

STONEBRIDGE POINTE

SITE PLAN FOR SUBDIVISION NOTES

A. PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

- Bicycle and Pedestrian Trails:** There is a proposed trail along McMahon Boulevard per the Trails and Bikeways Master Plan. This trail will be constructed within the existing PNM Gasline easement by the McMahon Boulevard project. There is a proposed trail along the west side of Bandelier Drive which will be constructed by Tracts A and B of Stonebridge Pointe Subdivision.
- Vehicular Access:** Conceptual access points have been identified; final locations, width, and configuration shall be determined with future Site Plans for Building Purposes.
- Pedestrian Access:** Pedestrian access shall be provided to each parcel from McMahon Boulevard and/or Bandelier Road. Pedestrian access will also be provided linking the Stonebridge Subdivision and Tract 3A (future transit facility) to this development as shown on this plan in the form of a 6' clear minimum pathway with shade trees at 25 feet on center. (Exact location to be determined with future site plan(s) for building purposes). This requirement shall automatically terminate on December 31, 2002 if the City has not acquired Tract 3-A and constructed the transit facility. In the event the City acquires Tract 3-A and pursues development as a transit facility, modification of this site plan for subdivision can be accomplished by an Administration Amendment approved by the planning director.
- Transit:** Tract 3A west of and abutting this development is proposed to be developed with a transit facility (by others). Vehicular access to and from Tract 3A will be provided as depicted on this plan. This requirement shall automatically terminate on Dec. 31, 2002 if the City has not acquired Tract 3-A and constructed the transit facility. In the event the City acquires Tract 3-A and pursues development as a transit facility, modification of this site plan for subdivision can be accomplished by an Administration Amendment approved by the planning director.

B. ZONING INFORMATION:

- Site Data:** The site consists of 16.1± acres and is currently zoned R-1. Proposed uses include:

SU-1 for C-1 Permissive uses as defined and regulated by the City of Albuquerque Comprehensive Zoning Code for C-1 uses with alcohol sales for on premise consumption, restaurants and their dumpsters shall not be located within 100 feet of abutting R-1 zoning.

SU-1 for R-2: Permissive and conditional uses as defined and regulated by the City of Albuquerque Comprehensive Zoning Code for R-2 uses.

SU-1 for O-1 Permissive uses as defined and regulated by the City of Albuquerque Comprehensive Zoning Code for O-1 uses.

- Floor Area Ratios (FAR's):** The following maximum FAR's shall apply:

Commercial	.30
Office	.50
Residential	.50

- Site plan for building permit purposes must submit plans for review and approval by the E.P.C.

- Landscape Plan:** The Design Guidelines (see Sheets 2 and 3) outline the landscape requirements for the Stonebridge Pointe. A minimum of 15 percent (net area) of the site shall be landscaped as defined by the City of Albuquerque Comprehensive Zoning Code.

- In recognition of the ongoing McMahon Blvd. project, the Stonebridge Pointe development shall not be assessed any costs incurred by the City of Albuquerque for these improvements.

LEGEND

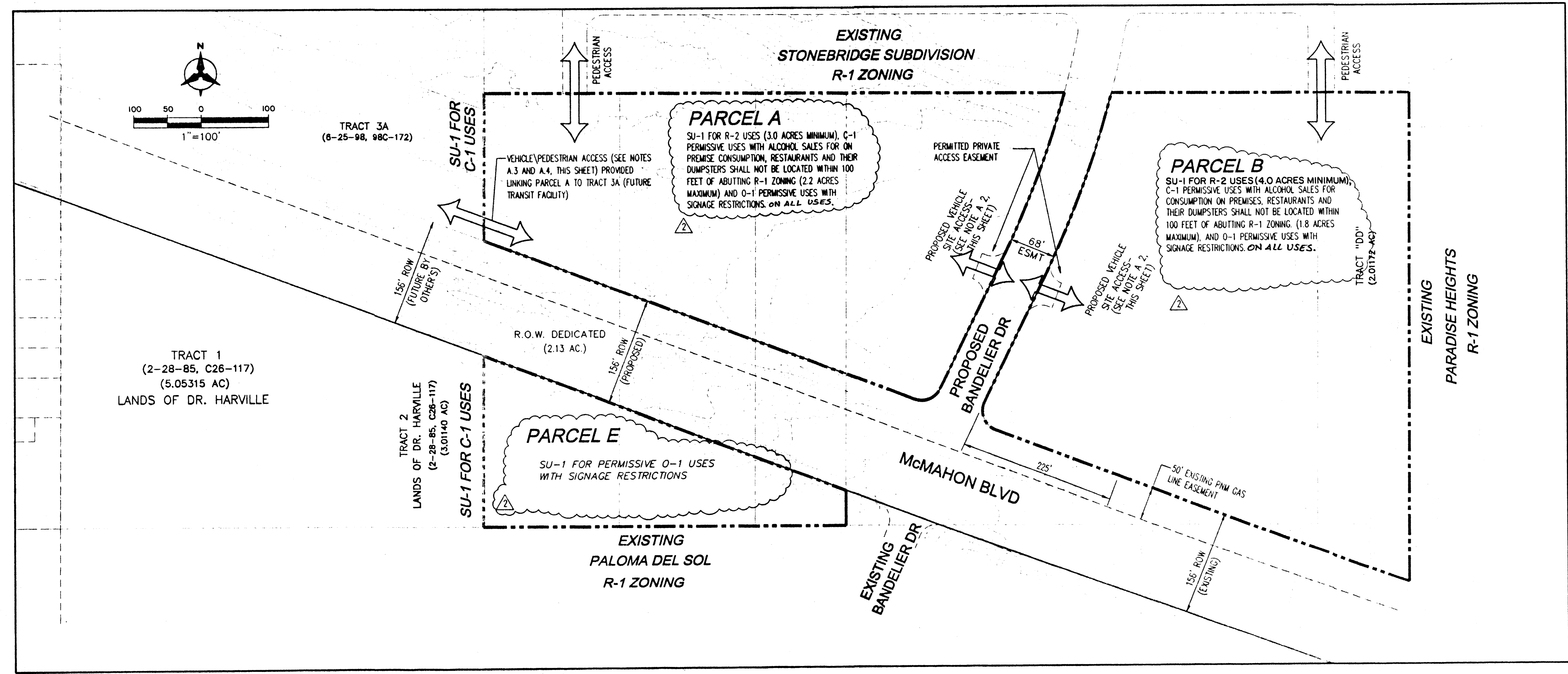
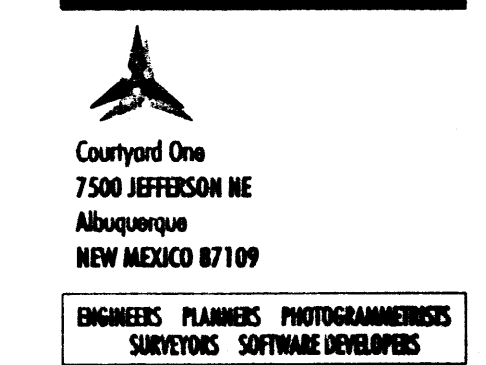
- PEDESTRIAN AND/OR VEHICLE ACCESS LOCATION
- PROPERTY/BOUNDARY LINE
- EASEMENT LINE OR EXISTING DEVELOPMENT

**SITE PLAN FOR SUBDIVISION
STONEBRIDGE POINTE**

PREPARED FOR: **JIM ACHEN**

PREPARED BY: **Bohannon + Huston**

- REVISED: 10/18/2000
 1/2001: EPC Comments
 2/2001: DRB Comments

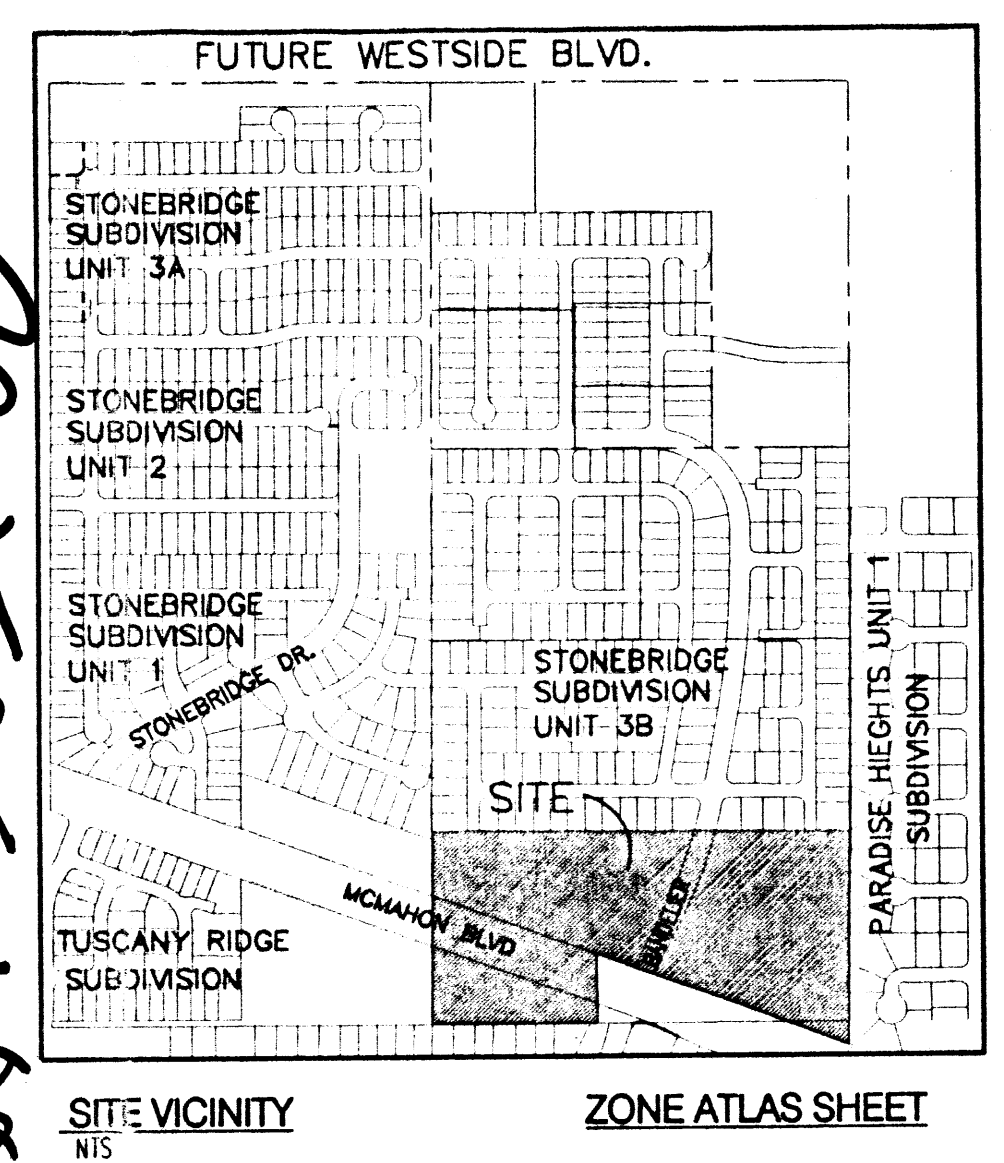


E.P.C. CASE NUMBER: 00 110 00000 01196 / 00 128 00000 01192
 PROJECT NUMBER: 100 1043
 APPL NUMBER: (DRB) 01450 00000 00153

APPROVALS:
 AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON NOVEMBER 22ND, 2000 THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

- 4/23/01
CITY PLANNER, ALBUQUERQUE PLANNING DEPARTMENT
- 2-07-01
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
- 2-07-01
PARKS DESIGN & DEVELOPMENT (CITY) Recreation
- 2/7/01
PUBLIC WORKS, UTILITY DEVELOPMENT DIVISION
- 2/7/01
CITY ENGINEER, ENGINEERING DIVISION
- 2/7/01
A.M.A.F.C.A.

PROJECT 1001043



PARCEL SIZE CHART

IN ORDER TO ACHIEVE THE GOALS OF THIS PLAN, A PLAT SHALL BE REQUIRED THAT DEFINES THE EXACT CONFIGURATION AND SIZE OF EACH PARCEL. THIS CRITERIA WILL BE ESTABLISHED PRIOR TO, OR IN CONJUNCTION WITH, THE PREPARATION OF EACH PARCEL'S SITE PLAN FOR BUILDING PURPOSES. PARCEL SIZES WILL REMAIN FLEXIBLE UNTIL END USERS HAVE BEEN DEFINED.

FINAL PLAT WHICH DESIGNATES THE PARCEL SIZES, CONFIGURATION, AND ZONING CATEGORIES MUST BE FILED WITHIN 2 YEARS. PLATTING CAN OCCUR IN PHASES. DUE TO THIS DEVELOPMENT'S DEPENDENCE ON THE CONSTRUCTION OF MCMAHON BOULEVARD, THE EXTENSION OF FINAL PLAT APPROVAL CAN BE GRANTED BY DRB IN 1-YEAR INCREMENTS.

PARCEL	LAND USE	MIN. ACRES	MAX. ACRES
A	SU-1 for C-1 PERMISSIVE USES WITH ALCOHOL SALES FOR ON PREMISE CONSUMPTION, RESTAURANTS AND THEIR DUMPSTERS SHALL NOT BE LOCATED WITHIN 100 FEET OF ABUTTING R-1 ZONING, WITH SIGNAGE RESTRICTIONS.	0.00	2.20
	SU-1 for R-2, W/SIGNAGE RESTRICTIONS.	3.00	6.45
	SU-1 for O-1 PERMISSIVE USES WITH SIGNAGE RESTRICTIONS.	0.00	3.45
B*	SU-1 for C-1 PERMISSIVE USES WITH ALCOHOL SALES FOR ON PREMISE CONSUMPTION, RESTAURANTS AND THEIR DUMPSTERS SHALL NOT BE LOCATED WITHIN 100 FEET OF ABUTTING R-1 ZONING, WITH SIGNAGE RESTRICTIONS.	0.00	1.80
	SU-1 for R-2, W/SIGNAGE RESTRICTIONS.	4.00	7.86
	SU-1 for O-1 PERMISSIVE USES WITH SIGNAGE RESTRICTIONS.	0.00	3.86
E*	SU-1 for O-1 PERMISSIVE USES WITH SIGNAGE RESTRICTIONS.	1.81	1.81

* SIGNAGE RESTRICTIONS, AS DEFINED ON PAGES 2 OF 3 AND 3 OF 3 APPLY TO ALL USES FOR PARCELS B AND E.

DESIGN PARAMETERS

The purpose of these Design Parameters is to provide a framework to assist developers and designers in understanding the development goals and objectives for projects proposed for the Stonebridge Pointe Subdivision. These parameters address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for this property. They are designed to be consistent with the Westside/McMahon Corridor Transportation and Land Use Guide, April, 1999, and the Westside Strategic Plan. Each category is organized in terms of Standards (items which are required) and Guidelines (items which are encouraged).

Definitions of verbiage contained in these guidelines are as provided in the City of Albuquerque Comprehensive Zoning Code. Definitions of verbiage not contained with the zoning code are as provided in the Webster's unabridged Dictionary, edition June 1999.

SITE DESIGN

The creation of a pedestrian-friendly environment is dependent upon close attention to the relationship between buildings and streets. Pedestrian activity is discouraged where the buildings are placed in the center of the site, surrounded by parking, and without pedestrian connections between the structure and the street. The following standards and guidelines were created to encourage the use of pedestrian, bicycle, and transit modes and to create the opportunity for reduced automobile use:

GENERAL

Standards:

- To the extent possible, buildings shall be arranged in plaza-like configurations, or otherwise clustered to avoid strip-type development and solitary pod-type development. Street frontages should not be dominated by large parking areas; rather, parking shall be located to the rear and sides of buildings. All restaurants are encouraged to have outdoor patio seating. Restaurants over 2,000 square feet shall be strongly encouraged to have outdoor dining.
- To the extent possible, commercial and office uses shall be located adjacent to streets with minimal parking between the entry facade and McMahon Boulevard.
- Pedestrian paths and sidewalks shall be a minimum of 6 feet wide (clear) and shall be of alternative textured material, slightly raised, where they cross vehicle circulation areas. The pedestrian walk at the entry elevation shall be a minimum of 10 feet in width (from edge of building to curb with 6" minimum concrete pedestrian surface) with trees at 25 feet on center or portals or canopies etc. for the entire length of the facade.
- All buildings shall be directly connected to the street and other buildings within the project site with pedestrian walkways, to the extent possible or practicable.
- ? Commercial buildings shall typically be linked with plazas and/or pedestrian ways.
- No chain link, razor wire or plastic/vinyl fencing is permitted.
- ? No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
- ATMs should be architecturally integrated with building design.
- Signage may be individual backlit channel or neon letters with a maximum letter height of 2 feet.
- The dumpster shall be adequately screened with materials compatible with the building; chain link gates are not allowed.
- Building access and entries must be easily accessible from the surrounding buildings by onsite pedestrian pathways/sidewalks.
- Entryways shall be clearly defined by either a canopy or inset, and linked to the pedestrian pathways.
- Parking located adjacent to Bandelier Road and McMahon Boulevard shall be screened by buildings or a combination of landscaping, walls/fences, and earthen berms. Screening shall be compatible with edge treatments of adjacent properties. The screening shall be either a berm or a wall, minimum height of 2'-6" not including landscaping to screen parking.
- Buildings and structures erected within the site shall comply with all applicable City of Albuquerque Zoning and Building Codes, as well as other local codes and ordinances, except as defined in the design parameters.
- The maximum floor area ratio (FAR) for commercial development is .30.
- The maximum FAR for office is .50.
- The maximum FAR for residential is .50.
- Plazas, courtyards, and other outdoor activity or seating areas are encouraged and should be significantly shaded from summer sunlight by tree canopies or architectural devices. The buildings over 10,000 square feet shall have a minimum plaza area of 1,000 square feet.
- Public areas should be defined by building edges, a differentiation in intersection paving, and landscaping at a variety of scales. The design and location of appropriate amenities (such as kiosks) are also encouraged to enhance public areas.
- Public entries to the project are encouraged to be designed to:
 - be consistent with one another
 - create a sense of arrival
 - provide strong visual impact
 - provide a unified project identification
- ? No generic franchise architecture shall be permitted; architecture shall be contextual to the immediate surroundings and to the southwest climate and materials and indigenous vernacular architecture.
- Plazas shall be a minimum 1,000 square feet with a minimum width of 30 feet.
- There shall be a 15 foot off-set from building entry to base of curb along the entry elevation of any building.

- Buildings shall have a maximum expanse flat wall of 100 feet with a 3 foot off-set required as a minimum every 100 feet of facade.

- Gas stations and auto dominated uses shall be located at periphery of commercial development and shall not be the primary focus of the development and to ensure safe pedestrian access to that commercial development.

- A direct link from residential development, commercial development and the proposed transit center to the west should be provided.

ACCESSIBILITY & SAFETY

Design for accessibility at all facilities and outdoor public areas. For the safety and ease of use by all modes of travel, it is important to separate cars, pedestrians and bicycles to the extent possible. The planning and design phases of the project shall include sufficient design consideration to separate circulation and provide visitor convenience.

Standards:

- The Americans with Disabilities Act, the American National Standards for Accessible and Usable Buildings and Facilities, and the New Mexico Building Codes for accessibility criteria for places of public use shall be consulted.
- Close attention shall be paid to ramps and to how the entire site may be traversed. Private pedestrian linkages shall align with public paths to connect and integrate all building sites, to the extent required by code, and as further described in the design parameters.

CIRCULATION

Standards:

- Adequate pedestrian connections within the site shall be provided to minimize vehicular/pedestrian conflicts and ensure clear and efficient pedestrian pathways. Special paving treatment (6 feet wide minimum) shall be provided where perimeter sidewalks cross vehicular entrances and at locations within the site where pedestrian pathways cross major drive aisles.
- Pedestrian access shall be separated from vehicular access. Driveways shall not be considered an acceptable form of pedestrian access to buildings or outdoor activity areas.
- Private driveways into the Commercial, Office or Multi-Family sites shall not exceed a width of 42 feet for two-way traffic, or 22 feet for one-way traffic. Bicycle parking shall be provided to promote an alternative to vehicle use as required by the City of Albuquerque Comprehensive Zoning Code.
- Convenient pedestrian connections between adjacent buildings and from each building to the internal road system and to the adjacent streets are required in the form of a 6 foot clear minimum pathway with shade trees at 25 feet on center.
- Parking areas shall be designed to include pedestrian links to the street sidewalk and pedestrian access shall be provided to link structures to the public sidewalk in the form of a 6 foot clear minimum pathway with shade trees at 25 feet on center.
- All buildings shall be directly connected to the street and other buildings within the project site with pedestrian walkways, to the extent possible or practicable.
- Trail connections shall be provided to the City-planned trail along McMahon Boulevard and the trail along Bandelier Drive.
- Pedestrian connections shall be provided to the proposed transit site west of the site (see Sheet 1). This requirement shall automatically terminate if Tract 3-A is not acquired by the City and transit facility is constructed.
- A direct pedestrian link shall be provided from the residential, commercial and office uses to the proposed transit center site to the west in the form of 6 foot clear minimum pathway with shade trees at 25 feet on center.

PARKING

- Parking shall be provided in accordance with the City of Albuquerque Comprehensive Zoning Code, except as further defined herein.
- Parking shall be limited to the required number of spaces plus 10% as encouraged by the West Side Strategic Plan. Parking areas shall be located to the rear of the site to the extent possible. ADA parking and bicycle parking shall be located adjacent to buildings.
- Cross-access provisions between adjoining parcels are required, which may be facilitated with cross-access easements, when practicable.
- Parking fields of 50 cars or more shall have a tree-lined pedestrian way connection to the main internal pedestrian pathway to the center and should connect to adjacent streets and sidewalks.
- Landscaped islands shall be distributed throughout parking areas, as required by the City of Albuquerque Comprehensive Zoning Code.
- There shall be barrier curbs around landscape islands in parking areas in order to protect landscaping from vehicles.
- Parking is encouraged to be broken into smaller areas rather than one large parking lot where practicable. Long stretches of parking facilities adjacent to the streets should be avoided whenever possible. Screening may be provided and can include earth berms, perimeter or retaining walls, fences, and landscaping.

? Second bullet should read "ADA parking and bicycle parking shall be located adjacent to the buildings."

SETBACKS

Standards:

- The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Permitted within these setbacks will be screening materials, including landscaping, earthen berms, walls, fencing and Pedestrian walkways.
- All building setbacks shall be landscaped according to the landscape guidelines (see Landscape section).
- Perimeter awnings, arcades/portals, garden court walls and overhangs shall be allowed within setbacks.
- Buildings in commercial and office zones shall have minimum setbacks, as follows:
 - Zero feet from the R.O.W. line of McMahon Boulevard and Bandelier Drive.
 - 15 feet from the R.O.W. line of interior road(s) and/or the property line of a residential zone.

- 10 feet from the property line of a commercial zone.
- Parking areas shall have a minimum setback, as follows:
- 5 feet from the R.O.W. line of McMahon Boulevard and 12 feet Bandelier Drive.
 - 12 feet from the R.O.W. of interior road(s).

Buildings in residential zones shall have minimum set backs as specified in the City of Albuquerque Comprehensive zoning code.

PERIMETER WALLS, SCREENING WALLS & FENCES

The effective use of screening devices for loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of service functions is encouraged to be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function.

Standards:

- Perimeter walls or fences may be provided for Multi-Family residential development. If provided, they shall have a maximum height of 6 feet and are encouraged to meander within setbacks.
- Pedestrian openings shall be provided for access at key locations within Single-Family residential developments.
- Visual openings shall be provided in perimeter walls every 100 feet at commercial, office, and Multi-Family residential properties for visual relief.
- All outdoor refuse containers shall be screened within a minimum 6-foot-tall enclosure and large enough to contain all refuse generated between collections. Design and materials of enclosures shall be compatible with the architectural theme of the site. Chain link gates are not allowed.
- Mechanical equipment shall be fully screened from public view. Screening shall be compatible with materials and architectural design of the building.

SIGNAGE & GRAPHICS

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and to complement the visual character of the development.

Standards:

Signage Shall:

- Signage shall conform to Shopping Center regulations of the City of Albuquerque comprehensive zoning code and building mounted signage should be limited to channelized letters and/or signs without internal illumination.
- This is a designated shopping center site, therefore off-premise signs shall be limited to directional and directory type signage for uses which are part of Stonebridge Pointe, there shall be an allowance for one off-premise sign to denote the entrance to the subdivision to the north (Stonebridge Subdivision); it will be a maximum 6 feet in height with a maximum square footage of 24 square feet.
- The signs shall be compatible with the building in terms of materials and colors. The size of the building mounted signage shall not be increased from what is depicted on the Site Plan for Building Permit Purposes package.
- There shall be a maximum of four monument signs permitted on the site with the exception of the one for the housing project which is noted later.
- Monument signs shall be a maximum 10 feet high, 75 square feet of signage face per side and they shall be regulated by the allowed per frontage allowed for each street.
- Signage may be individual backlit channel or neon letters with a maximum letter height of 2 feet.
- All freestanding signage shall be monument type signs that are architecturally integrated with building design.
- Building signage shall be a maximum of 6% of the facade area and no signage shall face abutting residentially zoned properties with the exception of the individual tenant sign that is noted below.
- Building mounted signage for individual tenants mounted higher than 6 feet above the buildings finished floor elevation shall not be permitted on any elevation, but individual tenant signs not to exceed 8 square feet including logos shall be permitted facing residential.
- The abutting building mounted signage shall not face abutting R-1.
- Freestanding signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- Signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- Signage shall be in accordance with the City of Albuquerque General Sign Regulations as provided in Section 14-16-3-5 of the Zoning Code, unless described otherwise herein. Signs which are directly spotlighted may be used, provided there is non-glare on the street or upon adjacent property or that the light does not distract motorists.
- Signage shall be integrated into a cohesive system, sharing common colors, shapes, sizes, materials, locations, lettering, etc., where practicable.
- Avoid too many different colors on a sign.
- There should be a significant contrast between the background and the text.
- Minimize the amount of words on a sign.
- Pedestrian-oriented signs should be smaller than Vehicle-oriented signs. A Pedestrian-oriented sign is usually read from a distance of 15-20 feet.
- Lightings of any kind is not permitted.

Signage SHALL NOT:

- use moving parts, make audible sounds, or have blinking or flashing lights.
- overhang into the public right-of-way, property line, or extend above the building roof line.
- Signs perpendicular to an 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.
- Building mounted signage mounted higher than 6' above the buildings finish floor elevation shall not be permitted on any elevations facing and within 60' of Paradise Heights Unit 1 or Stonebridge Subdivision Units 3B and 3C. Signs depicting company names, addresses, and/or other directional information may be mounted on these elevations 6' or lower from the buildings finish floor elevation.

LIGHTING, OUTDOOR FURNITURE & MATERIALS

In order to enhance the safety, security, and visual aesthetics of the property, careful consideration must be given to selection of outdoor furniture, lighting design, site materials and other features. It is important to consider the daytime appearance of all materials.

Standards:

- Placement of fixtures and standards shall conform to State and local safety and illumination requirements.
- A 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. All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky."
- Individual site lighting standards shall complement the architectural character of the building and other site fixtures.
- The maximum height for lighting fixtures shall be:
 - 16 feet high for walkways and entry plaza
 - 25 feet for street lights and parking area lights
- No lighting standards shall be more than 16 feet tall within 100 feet of the R-1 zone.
- Site amenities such as street furniture, lighting, barrels, and graphic pylons are encouraged to be part of the landscape plan and, if utilized, be compatible with the architectural and landscape treatment of the project.
- Spread lighting fixtures are encouraged to accent landscape and walkways, as is the use of uplighting fixtures to highlight trees, walls and architectural features.
- Fixture style and design should be compatible and consistent with the lighting design of other projects within the development. Exterior lighting fixtures should relate stylistically to the architecture of the adjacent buildings. Fixture color for street lighting should complement the architecture.
- Outdoor furniture, if utilized, should be colorful. Where appropriate, glazed tile, integrally colored concrete, and stained concrete surfaces should be used to offset furniture at focal areas.
- Outdoor materials should be chosen for their durability and resistance to weathering.
- At primary activity areas (such as at the Bandelier/McMahon intersection), paving should have some attractive features beyond standard asphaltic or concrete slabs, such as changes in material, texture, pattern, and/or color. Where concrete slabs are used, they are encouraged to be patterned, stained, integrally colored, and/or inlaid with tile.

- Asphalt should be avoided in all areas except parking areas and bicycle trails. Use of alternative materials for these areas is encouraged.
- Exterior elevations of any building fronting a street are encouraged to be feature lighted to enhance the identity of the building.

SITE PLAN FOR SUBDIVISION STONEBRIDGE POINTE

PREPARED FOR:

JIM ACHEN

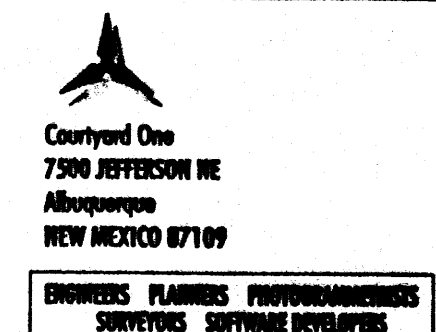
PREPARED BY:

Cottman & Austin

REVISED:

1/2001: EPC Comments

2/2001: DRB Comments



August 25, 2000

SHEET 2 OF 3

ARCHITECTURAL DESIGN

Standards:

- Building design shall be architecturally integrated within the site and contextual to buildings within the vicinity. No standard, generic franchise building elevations or canopies are permitted; design shall be innovative and with southwestern architecture per the West Side Strategic Plan.
- All canopies and ancillary structures shall be architecturally integrated with main buildings. Special consideration shall be given to roof structures, including materials.
- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- No chain link, razor wire or plastic/vinyl fencing is permitted.
- No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
- ATMs should be architecturally integrated with building design.
- Loading docks shall have architecturally integrated screenwalls and roofs or covers that enclose loading docks.
- The dumpster shall be adequately screened with materials compatible with the building; chain link gates are not allowed.
- Canopy fascia shall be architecturally integrated with building design; no illuminated fascia bands are allowed.
- Building heights shall be as regulated in the City of Albuquerque Comprehensive Zoning Code for C-2, R-2, or O-1 zoning, whichever is applicable to the site being developed.
- Buildings are encouraged to employ a variety of structural forms to create visual character and interest. Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and scuppers, breezeways, vertical fins, wall recesses, soffits, and deciduous tree canopies, if utilized, should be carefully dimensioned and detailed to provide a human-scale, visual interest, and a means of shading building facades while lending color and formal articulation to the buildings.
- Roof forms including vaulted roofs, compound roofs, or sloping roofs may be considered for particular uses. The massing of roof exposures are encouraged to be distributed among a variety of volumes, introducing the use of dormers, extended vertical forms, and the use of a combination of flat roofs and sloped roofs.
- Commercial and office uses are encouraged to be horizontally connected in a variety of ways through the use of arcades or portals, controlled plaza elements, outdoor cafes, pavement, or sitting areas.
- Mixed-use development (i.e., residential with commercial, commercial with office, etc.) is encouraged within the entire development, but not necessarily on a Parcel by Parcel basis, but in accordance with the Zoning categories listed in the parcel size chart on sheet 1.

FAÇADES

Guidelines:

- Vary in height, depth and articulation to create a pedestrian-scaled environment.
- Be articulated with a variety of architectural elements, colors and materials so as to lend familiarity, intimacy, and visual complexity to the buildings and to break down facades into perceptually manageable pieces.
- Have all accessory buildings and enclosures, whether attached or detached from the main building, treated with similar compatible design and materials as the main structure or structures.
- Extended architectural detailing of the ground floor elevations from Zero to 10 feet, including color or texture variations, the architectural treatment of expansion joints and reveals, door and window articulation and architectural accents, is encouraged in order to enhance the pedestrian level experience.

ROOFS & PARAPETS

Standards:

- All rooftop equipment shall be below parapet height and screened from view from nearby properties. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
- Canopy fascia shall be architecturally integrated with building design; no illuminated fascia bands are allowed.

Guidelines:

- Roof structures should vary in type, profile and/or scale according to the dissimilarity of use or function.
- Roofs should drain water to areas which are landscaped appropriately for such run-off, and should drain to areas which are not heavily traveled.
- The parapets of flat roofs should maintain a consistent character, but should vary in height in accordance with overall façade variations and individual building articulation.

ENTRYWAYS

Standards:

- Entries shall be clearly defined and connect to pedestrian linkages.
- Entries shall be visually noticeable and obvious to pedestrians approaching from parking areas through the differentiation of form, scale, material and color.
- Extended overhangs, porticoes or recesses may be incorporated into the facades of the building in order to provide shade, shelter and a sense of arrival.
- Building entries may be substantially glazed for visual connection between interior and exterior, as well as to mediate the potentially high contrast between dark interior and bright exterior spaces.
- Entryways are encouraged to be accented with lighting to enhance the perception of surface variety.

FENESTRATION & SHADING

Standards:

- The scale, proportion, and composition of fenestration of facades should be designed to give visual interest from the exterior, to provide variation in quality of light on the interior, and to coordinate with the lighting requirements for each activity area.
- Buildings are encouraged to be oriented to take advantage of heat gain in the winter, while coordinating with shading strategies to inhibit solar gain in the summer.

BUILDING MATERIALS & COLORS

Standards:

Materials prohibited as the main architectural feature including the following:

- Mirrored glass surfaces
- No chain link, razor wire or plastic/vinyl fencing is permitted.
- The use of contrasting colors between roofs and walls is encouraged to further differentiate the planes of building masses.
- Colors should be the natural tone of materials (earthtones such as sands, creams, tans, etc.) rather than applied color (painted), except where used as an accent color.
- Accent colors and materials can be used to bring out detailing which better articulates or gives scale to a building, including the colors of glazed tile, wood trim, tile roofing, paint, metal, etc. Accent colors at stairs, balconies, and perimeter walls are to be compatible with colors used for streetscape and perimeter walls.
- Color should be used to highlight important features or details of buildings, and color should be an integral design consideration to all building, paving and landscape elements.
- Color can unify or differentiate buildings. The use of color to unify or differentiate buildings or building components should coincide with the relative relationships of interior functions or the differing functions of buildings.

UTILITIES

Standards:

- All new electric distribution lines shall be placed underground.
- Transformers, utility pads and telephone boxes shall be 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 prefabricated fiberglass enclosures are used, they shall be screened from view by walls, fences, and/or landscaping.
- Refuse enclosures shall be located in areas of low visual and olfactory impact, where practicable.

LANDSCAPING

The development of an overall landscape concept will establish a framework that unifies the entire property. To achieve a cohesive development, all areas of design 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 Pollen Ordinance and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

Standards:

- Outdoor patio areas shall have shade trees spaced at intervals of 20 feet on center to provide shade for outdoor dining. Trees shall be planted in planters that are a minimum of 5 feet by 5 feet.
- Parking fields of 50 cars or more shall have a tree-lined pedestrian way connection to the main internal pedestrian pathway to the center and shall connect to adjacent streets and sidewalks.
- No chain link, razor wire or plastic/vinyl fencing is permitted.
- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between residential and non-residential uses. A minimum landscape buffer of 10 feet shall be provided between a change in parcel zoning, except this buffer shall be 15' between uses abutting residential zoned properties.
- Street trees shall be provided along Bandelier Drive at a rate of one tree per 50 linear feet. Street trees are defined as being within 20 feet of the back of curb. They may either be randomly or consistently placed.
- Street trees shall be provided along McMahon Boulevard at the rate of one tree per 50 linear feet. The trees shall be provided as part of the McMahon Boulevard Project and paid for by the City. The trees shall be located within 20 feet South of the North ROW line of McMahon Boulevard. Landscaping incorporated into any portion of the existing PNM gasoline easement (proposed Right-of-Way) by the City and/or the Parcel developer shall be calculated as part of the required Landscaping provided by the development.
- Landscape design along Public right-of-ways shall be consistent throughout the development. Landscape elements that reinforce the street edge are encouraged.
- A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with street-side exposure.
- Shading of pedestrian ways and the use of pedestrian-scaled lighting along the roads are encouraged.
- All internal pedestrian connections shall be lined with shade trees planted at a maximum 25 feet on center.

- Landscape headers shall be used to separate the turf and groundcover areas. Headers shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.
- Seventy-five percent of the required parking lot trees shall be deciduous and shall have a mature height and canopy of at least 25 feet.
- A landscape strip of no less than 6 feet plus 4 foot sidewalk shall be maintained between a parking area and the street right-of-way within all zones, except along McMahon Boulevard which shall be provided as part of the McMahon Boulevard Project by the City.
- An automatic underground irrigation system is required to support all landscaping. The system shall be designed to avoid over spraying of walks, buildings, fences, etc. Irrigation components should be checked periodically to ensure maximum efficiency.
- All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the Owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of pervious filter material. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.
- All landscaping areas shall have a minimum of 75% organic coverage at maturity, the coverage does not include tree canopy.

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 one growing season after installation |

SITE PLAN FOR SUBDIVISION STONEBRIDGE POINTE

PREPARED FOR:

JIM ACHEN

PREPARED BY:

oh man + hu ton

REVISED:

1/2001: EPC Comments

2/2001: DRB Comments

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BUSINESS PLANNERS PROFESSIONALS
SURVEYING SOFTWARE DEVELOPERS

August 25, 2000

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