

ZONE ATLAS: E-11, E-12, F-11, F-12

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:
The site consists of unplatted land, approximately 230.8 acres, with a portion in the City of Albuquerque and a portion in Bernalillo County. The portion in Bernalillo County is proposed for annexation and establishment of zoning.

PROPOSED USE:
The proposed zoning for the annexation parcels is SU-1 for O-1, C-2, PRD (varying densities), and Private Commons Area/School Recreational Fields. The parcels in the City of Albuquerque are proposed to remain the same relative to zoning and land use.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS: Two new roads have been constructed (Learning Road and La Luz Connection Road) and one new 48 foot private access easement is planned (Wind Loop Road) to provide vehicular ingress and egress to these parcels, to increase safety to existing development, and to be consistent with City policies contained in the Coors Corridor Plan. Two additional right-in/right-out access points onto Coors Boulevard are proposed between Learning Road and Montano Road. Learning Road is a signalized intersection and Wind Loop Road is proposed to be a signalized intersection.

BICYCLE and TRAIL ACCESS: Bicycle access is provided by 6 foot on-street bike lanes in Learning Road, Learning Road trail (a 10 foot trail within a 20 foot landscape easement), and a 6 foot temporary trail to connect the northern end of Learning Road to Montano Road.

TRANSIT ACCESS: Coordination with the City Transit Department shall be initiated at the Site Plan for Building Permit to provide access and service to this property. Coors Boulevard is a major transit route on the West Side.

INTERNAL CIRCULATION REQUIREMENTS:
Conceptual access points (30 feet in width) have been identified on this Site Plan for each of the proposed parcels; final locations, width, and configuration shall be determined with future Site Plans for Building Permit with approval by the City Engineer. Internal sidewalks and/or trails shall be provided within each parcel with future Site Plans for Building Permit.

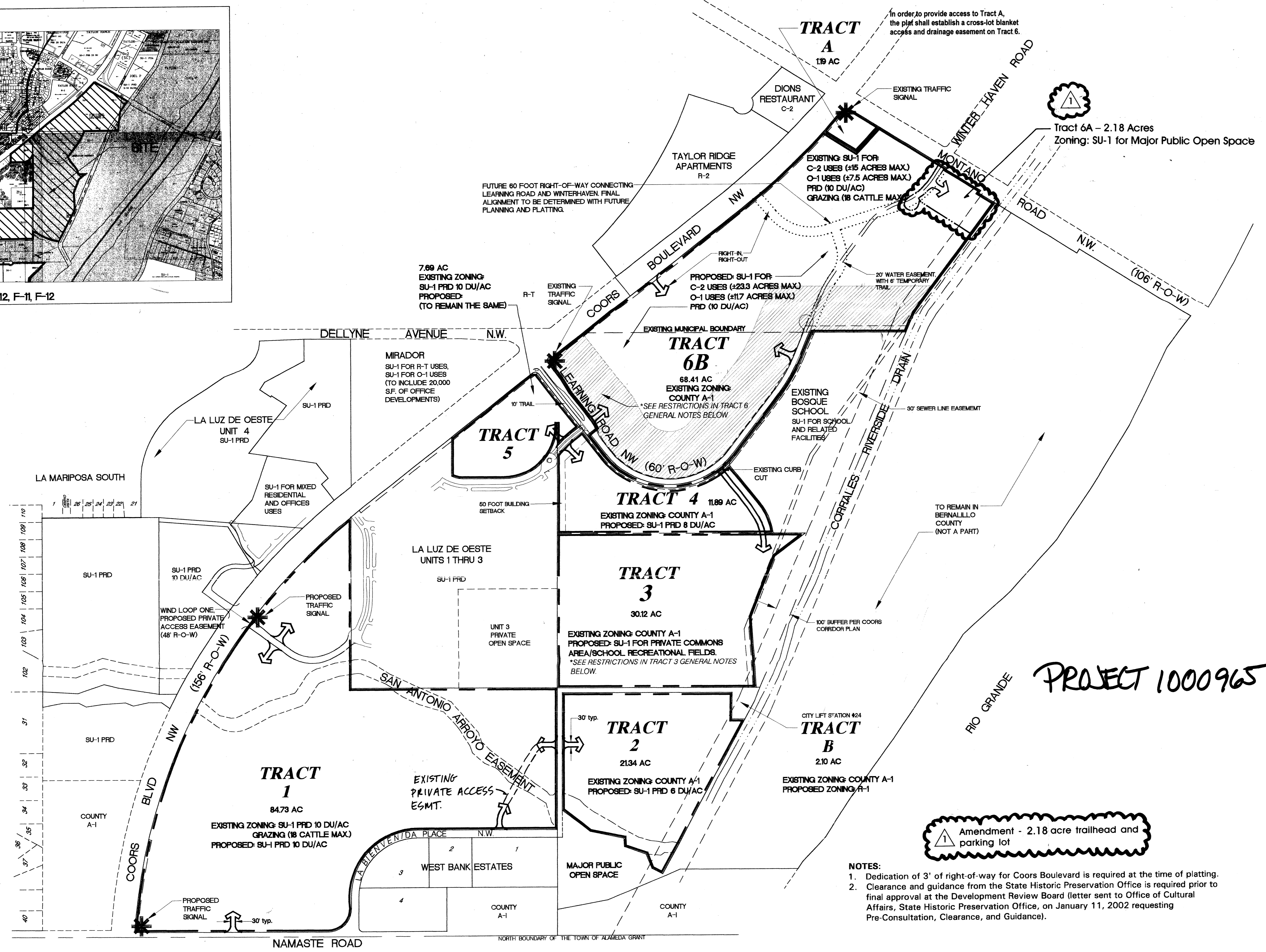
BUILDING HEIGHTS AND SETBACKS:
See Sheet 2 of 2, Design Standards. Building height shall be consistent with the Coors Corridor Plan and should be kept to a minimum, with the majority of the buildings to be one-story.

MAXIMUM FAR:
A maximum floor area ratio (FAR) shall be .35 for the SU-1 for C-2 and SU-1 for O-1 portions of Tract 6.

LANDSCAPE PLAN:
The Design Standards (see Sheet 2 of 2) provide for preservation of significant cottonwoods, emphasis on native and naturalized plant species, landscape criteria, and landscape buffers. Subsequent landscape plans shall be consistent with City standards and policies regarding water conservation.

APPROVALS

PROJECT # 1000965	DB# 02500-00116
EPC# 00128-00000-01743	
This Site Plan for Subdivision is consistent with the Site Plan approved by the Environmental Planning Commission on March 22, 2001 and Conditions of Approval have been met.	
<i>[Signature]</i> Planning Director	2/22/02 Date
<i>[Signature]</i> Transportation Development	2-19-02 Date
<i>[Signature]</i> City Engineer/AMAFCA	2-6-02 Date
<i>[Signature]</i> Utility Development	2-6-02 Date
<i>[Signature]</i> Parks and Recreation Department	2/6/02 Date



PROJECT 1000965

Amendment - 2.18 acre trailhead and parking lot

- NOTES:**
- Dedication of 3' of right-of-way for Coors Boulevard is required at the time of platting.
 - Clearance and guidance from the State Historic Preservation Office is required prior to final approval at the Development Review Board (letter sent to Office of Cultural Affairs, State Historic Preservation Office, on January 11, 2002 requesting Pre-Consultation, Clearance, and Guidance).

GENERAL NOTES:

Currently, all of the land covered by this Site Plan for Subdivision is unplatted. The Tract boundaries were created through actions by others. The goal is to: (1) annex Bernalillo County land to the City of Albuquerque and to establish zoning consistent with City goals and policies contained in the Coors Corridor Plan, West Side Strategic Plan, and the Comprehensive Plan; and (2) plat all of these tracts. Details regarding each tract are provided below:

- TRACT 1:**
This tract contains approximately 84.7 acres that was annexed to the City of Albuquerque by the State Boundary Commission (AX-85-1). It is bound by La Luz de Oeste to the north and east, Coors Boulevard to the west, and Namaste Road and La Bienvenida Place rights-of-way to the south and east. The San Antonio Arroyo runs through the tract from west to east. A proposed 48' private access easement (Wind Loop One) also runs through the tract from Coors Boulevard to La Luz to provide traffic signal access per the Coors Corridor Plan. The existing zoning is SU-1 for PRD 10 du/ac max. and no change is proposed.
- TRACT 2:**
This tract contains approximately 21.3 acres and is currently in Bernalillo County. It is bound by the City lift station right-of-way to the north and west, Corrales Riverside Drain to the east and the San Antonio Arroyo Easement to the south. The existing zoning is County A-1 and the proposal is to annex it to the City and establish SU-1 PRD 6 du/ac. Access to Tract 2 shall be provided at the time the Development Review Board approves the plat and this Site Development Plan for Subdivision.
- TRACT 3:**
This tract contains approximately 30.1 acres and is currently in Bernalillo County. It is bound on the north by vacant County A-1 land (proposed SU-1 PRD 8 du/ac), Bosque School to the east, City-owned road to Lift Station 24 to the south and La Luz to the west. The existing zoning is County A-1. The property is proposed for annexation and establishment of SU-1 for Private Commons Area and School Recreational Fields. School Recreational Fields shall be limited to an area of 240' X 390' in the northeasterly portion of Tract 3. No parking or field lighting is permitted in the vicinity of the Recreational Fields.

- TRACT 4:**
This tract contains approximately 11.9 acres within Bernalillo County. It is bound by Learning Road to the north, La Luz to the west, Bosque School to the east, and vacant County A-1 land (proposed for SU-1 for Open Space/School Recreational Fields) to the south. The existing zoning is County A-1 and the proposal is to annex it to the City and establish SU-1 PRD 8 du/ac zoning.
- TRACT 5:**
This tract contains approximately 7.7 acres and was annexed to the City of Albuquerque by the State Boundary Commission (AX-85-1). It is bound by Coors Boulevard to the west, Learning Road to the north, La Luz de Oeste Units 1-3 to the south, and the La Luz Connection Road to the east. Existing zoning is SU-1 PRD 10 du/ac max. and no change is proposed.
- TRACT 6:**
This tract contains approximately 70.6 acres with a portion within Bernalillo County and another portion within the City. It is bound by Learning Road and Bosque School to the south, Coors and Montano Roads to the north and west, and Bosque School and the Rio Grande Bosque to the east. Approximately 23.3 acres are zoned County A-1. The proposal is to complete the annexation of the property to the City and establish SU-1 for C-2 Uses (23.3 acres max.); O-1 Uses (11.7 acres max.); and PRD (10 du/ac). The area of Tract 6 adjacent to Learning Road and the northern boundary of Bosque School (a minimum of 300 feet) shall be restricted to office and residential uses (PRD & O-1).
- TRACT A:**
This tract contains approximately 1.2 acres and was annexed to the City of Albuquerque by the State Boundary Commission (AX-85-1). It is located at the southeast corner of Coors Boulevard and Montano Road. Existing zoning is SU-1 for C-2 Uses (±23.3 acres max.); O-1 Uses (11.7 acres max.) and PRD (10 du/ac.), consistent with zoning in Tract 6.
- TRACT B:**
This tract contains approximately 2.1 acres and is owned by the City of Albuquerque. Lift Station #24 is existing. A 32' private access easement provides access to the tract and all adjoining tracts. The existing zoning is County A-1 and the proposal is to annex it to the City and establish R-1 zoning.

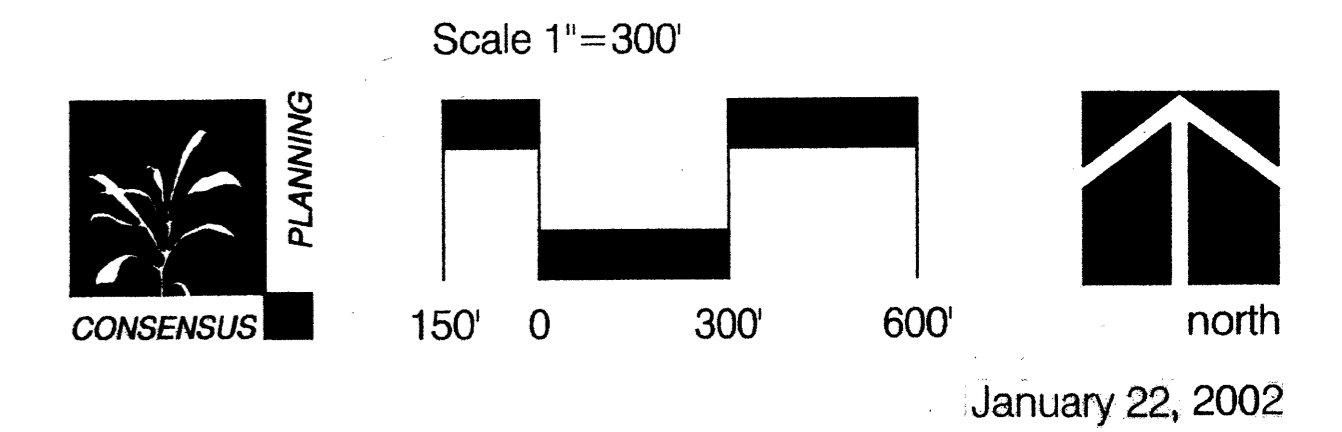
APPROVAL

Project #1000965 EPC # 02EPC-01771 DB# # 03DRB-00431	
<i>[Signature]</i> Planning Department	3/26/03 Date
<i>[Signature]</i> Transportation Development	3-26-03 Date
<i>[Signature]</i> City Engineer	3/26/03 Date
<i>[Signature]</i> Utility Development	3/26/03 Date
<i>[Signature]</i> Parks and Recreation Department	3/26/03 Date

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Design Standards

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for the property. The primary goal for this property is to achieve a vibrant, mixed-use community that fosters pedestrian accessibility and maintains a village-type character.

The Design Standards should be used to facilitate the design of buildings which respect the natural conditions of the site, maintain and highlight the spectacular views of the Sandia and Manzano Mountains, and to leave significant areas dedicated to open space. Innovative techniques such as cluster housing, water harvesting, and use of "green" building materials are strongly encouraged.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the Graham property. They are intended to be complementary to La Luz, Albuquerque's first cluster housing project, and the Bosque School. Subsequent Site Plans for Building Purposes shall be consistent with the Design Standards established by this Site Plan for Subdivision.

PEDESTRIAN AND SITE AMENITIES

The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for the Graham property. Objectives to achieve this goal include maintaining a high quality and consistency in style for site amenities including benches, plazas, walkways, lighting, etc.; providing shaded walkways; and creating separate vehicular and pedestrian circulation systems in order to support the creation of a village-type character. Access to the Bosque will be a key feature for the property.

The use of alternative paving materials (brick, colored concrete, etc.) for pedestrian pathways are encouraged. Public art is another site amenity that is strongly encouraged, and if proposed, should be part of the subsequent building plans.

- Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, sidewalks, and pathways.

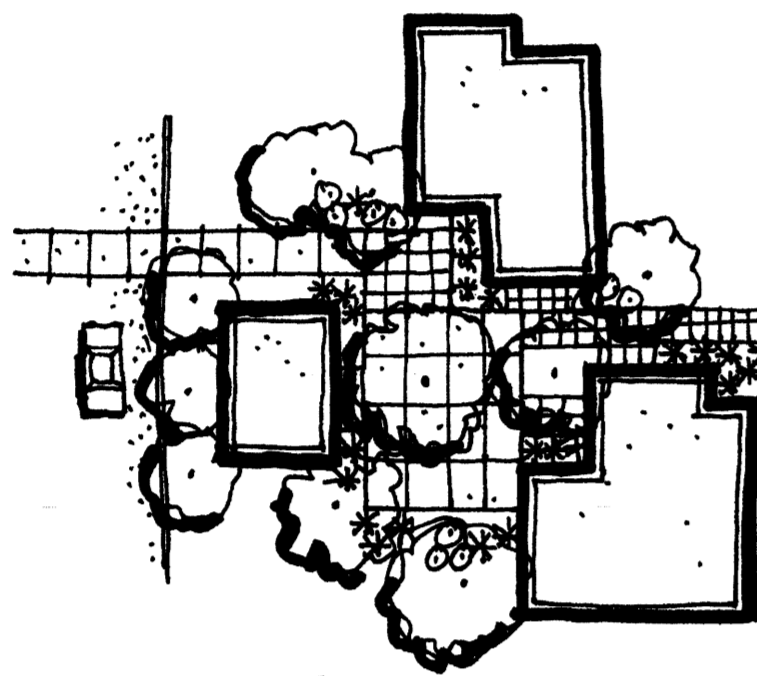
- All pedestrian paths shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).

- The use of asphalt paving for pedestrian paths is discouraged.

- Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles.

- Restaurants, if proposed by subsequent Site Plans for Building Purposes, shall provide outdoor patios and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture.

- Non-residential and multi-family development, if proposed by subsequent Site Plans for Building Purposes, shall provide secure bicycle storage racks that are conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.



OUTDOOR AREAS - defined by building edges, differentiation of paving, variety of scales of landscaping

PARKING

In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design. An effort should be made by site designers to lessen the impact of parking facilities on the land and to preserve views to the Bosque and the Sandia and Manzano Mountains. In order to lessen the visual impact of parking areas, parking facilities should be broken up into a series of smaller areas.

- Handicapped parking spaces shall be provided adjacent to building entries.

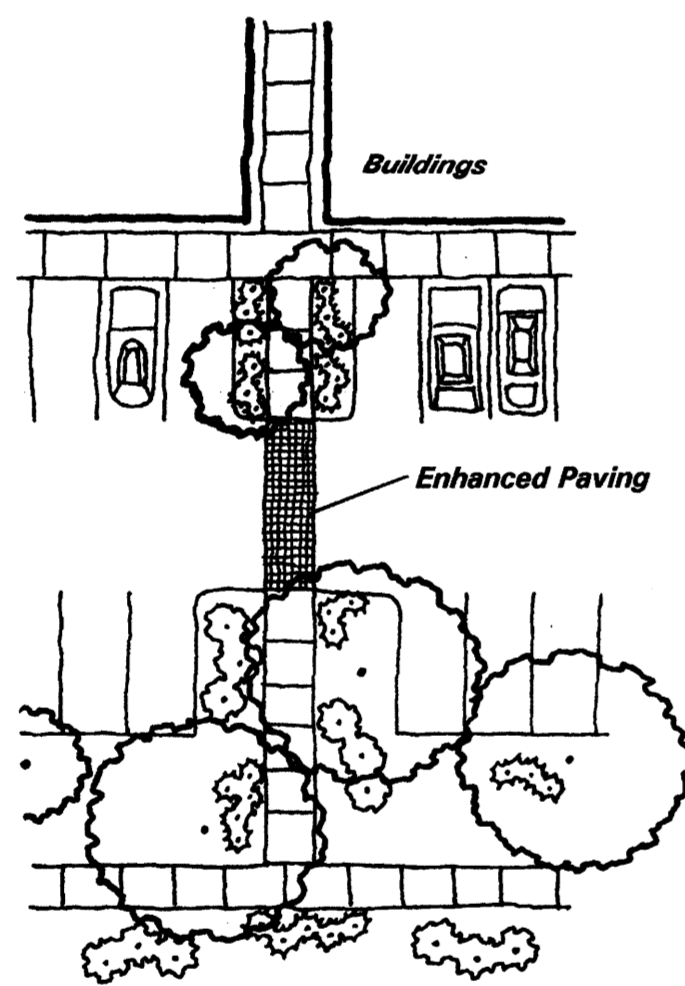
- The total maximum amount of parking provided shall meet parking requirements in the City Zoning Code, plus 10 percent.

- Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.

- Parking areas shall be designed to include a pedestrian link to buildings.

- In cases where parking is adjacent to roadways, landscaping for screening purposes shall be required. The wall shall be architecturally compatible with the surrounding buildings.

- Parking is not allowed in the vicinity of the recreational fields in Tract 3.



PARKING - pedestrian links should be provided between parking areas and buildings

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms, and walls. Parking areas are discouraged from being adjacent to roadways.

Lot Setbacks

- Front Yard: 20 feet
- Side Yard: 5 feet
- Rear Yard: 15 feet
- Setbacks on westerly edge of Tract 4 shall be 50 feet in order to preserve views from La Luz

Parking Area Setbacks

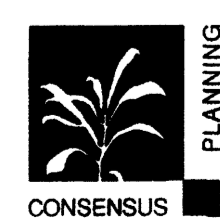
To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 15 feet

LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the property and is complementary to the Rio Grande Bosque. The landscape design should emphasize native and naturalized plant species.

All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to the City requirements in the



Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

The following are minimum standards for the development of specific landscape plans:

- Significant cottonwood specimens shall be identified and preserved, where feasible.
- Street trees shall be provided along roadways at a rate of one tree per 25 linear feet. They should be randomly placed.
- Individual lot owners will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way, if any. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the lot owner in a living, attractive condition.



PEDESTRIAN AREAS - should include shade trees

- A minimum of 30 percent of the site area (minus the building square footage) shall be devoted to landscape materials.

- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 75 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.

- All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, or similar material which extends completely under the plant material.

- Appropriate landscape headers shall be used to separate any turf and groundcover areas.

- To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

- 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.

- An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.

- All plant materials shall be chosen from the City of Albuquerque's Water Conservation Ordinance Plant List.

- Minimum plant sizes at time of installation shall be as follows:

- Trees 2 inch caliper, or 10 to 12 feet in height
- Shrubs & Groundcovers 1 gallon
- Turf Grasses provide complete ground coverage within 1 growing season after installation.

SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the property. The site orientation of these elements shall be away from any street or pedestrian area. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

Screening:

- Parking areas shall be located away from adjacent streets and properties and shall be screened with plant materials, walls, or earthen berms. Such screening shall have a minimum height of 3 feet. Since the viewing public is from above site topographically, the focus of the screening materials should be on trees.

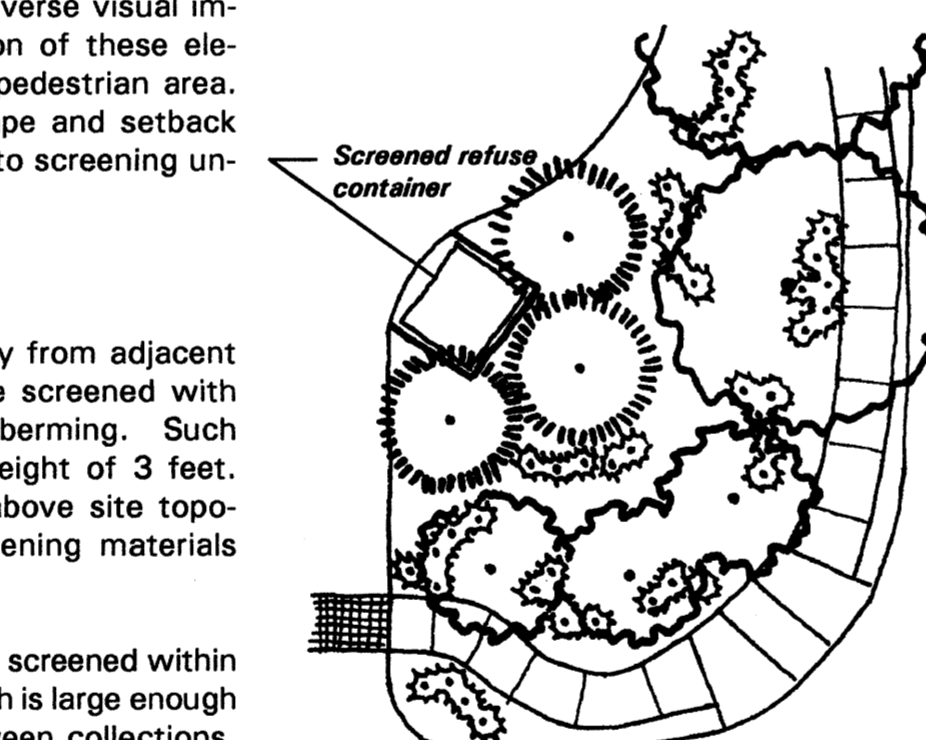
- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections. Trash enclosures shall be screen with plant materials.

- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.

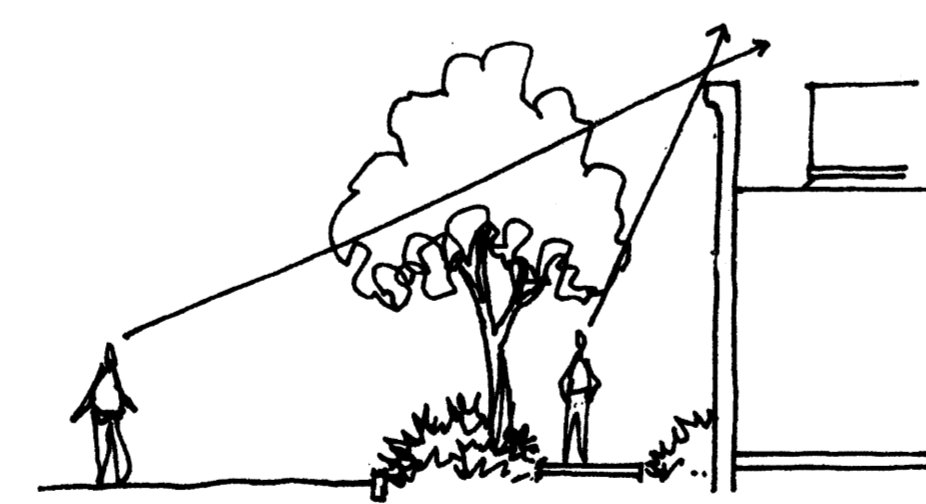
- No refuse collection areas shall be allowed between streets and building fronts.

- All roof-mounted and/or ground-mounted equipment shall be screened from public view by materials of the same nature as the basic materials of the building.

- Unfinished block walls and barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.



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



MECHANICAL SCREENING - should be screened from public view

Perimeter Walls/Fences:

Perimeter fencing is allowed on the property, however, an effort should be made by the site designer to lessen its visual impact through landscaping, meandering within a landscape area, and providing openings. Tensile wire fencing is encouraged for development adjacent to the Bosque to ensure visual access.

- Perimeter walls, if used, shall include pedestrian openings at key locations within the development to ensure convenient access to other areas within the property, as well as to the Bosque.

- Visual openings shall be provided in perimeter walls every 100 feet.

ARCHITECTURE

The design objective for architecture is to provide a series of buildings clustered together in order to create small interior plazas and leaving large areas dedicated to open space. Specific architectural style is not dictated at this time. However, the architectural design should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations.

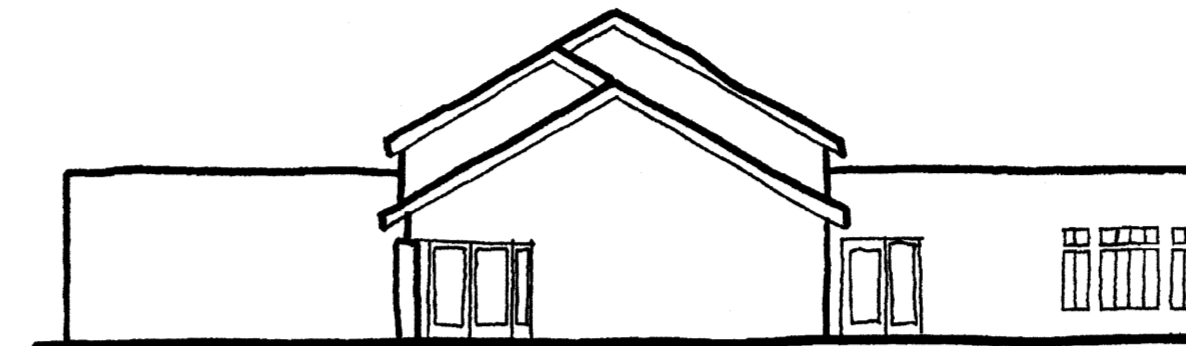
- Buildings and structures shall comply with all applicable City of Albuquerque zoning, building, and fire codes, as well as other local codes.

- Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

- Generic franchise building elevations or canopies are prohibited.

- No plastic or vinyl building panels, awnings, or canopies are allowed. Awnings and canopies, if used, shall be integrated with building architecture.

- Building heights should be kept to a minimum, with the majority of the buildings to be 1 story. Maximum height shall be limited to 45 feet for the ridge of the building to correspond with the Coors Corridor Plan.



BUILDING HEIGHT - should be kept to a minimum with the majority of buildings 1 story

- Entry ways to non-residential and multi-family buildings shall be clearly defined.

- No freestanding cell towers or antennas are allowed; rather antenna shall be integrated with the building architecture.

- Highly reflective surfaces shall be screened from public view.

LIGHTING STANDARDS

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

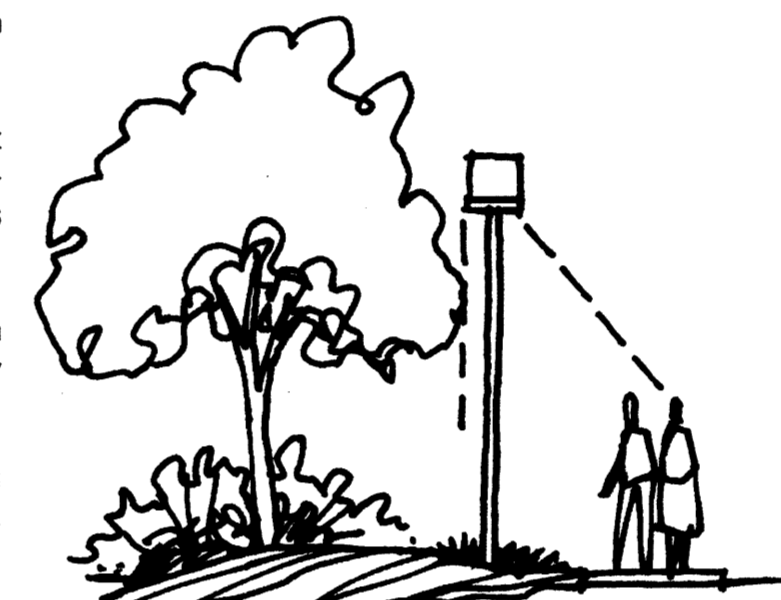
- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.

- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra lights are prohibited.

- The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.

- Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.

- The location of light fixtures shall be identified on subsequent Site Plans for Building Purposes. They shall be a maximum of 20 feet in height, consistent with the Coors Corridor Plan.



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

- No parking or field lighting is allowed in the vicinity of the recreational fields in Tract 3.

- Neon lights are prohibited in the area of Tract 6, adjacent to Tracts 3 and 4, and lying 300 feet north of Learning Road.

SIGNAGE STANDARDS

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within the Graham property. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.

- Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings.

- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.

- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.

- Signs shall not overhang into the public right-of-way or extend above the building roof line.

- Off-premise signs are prohibited.

- Building-mounted signs shall not exceed 5 percent of the facade area and the lettering shall not exceed 1 foot in height.

- No illuminated plastic panel signs are allowed except business logos within the non-residential areas of the property.

UTILITIES

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

- All electric distribution lines shall be placed underground.

- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

- When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

Site Plan for Subdivision

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January 29, 2002