR CANOPY/PORTAL AND SHALL NOT BE MORE THAN 8 SQUARE FEET. THESE SIGNS MAY NOT PROJECT PAST THE OVERHANG.

INDIVIDUAL CHANNEL AND NEON LETTERS SHALL BE PERMITTED AT A MAXIMUM HEIGHT OF 2 FEET PER LETTER.

PROHIBITED SIGNAGE INCLUDES THE FOLLOWING: THOSE CONSISTING OF BANNERS, PENNANTS, RIBBONS, STREAMERS, STRINGS OF LIGHT BULBS AND SPINNERS (EXCEPT DURING HOLIDAYS OR SPECIAL THEMATIC EVENTS); BRASHLY COLORED SIGNS WITH MOVING OR FLASHING LIGHTS; ANIMATED SIGNS; PORTABLE SIGNS; OFF-PREMISE SIGNS; BACKLIT PLASTIC/VINYL SIGNS EXCEPT FOR LOGO DESIGNS. NO SIGN MAY OVERHANG A RIGHT-OF-WAY OR PROPERTY LINE.

### PERIMETER WALLS AND SCREENING, COMMERCIAL/OFFICE LAND USE

A SET OF DESIGN GUIDELINES, "DESIGN MANUAL FOR SUBDIVISION ACCESS AND PERIMETER WALLS", HAVE BEEN ADOPTED BY THE CITY OF ALBUQUERQUE PERTAINING TO ACCESS AND WALLS TO ENHANCE PUBLIC SAFETY AND IMPROVE THE VISUAL QUALITY OF THE STREETSCAPE. THESE GUIDELINES SHALL BE INCORPORATED INTO THIS DEVELOPMENT IN ORDER TO BETTER DEFINE SPACES, BE VISUALLY ATTRACTIVE, AND TO COMPLEMENT THE SITE AND SURROUNDING DEVELOPMENTS. THE INTENT OF THESE GUIDELINES IS TO PROVIDE SUPPLEMENTAL INPUT FOR SCREENING, SERVICE FUNCTIONS, AND SECURITY.

MECHANICAL EQUIPMENT AND/OR REFUSE ENCLOSURES, WITHIN C1 USES WHETHER ON ROOF AREAS OR AT STREET LEVEL, SHALL BE FULLY SCREENED FROM PEDESTRIANS AND MOTORISTS. THE SCREENING SHALL BE GREATER THAN OR EQUAL TO THE TOP OF ALL HVAC EQUIPMENT, INCLUDING SCREEN WALLS. THE WALLS SHALL BE MADE WITH COMPATIBLE MATERIALS AND DESIGNED TO INTEGRATE ARCHITECTURALLY INTO THE BUILDING.

ALL LOADING DOCKS SHALL BE SCREENED AND COVERED WITH ARCHITECTURALLY INTEGRATED WALLS AND ROOFS. PASSENGER LOADING AREAS DO NOT REQUIRE SCREENING.

ANY EXTERIOR STORAGE AND SALES AREA SHALL BE ARCHITECTURALLY INTEGRATED TO THE MAIN BUILDING BY USE OF WALLS, ROOFS AND FENCING.

THE USE OF CHAINLINK, RAZOR WIRE, BARBED WIRE, OR VINYL FENCING SHALL NOT BE PERMITTED.

AUTOMATED RESIDENTIAL CART STORAGE AREAS (REFUSE) SHALL NOT BE VISIBLE FROM THE STREET OR FROM INSIDE A GARAGE. ALL COMMERCIAL REFUSE BINS OR DEVICES SHALL BE ENCLOSED WITHIN A SOLID WALL, WITH GATES AND ORIENTATION ACCEPTABLE TO THE SOLID WASTE MANAGEMENT DEPARTMENT.

### PERIMETER WALLS AND SCREENING, RESIDENTIAL

PERIMETER WALLS SURROUNDING PROJECTS ARE PERMITTED. PERIMETER WALLS ADJACENT TO MCMAHON BOULEVARD ARE REQUIRED. PEDESTRIAN ACCESS PENETRATIONS SHALL BE MAINTAINED AND THE USE OF WROUGHT-IRON OR ROLLED-STEEL FENCING IS ENCOURAGED AT SELECT LOCATIONS FOR SIGHT LINES AND VISUAL RELIEF.

### ARCHITECTURAL DESIGN

THE ARCHITECTURAL STYLE SHALL NOT BE DESIGNATED BY THESE GUIDELINES. CLOSE ATTENTION SHOULD BE GIVEN TO PRESERVING AESTHETIC AMENITIES; LANDSCAPING AND BUILDING STYLES REFLECTING REGIONAL CHARACTERISTICS.

BUILDING ELEMENTS, SUCH AS WINDOWS, DISPLAYS, AND ENTRIES, IN THE COMMERCIAL AREA (PARCELS A, B, C AND E) SHALL BE ORIENTED BOTH EXTERNALLY TO THE STREETSCAPE AND INTERNALLY TOWARDS PUBLIC AREAS. WINDOWS AT ENTRANCES MAY BE A COMBINATION OF SHOP WINDOWS OR VIEWING WINDOWS PLACED ON AVERAGE OF 30-FOET ON CENTER.

BUILDINGS LOCATED IN THE COMMERCIAL/OFFICE PARCEL AND MULTI-FAMILY LAND USE SHOULD BE ORIENTED TO FRONT ALONG MCMAHON BLVD AND STREET "A".

MAXIMUM BUILDING HEIGHTS ARE 26-FOET IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING CODE, C-1 ZONE.

ALL CANOPIES, ROOF STRUCTURES AND DESIGN ELEMENTS OF RELATED BUILDINGS SHALL BE ARCHITECTURALLY INTEGRATED TO THE MAIN BUILDING DESIGN.

BUILDINGS IN THE COMMERCIAL/OFFICE PARCELS (PARCELS A, B, C AND E) MAY BE MIXED USE STRUCTURES ACCOMMODATING RETAIL STORES BELOW AND OFFICES/APARTMENTS ABOVE.

ANY CELL TOWERS SHALL BE CONCEALED AND/OR INTEGRATED INTO THE SURROUNDING ARCHITECTURE.

GENERIC FRANCHISE ELEVATION DESIGNS ARE NOT ENCOURAGED.

BUILDING MATERIALS PROHIBITED AS THE MAIN ARCHITECTURAL FEATURE INCLUDE THE FOLLOWING: EXPOSED, UNTREATED MASONRY BLOCK OR WOOD WALLS HIGHLY REFLECTIVE SURFACES METAL PANELING AS A DOMINANT MATERIAL MATERIALS WITH HIGH MAINTENANCE REQUIREMENTS

BLACK OR DARK COLORED ROOFING IS DISCOURAGED DUE TO SOLAR HEAT GAIN.

### RESIDENTIAL PORCHES

TO ENCOURAGE STREETSCAPE VARIETY AND TO PROMOTE COMMUNITY INTERACTIONS, COVERED OR UNCOVERED PORCHES MAY ENCRGOACH UP TO 6 FEET INTO THE MINIMUM FRONT OR REAR BUILDING SETBACK AREAS AS HEREIN SPECIFIED IN PARCEL F.

### LANDSCAPE MAINTENANCE

COMMERCIAL/OFFICE PARCELS (PARCELS A, B, C AND E) AND R2 PARCEL F, IF DEVELOPED AS APARTMENTS, SHALL MAINTAIN ALL ON-PREMISES LANDSCAPING, PEDESTRIAN BUFFERS, TRAILS AND ADJACENT PUBLIC RIGHT OF WAY IMPROVEMENTS, INCLUDING STREET TREES.

SINGLE FAMILY LAND USE (RT, PERMISSIVE) SHALL MAINTAIN ALL ON-PREMISES LANDSCAPING, INCLUDING STREET TREES.

PEDESTRIAN TRAILS, NORTH-SIDE MCMAHON BOULEVARD ARE WITHIN CITY RIGHT-OF-WAY AND WILL BE MAINTAINED BY THEM. THIS DOES NOT PRECLUDE ENCRGOACHMENT AGREEMENTS ALLOWING COMMERCIAL TRACTS TO UNDERTAKE OR AUGMENT MAINTENANCE RESPONSIBILITIES.

PEDESTRIAN TRAIL (EASEMENT OR SEPARATE TRACT) WITHIN PARCEL F TO BE MAINTAINED BY APARTMENT PROJECT(S) OR, IF DEVELOPED AS SINGLE FAMILY, BY AN ASSOCIATION OR FUNDED COMMUNITY TRUST. THIS DOES NOT PRECLUDE MAINTENANCE RESPONSIBILITIES BEING ASSIGNED TO OTHERS (SUCH AS THE TUSCANY LANDSCAPE AND MAINTENANCE ASSOCIATION OR COMMERCIAL DEVELOPEMENT PROJECTS) IF SO AGREED.

THE CITY'S WATER CONSERVATION ORDINANCE APPLIES TO ALL LANDSCAPING.

### LAND USE:

IN ACCORDANCE WITH THE ZONING CODE (RO 1974, 7-14-3, ARTICLE 16, AS AMENDED) THE FOLLOWING LAND USES (ZONING DISTRICTS) GOVERN:

PARCEL A - C1 AND O1 LAND USE, PERMISSIVE AND CONDITIONAL USES.

PARCEL B - C1 AND O1 LAND USE, PERMISSIVE AND CONDITIONAL USES.

PARCEL C - C1 AND O1 LAND USE, PERMISSIVE AND CONDITIONAL USES.

PARCEL D - RT, PERMISSIVE AND CONDITIONAL USES.

PARCEL E - C1 AND O1 LAND USE, PERMISSIVE AND CONDITIONAL USES.

PARCEL F - R2, PERMISSIVE AND CONDITIONAL USES.

REVISIONS		DESCRIPTION		DATE		USNER/MCMAHON ADJACENT AREA (FINELAND)														
						<b>Design Guidelines</b>  DATE: 3/25/2003 SCALE: As Shown DESIGNED: J.T.S. DRAWN: C.S.C.														
1	5/7/03	2	10/03	2	10/03															

**LANDSCAPING GUIDELINES**

THE OVERALL LANDSCAPE CONCEPT WILL UNIFY THE SITE INTO A SERIES OF OUTDOOR PLACES WHERE PEOPLE CAN LIVE, WORK, AND RELAX. LANDSCAPING INCLUDES AN UNDERSTANDING OF THE RELATIONSHIP OF THE SITE LOCALE, EXISTING SITE CONDITIONS, THE DESIRED USES, AND THE LOCAL POLICIES GOVERNING BUILDING AND LANDSCAPE. GUIDELINES ARE USED AS A SUPPLEMENT TO THE CITY REQUIREMENTS FOUND IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, THE POLLEN ORDINANCE AND THE OTHER LANDSCAPE REGULATIONS INCLUDED IN THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE.

LANDSCAPE ELEMENTS SHALL BE USED TO REINFORCE THE STREETScape.

A FULLY AUTOMATED IRRIGATION SYSTEM SHALL BE DESIGNED AS PART OF THE LANDSCAPING FOR EACH PROJECT. THE SYSTEM SHALL BE DESIGNED TO AVOID OVERSPRAYING WALKS, BUILDINGS, FENCES, ETC.

SITE AMENITIES, SUCH AS STREET FURNITURE, LIGHTING, BOLLARDS, AND GRAPHIC PYLONS SHALL BE PART OF THE PLAN AND SHALL BE COMPATIBLE WITH THE ARCHITECTURAL AND LANDSCAPE TREATMENT OF THE PROJECT.

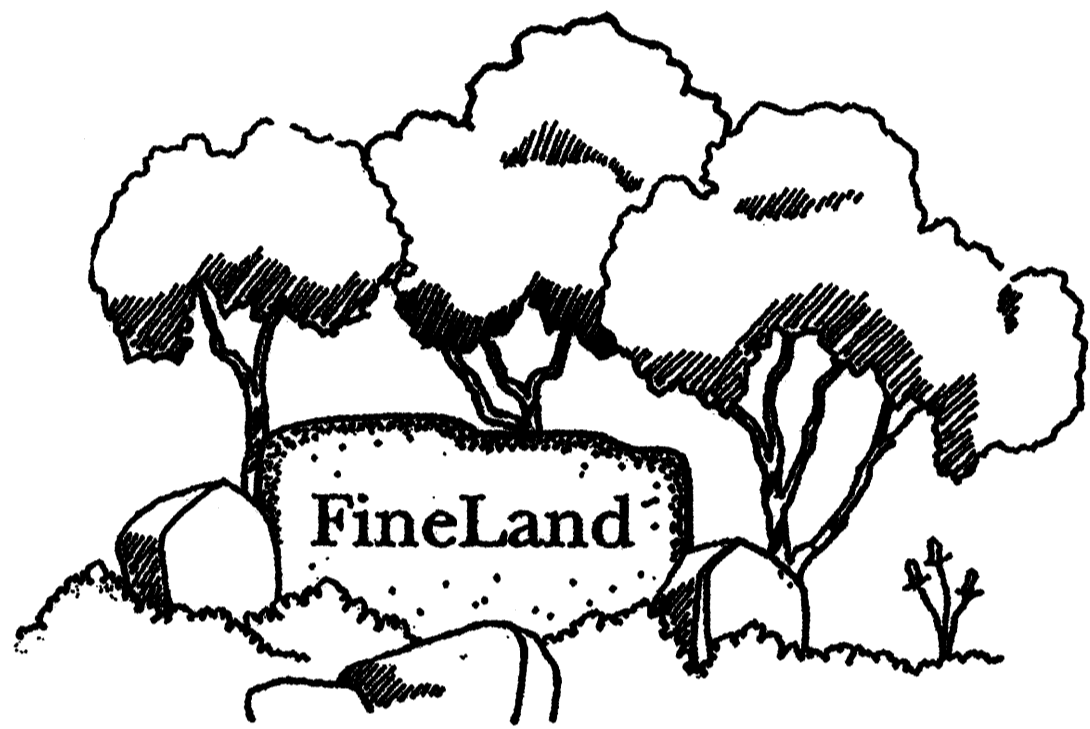
LANDSCAPE DESIGN ALONG THE RIGHT-OF-WAY SHALL BE CONSISTENT THROUGHOUT THE DEVELOPMENT.

LANDSCAPE PLANS MUST COMPLY WITH THE CITY OF ALBUQUERQUE'S WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.

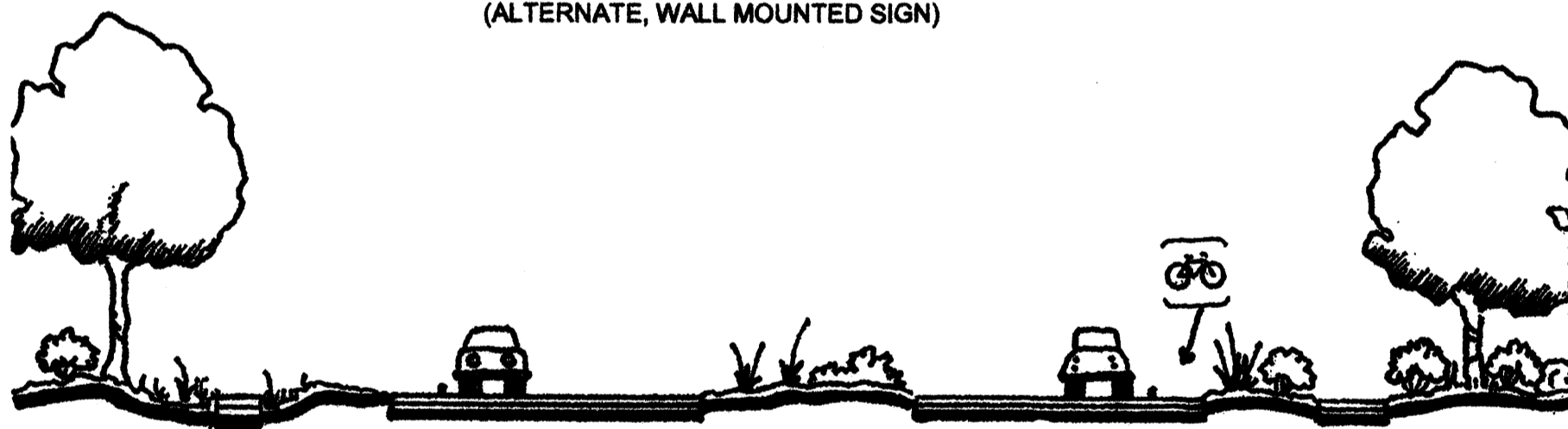
LANDSCAPING AT THIS SITE WILL INCORPORATE THE STANDARDS FOUND IN THE UNSER/MCMAHON VILLAGE CENTER NORTH PLAN, WHERE APPLICABLE.

LIVE PLANT MATERIALS SHALL COVER A MINIMUM OF 75 PERCENT OF ALL LANDSCAPED AREAS.

GRAVEL, COLORED ROCK, BARK AND SIMILAR MATERIALS ARE ACCEPTABLE AS A TOP DRESSING FOR LANDSCAPE AREAS; HOWEVER, THEY ARE NOT TO BE CONSIDERED A FOCAL LANDSCAPE ELEMENT.



ENTRANCE SIGNAGE AND LANDSCAPE (ALTERNATE, WALL MOUNTED SIGN)

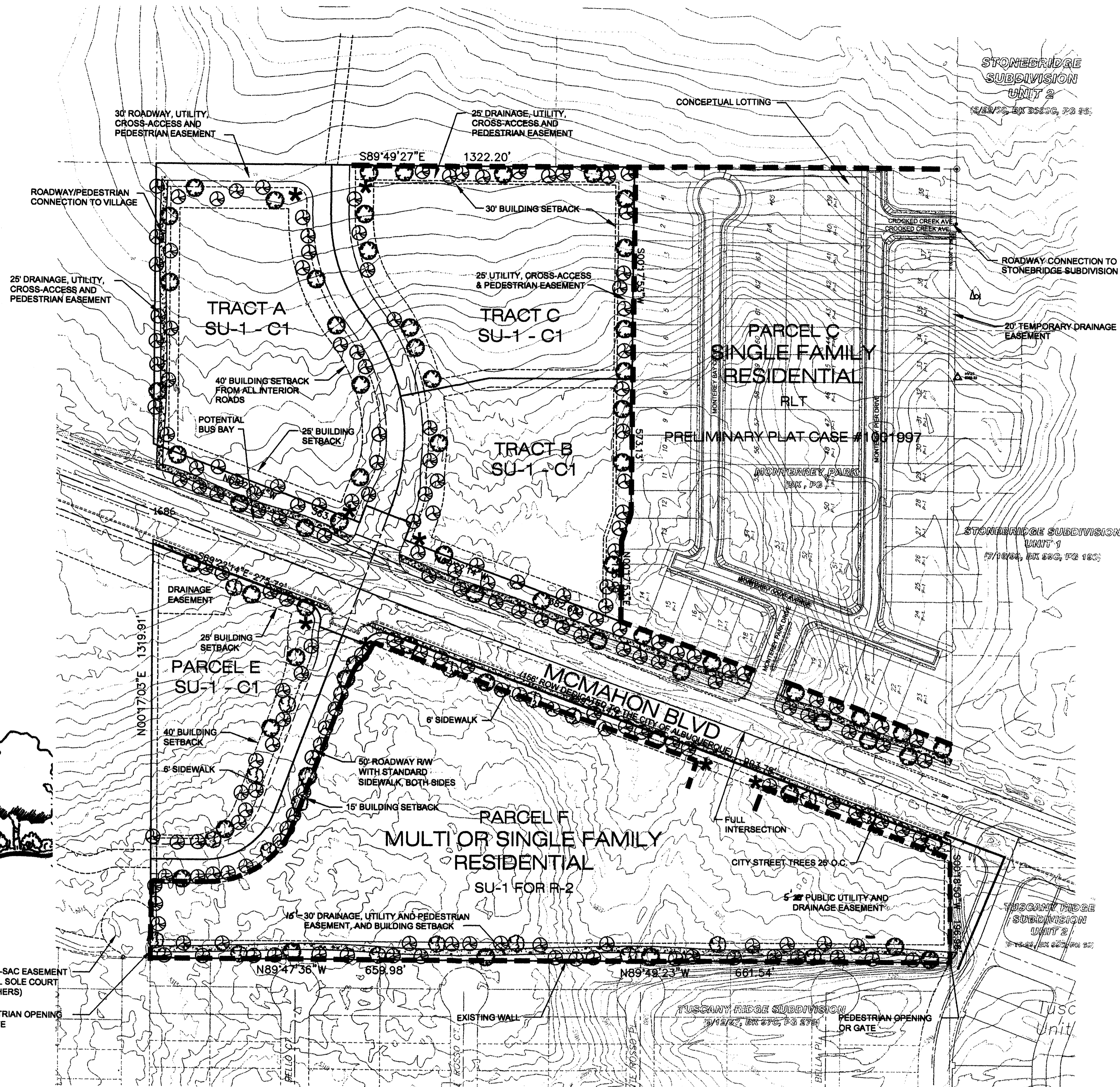


CONCEPTUAL MCMAHON CROSS-SECTION

DECIDUOUS TREES BUFFERING MULTI-FAMILY SITE, 6' MEANDERING SIDEWALK, 6' BUFFER, CURB & GUTTER, 6' MARKED BICYCLE LANE WITH 2 TRAFFIC LANES, RAISED MEDIAN/WALKWAY LANE, 2 LANES FOR TRAFFIC WITH 6' BICYCLE LANE, CURB & GUTTER, 6' BUFFER, 10' MEANDERING TRAIL WITH ACCESS TO RESIDENTIAL AND COMMERCIAL PROPERTIES, STREET TREES ALONG MCMAHON 25' ON CENTER.



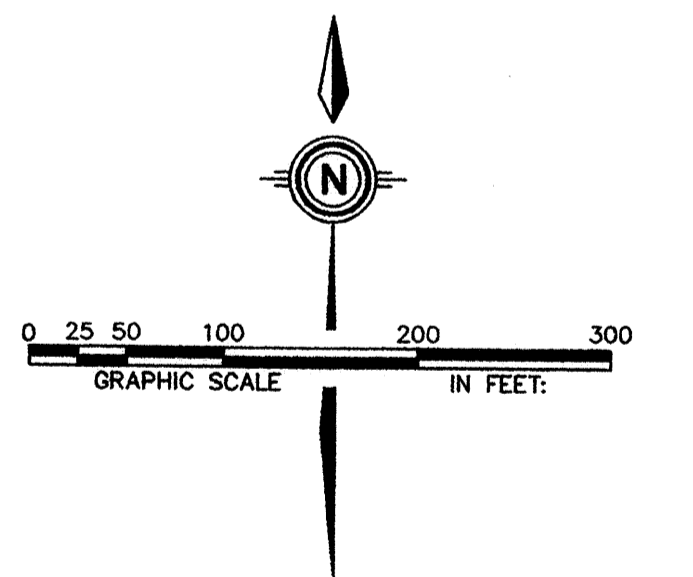
PATIO/COURTYARD WITHIN COMMERCIAL AREA



- PROPOSED DEVELOPMENT PERIMETER WALLS
- \* PROPOSED ENTRY SIGNAGE LOCATIONS

THE FOLLOWING PLANT PALETTE SHOULD BE CONSIDERED AS A GUIDE FOR THIS PROJECT. HOWEVER, CITY ORDINANCES SHALL APPLY IF CONFLICTS EXIST WITH THESE RECOMMENDED LANDSCAPING MATERIALS.

LARGE DECIDUOUS TREES	
SCIENTIFIC NAME	COMMON NAME
FRAXINUS VELUTINA	"RIO GRANDE/FAN TEX", "MODESTO" ASH
GLEDISTIA TRIACANTHOS INERMIS	HONEY LOCUST
PISTACHIA CHINENSIS	CHINESE PISTACHE
ROBINA X AMBIGUA	"IDAHO", "PURPLE ROBE" LOCUST
SMALL DECIDUOUS TREES	
SCIENTIFIC NAME	COMMON NAME
ALBIZIA JULIBRISIN ROSEA	MIMOSA
CHILOPSIS X CATALPA	CHITALPA
CHILOPSIS LINEARIS	DESERT WILLOW
FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE
VITUS AGNUS-CASTUS	CHASTE TREE
EVERGREEN TREES	
SCIENTIFIC NAME	COMMON NAME
CERCOCARPUS LEDIFOLIUS	CURLLEAF MOUNTAIN MAHOGANY
PINUS EDULIS	PINON PINE
PINUS NIGRA	AUSTRIAN PINE
DECIDUOUS SHRUBS	
SCIENTIFIC NAME	COMMON NAME
AMORPHA FRUTICOSA	FALSE INDIGO
BERBERIS THUNBERGII	JAPANESE BARBERRY
BUDDLEIA DAVIDII "NANO"	DWARF BUTTERFLYBUSH
CAESALPHINIA GILLIESII	BIRD OF PARADISE
CHRYSOTHAMNUS NAUSEOSUS	CHAMISA
POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL
ROSA WOODSII	WOODS ROSE
EVERGREEN SHRUBS	
SCIENTIFIC NAME	COMMON NAME
ARTEMISIA FILIFOLIA	THREADLEAF OR SAND SAGE
COTONEASTER SPP	COTONEASTER SPECIES
COWANIA MEXICANA	CLIFFROSE
DASYLIRION WHEELERI	SOTOL
EUROTIA LANATA	WINTERFAT
FALLUGIA PARADOXA	APACHE PLUME
HESPERALOE PARVIFLORA	RED YUCCA
NOLINA SPP	BEARGRASS SPECIES
GROUND COVERS	
SCIENTIFIC NAME	COMMON NAME
ARTEMISIA FRIGIDA	FRINGED SAGE
COTONEASTER DAMMERI	BEARBERRY COTONEASTER
OENOTHERA SPP	EVENING PRIMROSE SPECIES
VINES	
SCIENTIFIC NAME	COMMON NAME
LONICERA JAPONICA SPP	HONEYSUCKLE SPECIES
POLYGONUM AUBERTII	SILVER LACEVINE
GRASSES	
SCIENTIFIC NAME	COMMON NAME
BOUTELOUA GRACILIS	BLUE GRAMA
BUCHLOE DACTYLOIDES	BUFFALOGRASS
FESTUCAELATOR	TURF TALL FESCUE
PENNISETUM SETACEUM	FOUNTAIN GRASS VARIETIES



UNSER/MCMAHON ADJACENT AREA (FINELAND)		
<b>Illustrative Landscape Plan</b>		
DATE: 3/25/2003		
SCALE: As Shown		
DESIGNED: J.T.S.		
DRAWN: C.S.C.		
JOB NO.: 448-01-630	LAND PLANNING P.O. Box 1328	ENGINEERING SURVEYING Corrales, N.M. 87048
SHEET 3 OF 3		