

LADERA BUSINESS PARK DESIGN GUIDELINES FOR LOTS 12-23 & 29

The purpose of these Design Standards is to guide development of lots 12-23 and 29 of the Ladera Business Park in order to create a high quality, pedestrian friendly Commercial Center. The potential mix of uses within the Commercial Center includes retail, restaurants, office, banks and other commercial services. These uses have been selected to best serve the greater Ladera Business Park and surrounding residential neighborhoods. While the overall design guidelines listed on sheet 2 pertain to the entire Ladera Business Park, the guidelines listed below provide additional architectural control over the property.

The Design Standards were written to require the use of common design elements to unify the project functionally and architecturally. The broad categories of design elements used to unify the project are:

- Building groupings to reinforce a "main street" theme
- Decentralization of parking fields to minimize their impact on patrons and the immediate environment
- A strong internal pedestrian path network
- Aesthetic continuity through the use of common building forms and materials
- A common building signage system
- A common landscaping theme

An Architectural Review Committee (ARC), formed by the property owners and master developer, will analyze all potential projects relative to these standards to ensure the realization of the Development Concept. A conceptual site plan, landscaping plan, and building elevations shall be submitted to the ARC by individual project developers for review and comment. Approval must be obtained prior to proceeding with construction documents and submittal for building permit. Approval will be granted when the individual project meets the requirement of these standards to the satisfaction of the ARC.

The Main Street

Intent:

The development's primary organizing element is an internal "main street" to which the majority of buildings relate. Buildings along the main street shall be grouped together and oriented to face the street to encourage a pedestrian environment where patrons can park once and walk between the various uses. Spaces between buildings shall be utilized as plaza areas and outdoor gathering places for dining and other outdoor activities. Convenience parking shall be provided along the main street with drive aisles between buildings to provide access to parking areas behind them. Two traffic circles will act as focal points, traffic calming devices, and opportunities to create patron gathering spaces. Primary entrances to buildings shall be provided on the main street, at the traffic circles, or on side streets. Secondary entrances may be provided at the parking areas behind the buildings.

Design Standards:

- Orient buildings to face the main street with parking fields behind them.
- Group buildings together to maintain the continuity of the main street facade. Provide pedestrian plaza spaces between buildings.
- Access drives to rear parking areas shall be shared so that they occur on only one side of each building.
- Locate primary building entrances on the main street, at the traffic circles where they occur, or along access drives to rear parking areas. Secondary entrances may be provided at the rear parking areas to create "walk through" buildings.
- Shaded portals or canopies shall be provided along the main street and at building entrances.
- Trash receptacles and service areas shall be located at the rear of these buildings with appropriate screening as described in the Site section below.

Pad Sites along Unser Boulevard

Intent:

Additional building pads are provided along Unser Boulevard to take advantage of their high visibility. The pads are spaced along Unser to break up the parking areas into smaller cells and to provide gaps between buildings to allow visual access into the site for traffic traveling along Unser Boulevard. These buildings are highly visible from all directions and shall be aesthetically pleasing on all sides.

Design Standards:

- Buildings shall be sited adjacent to the Unser Boulevard right-of-way with parking fields between and behind them. No parking is allowed between the pad site buildings and Unser Boulevard.
- Buildings shall be located to minimize the size of the parking fields between them.
- The buildings at these pad sites shall be treated as "four sided" buildings with equal architectural emphasis on all sides. Utilities shall be appropriately screened to conceal them from view.
- Sidewalks shall be provided on sides of the pad site buildings to provide a pedestrian friendly environment and to connect to the greater pedestrian path network. These sidewalks may be enlarged to create plazas, outdoor dining or patron gathering spaces.
- Shaded portals or canopies shall be provided along pedestrian paths and at building entrances.
- Trash receptacles and service areas shall be located in the parking areas between buildings and away from building entrances. These areas shall be screened as described below in the Site section.

Pedestrian Path Network

Intent:

A strong pedestrian path network is critical in creating a "park once and walk" commercial environment. Shaded sidewalks around the perimeter of buildings connecting to frequent pedestrian friendly walkways through parking areas reinforce this concept. Plazas, create patron gathering spaces at building entries and outdoor dining spaces. Connection to off-site pedestrian paths completes the network by providing continuity with the surrounding area.

Design Standards:

- A continuous 6' wide meandering pedestrian path along Unser shall connect with the existing paths to the north and south. Sidewalks shall be provided that connect this element to the internal pedestrian path network at each pad site and along the new public streets.
- Raised crosswalks (speed tables) with special paving shall be provided where pedestrian paths intersect with vehicular paths. These crosswalks shall be provided to create a continuous pedestrian path between buildings and to calm vehicular traffic.
- A continuous sidewalk shall be provided along the main street with raised crosswalks (speed tables) with special paving at intersections with all vehicular drives.
- Plazas shall be provided at traffic circles, building entries, and outdoor dining areas. These elements shall be directly connected to the pedestrian path network.

Architectural Forms and Materials

Intent:

A common architectural theme reinforces the sense of quality and permanence desired for this development. The predominant quality architectural theme in the vicinity is defined by stucco wall surfaces and pitched Spanish tile roofs. In order to expand on the sense of quality for the area, the architectural theme for this development is based on these materials as well as other complimentary materials used in Spanish Colonial and California Mission architecture.

Design Standards:

- Smaller buildings shall utilize pitched Spanish tile roofs with slopes varying from 3:12 to 6:12 pitch.
- Larger buildings may utilize low-slope roofs with parapets as required over longer span areas, but pitched Spanish tile roofs shall be used as accents at the perimeter and at smaller building elements and portals.
- Vertical wall surfaces shall be predominantly white or light colored earth-tone stucco or EIFS.
- Cut stone, pre-cast concrete or visually similar elements of stucco or EIFS shall be used as accents around prominent entries or other openings, as well as at parapet caps and wainscots when they are used.
- Structural elements for portals, balconies, porte cocheres or similar elements shall be either dark stained heavy timber (or visually similar materials) or massive stucco arcades.
- Railings shall be of black wrought iron, tubular steel, dark stained wood or other visually similar materials.
- Window frames shall be black, dark stained wood, dark wood tone or appropriately colored aluminum or steel at the discretion of the Architectural-Review-Committee.
- Window openings, particularly on the South and West facades, may be shaded with cloth awnings (or visually similar materials), trellises, portals, or awnings roofed with Spanish tile and exposed structural elements similar to those described under the fifth bullet point above.
- Roof top mechanical units shall be screened with architecturally integrated parapets, screen walls, or pitched Spanish tile elements at least as tall as the highest part of the equipment.

Site and Hardscape Materials

Intent:

Site and hardscape materials shall be complimentary to the architectural theme of the development. Appropriate materials include: concrete with accent materials, colored concrete, brick and concrete pavers.

Design Guidelines

- The predominant hard surface for sidewalks, pedestrian crosswalks and plazas may be standard concrete but must have accents of either brick or concrete pavers, or visually similar jointed and colored concrete. The initial project within the development will set the precedent for the materials and colors for these elements in the projects that follow.
- Site furniture such as benches, trash receptacles, light fixtures, bollards, etc shall be of black, dark green or dark red metals. The initial project within the development will set the precedent for the materials and colors for these elements in the projects that follow.
- Pedestrian paths along walkways adjacent to buildings and along the main street shall utilize pedestrian scale light fixtures, twelve feet tall or less, in materials as described in paragraph 2 above.
- Ground level screen walls for utilities and trash enclosures shall be solid with stucco or EIFS finish to match the adjacent or nearby buildings. Gates shall be opaque using dark stained wood or visually similar materials.

Landscaping

Intent:

The general theme and materials of the landscape should be appropriate to our desert climate using heat and drought tolerant, water-conserving plants. Plazas, courtyards and other patron gathering areas will be treated as oases utilizing shade trees, climbing vines on trellises, or other shading devices to create a cooler outdoor environment. Small fountains or other water features can add further to the sense of coolness in these spaces. Care must be taken in selecting plant materials so that excessive shade is absent during the colder months of the year. The initial project within the development will set the precedent for the materials and colors for these elements in the projects that follow.

- Plant materials shall be primarily low water use and drought tolerant.
- Density of plant material shall be increased around patron gathering spaces to add "coolness" to those areas. Shade trees, colorful flowering plants and overhanging vines may also be used to reinforce a sense of coolness in these areas.
- Shade trees shall be consistent based on their location. For instance, street trees may be one species and shade trees in patron gathering areas may be another, while parking area shade trees may be another. All shade trees shall be selected to be insect and disease resistant.
- All landscaping shall be served by an automated irrigation system.

Signage

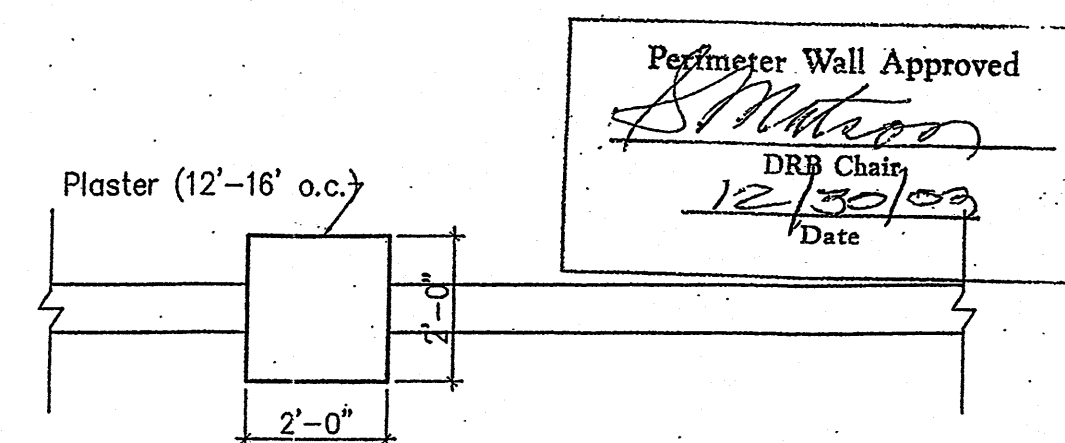
Intent:

Signage shall be complimentary to the architectural theme and consistent throughout the development. Tenant standard colors, fonts and logos may be used, but must conform to the detail and construction standards below.

- Monument sign locations are shown on the illustrative site plan at the corners of Unser Boulevard and the new streets, and at the intersections of the "main street". These may be utilized by multiple tenants at the discretion of the ARC. The initial project within the development will set the precedent for the materials and colors for these elements in the projects that follow.
- Building signage shall be limited to internally illuminated, individual letter signs, back-lit individual letter signs, or neon signs as approved by the ARC, and in conformance with City of Albuquerque requirements.
- No building mounted box signs are allowed, except logo signs as approved by the Architectural Review Committee.
- No pole-mounted signs are allowed.

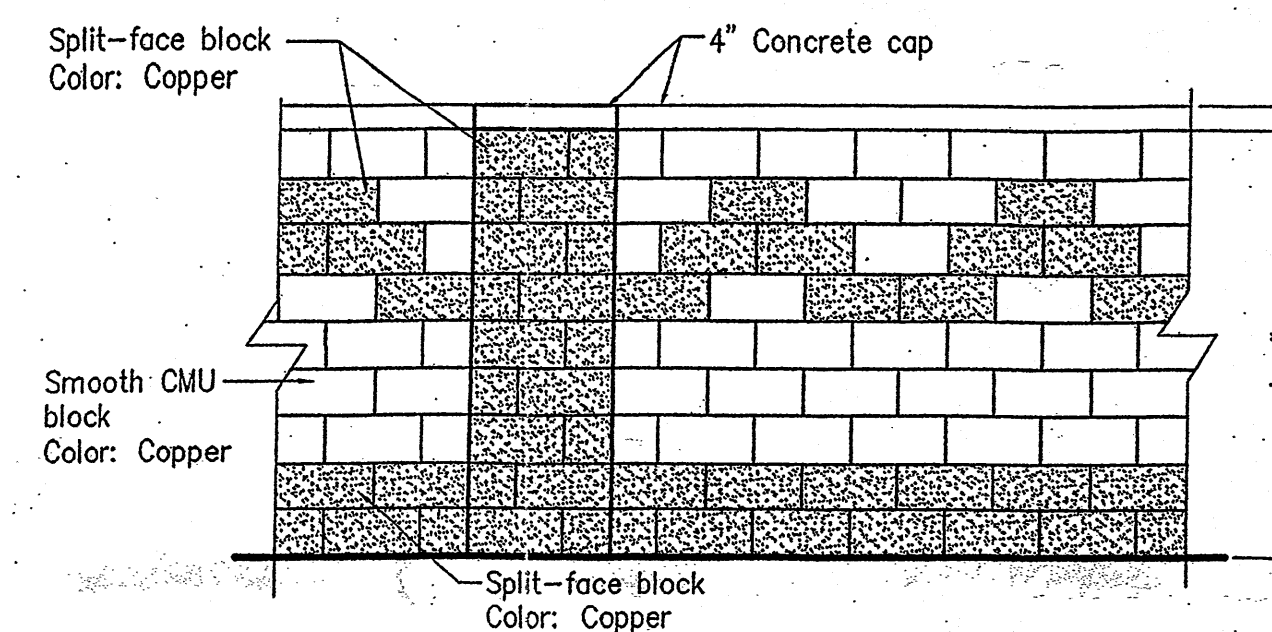
NOTES:

1. ZONE ATLAS - G9, G10, H9, H10
2. NEAREST INTERSECTION IS UNSER & VISTA ORIENTE N.W.



PLAN VIEW

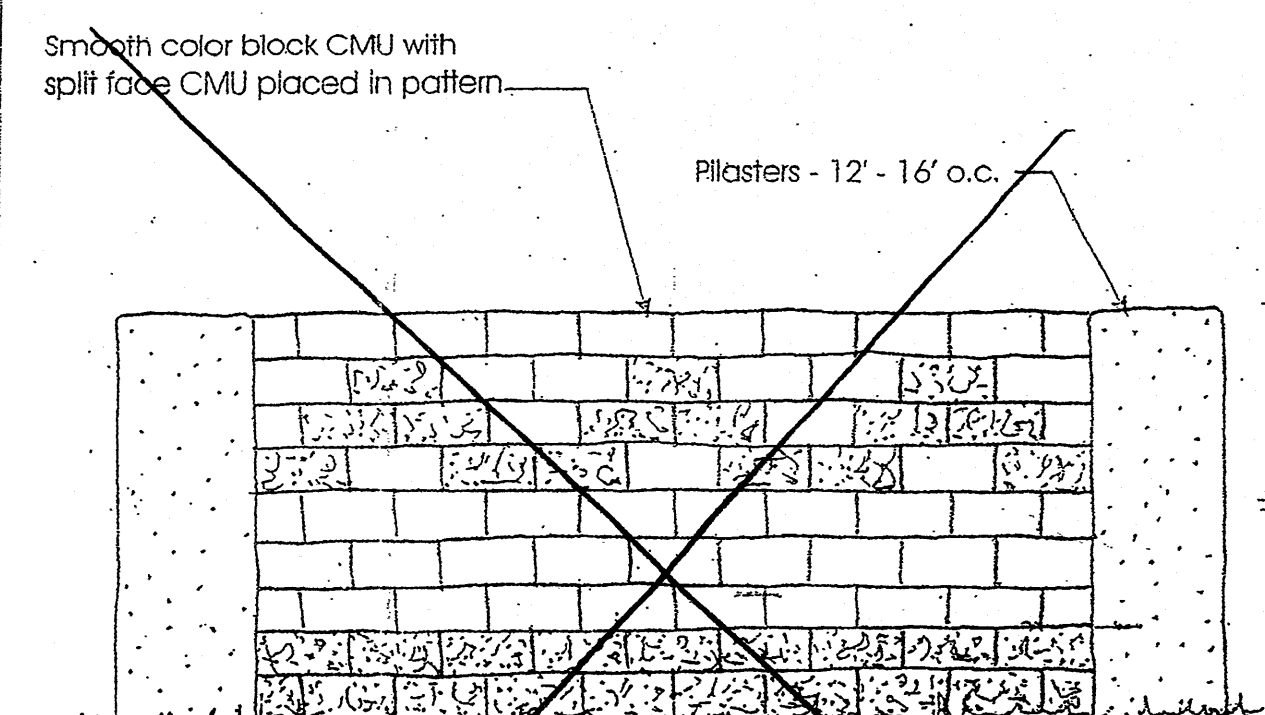
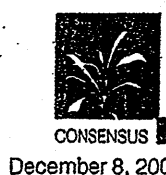
3/8" = 1'-0"



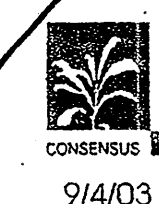
PROJECT# 1001523; 03DRB-01360
WALL DETAIL @ LADERA BUSINESS PARK

3/8" = 1'-0"

(IN FEET)



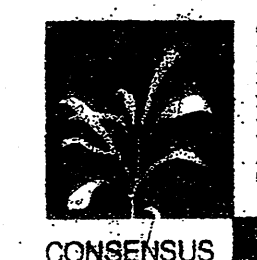
Wall Detail @ Ladera Business Park



LADERA BUSINESS PARK Site Plan for Subdivision DESIGN GUIDELINES

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PO Box 90548
Albuquerque, NM 87199

Prepared by:
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Sheet 3 of 3