

Vicinity Map
Zone Atlas Sheet: B-13

Site Development Plan for Subdivision:

Required Information for Tract 10A

THE SITE: The site consists of 1 lot containing 1.69 acres.

PROPOSED USE: The proposed zoning is SU-1 for C-1 with restricted uses

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Access shall only be from Congress Avenue. There shall only be two vehicular access points, as identified on the Site Plan. Due to the significant grade changes between this site and the adjacent properties, pedestrian access shall be from the existing sidewalks along Congress Avenue and Irving Boulevard.

INTERNAL CIRCULATION REQUIREMENTS: Due to the significant grade changes between this site and the adjacent properties, access shall be from the existing sidewalks along Congress Avenue and Irving Boulevard.

MAXIMUM FAR: There shall be a maximum FAR of .25.

LANDSCAPE PLAN: The Design Guidelines (Sheet 2) provide for landscaping criteria. Landscape buffer areas are identified. A minimum of 15 percent of the site (minus the building square footage) shall be devoted to landscape materials.

BUILDING HEIGHTS AND SETBACKS: Setbacks shall be per the C-1 zone. Additional setback requirements for parking and landscaping are specified in the design guidelines. Maximum building height shall be at 26 feet.

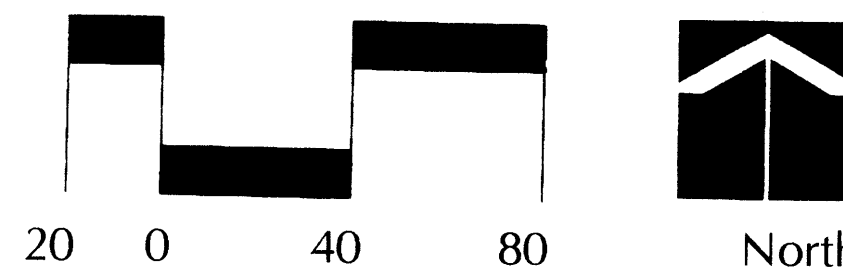
TRANSIT: The site is located within 1/4 mile of Bus Route 94.

Zone Map Amendment:

Existing Zoning	Proposed Zoning	Acres
R-2	SU-1 for C-1 with restricted uses	1.69

SITE DEVELOPMENT PLAN FOR SUBDIVISION

1" = 40'



APPROVALS

Project #	1001907
EPC Application #	02-01145
DRB Application #	02-01803
<i>Sharon Matson</i> Planning Director	12/11/02 Date
<i>Richard D. Dand</i> Transportation Development	12-04-02 Date
<i>Bradley L. Egan</i> City Engineer/AMAFCA	12-4-02 Date
<i>Janet D. Dand</i> Utility Development	2/14/02 Date
<i>Christina Sandoval</i> Parks and Recreation Development	12/4/02 Date

The City Engineer requires that the developer is responsible for improvements to the transportation facilities adjacent to the site.

- Permanent improvements to the transportation facilities adjacent to the proposed site development plan shall be addressed at the Site Development Plan for Building Permit.
- A Traffic Impact Study determination shall be made at Site Development Plan for Building Permit.
- Access points from Congress Avenue shall meet DPM requirements.

PROJECT # 1001907

Tract 10A
Congress & Irving

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CONSENSUS
November 26, 2002

DESIGN GUIDELINES

INTRODUCTION

The purpose of these Design Guidelines is to provide a framework to assist developers and designers in understanding the developers' goals and objectives for high quality development within Tract 10B. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

The design guidelines include the following elements:

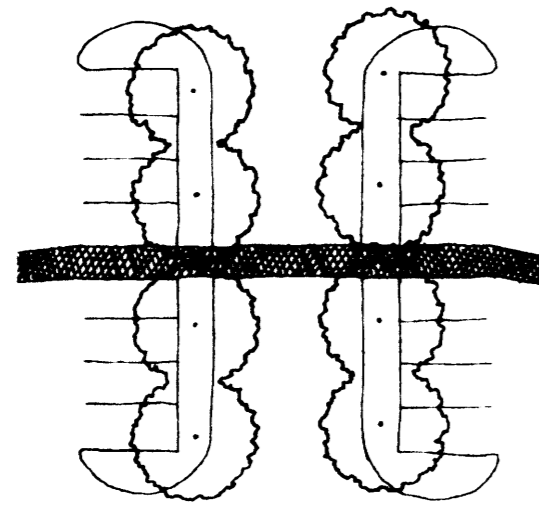
- STREETScape
- LANDSCAPE
- SETBACKS
- SITE PLANNING/ARCHITECTURE
- SIGNAGE
- LIGHTING

STREETScape

The intent of these guidelines is to create a visually attractive and inviting streetscape for residents and visitors to the area. The effective use of screening devices at service functions such as parking lots, loading areas, refuse collection, and delivery/storage areas is essential in order to limit their adverse visual impact on surrounding developments and to create a pleasing streetscape environment. The guidelines established in the landscape and setback sections will provide the primary means to screening objectionable views and activities.

Standards

- Pedestrian paths between parking areas and the building shall be a minimum of 6-feet wide, clearly visible and highlighted with signage and slightly raised or textured paving material.
- A difference in paving material, color, or pattern shall be provided at entry drive crosswalks to bring both visual and tactile attention to crosswalks for improved pedestrian safety (painted asphalt crosswalks are prohibited).
- Pedestrian pathways shall be provided to connect to the adjacent streets. Shade trees shall be provided along pathways at an average spacing of 25 feet on center in 3-foot x 5-foot planters.
- Internal Pedestrian pathways, at a minimum, shall be 6-feet wide where there is no adjacent parking, 8-feet where there is overlapping parking (2' overhang) on one side, and 10-feet where there is overlapping parking (2' overhang) on two sides.
- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).



Enhanced paving materials linking parking lots to buildings are encouraged.

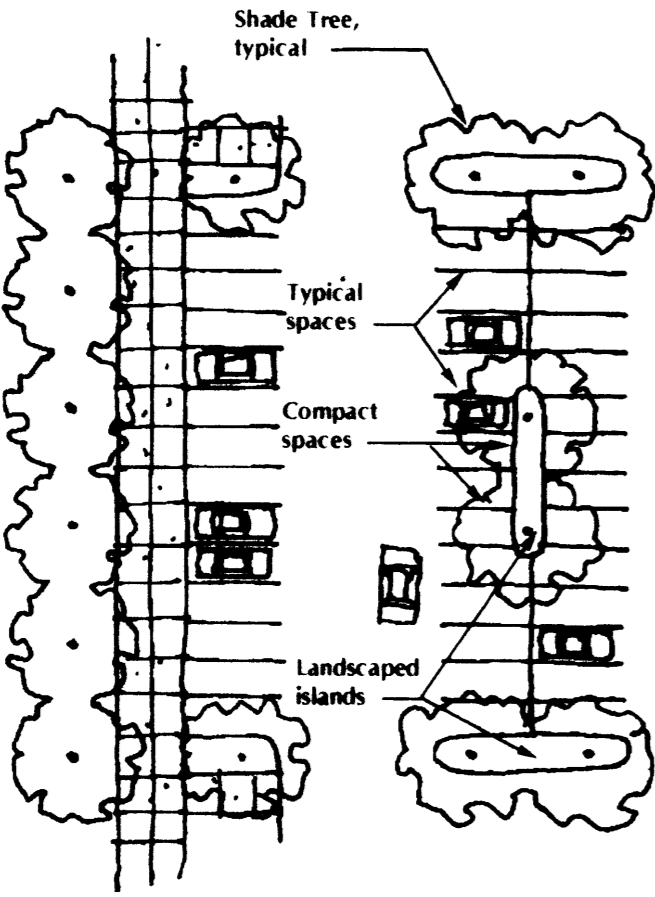
LANDSCAPE

The landscape guidelines are intended to assist property owners in the development of an attractive streetscape and to help buffer non-residential uses from future residential uses. The landscape concept should provide a strong unifying element for the area. The plant materials selected should primarily be water conservative species. Landscape plans should employ xeriscape design principles. These guidelines are to be used as a supplement to the requirements in the City 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

- Landscape Buffers
- Landscape materials shall be used as a transition between this commercial site and residential properties to the southwest. A minimum 10-foot landscaped buffer is required adjacent to the residential properties to the southwest. This buffer shall be accommodated on the commercial site.
- Landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 8 feet tall when planted. Trees shall be spaced at a maximum of 25 feet on center.
- Frequency of Plantings, Installation, and Size
- Street trees in accordance with Albuquerque City Code Section 6-6-2-5 shall be provided along Irving Boulevard.
- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each eight parking stalls with no stall being more than 70 feet from a tree trunk. A minimum of 75 percent of the required parking area trees shall be deciduous and have a mature canopy of at least 25 feet.
- A minimum of 15 percent of the site area (excluding the building square footage) shall be devoted to landscape materials, with an emphasis placed on streetside exposure.

- High water use turf grass areas shall not comprise greater than 20 percent of the landscape area. Turf grass shall not be planted on slopes greater than 4:1 to prevent water waste.
- No turf shall be planted within 8 feet from the curb within the public right-of-way in order to avoid overspraying into the street. Turf areas within parking lots shall be a minimum of 15 feet in any dimension.
- Landscape areas shall be a minimum of 36 square feet and a minimum width of 6 feet.
- Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The calculation to determine the landscaped area shall be based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material.
- Disturbed or man-made slopes shall receive erosion control by use of plant material, revegetative seed mix, or similar landscape treatment which prevents soil erosion.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.



Parking areas shall have one tree for every eight parking stalls.

- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers should be 6" x 6" concrete, brick, or steel construction, or other material compatible with the landscape concept.

Suggested Plant Palette

The suggested plant materials for this project were selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.

Street Trees

Fraxinus spp.	Ash varieties
Pinus nigra	Austrian Pine
Pistachia chinensis	Chinese Pistache
Prunus spp.	Flowering Plum varieties

General Use Plant Materials

Trees

Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Cupressocyparis leylandii	Leyland Cypress
Forestiera neomexicana	New Mexico Olive
Fraxinus spp	Ash varieties
Gleditsia spp.	Honey Locust varieties
Koelreuteria paniculata	Goldenrain Tree
Pinus edulis	Pinon Pine
Pinus nigra	Austrian Pine
Platanus acerifolia	London Planetree
Pyrus calleryana	Ornamental Pear
Vitex agnus-castus	Chaste Tree

Shrubs, Groundcovers, Flowers, and Vines

Artemisia filifolia	Sand Sage
Artemisia tridentata	Big Leaf Sage
Baccharis pilularis	Dwarf Coyotebush
Berberis thunbergii	Japanese Barberry
Caesalpinia gilliesii	Bird of Paradise
Caryopteris clandonensis	Blue Mist
Chrysothamnus nauseosus	Chamisa
Clematis ligusticifolia	Western Virginbower
Cotoneaster spp.	Cotoneaster varieties
Dalea spp.	Dalea varieties
Hesperaloe parviflora	Red Yucca
Juniperus chinensis spp.	Juniper varieties
Juniperus horizontalis spp.	Juniper varieties
Juniperus sabinna spp.	Juniper varieties
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Parthenocissus inserta	Virginia Creeper
Perovskia atriplicifolia	Russian Sage
Photinia fraseri	Photinia
Potentilla fruticosa	Shrubby Cinquefoil
Raphiolepis indica	India Hawthorn
Rhus trilobata	Threeleaf Sumac
Rosmarinus officinalis	Rosemary
Salvia greggia	Cherry Sage

Ornamental Grasses

Miscanthus sinensis	Maiden Grass
Muhlenbergia spp.	Muhly Grass
Pennisetum spp.	Fountain Grass
Stipa tenuissima	Threadgrass

Lawn Grasses

Buchloe dactyloides	Buffalo Grass
Bouteloua gracilis	Blue Grama
Festuca spp.	Tall Fescue varieties
Poa spp.	Kentucky Bluegrass varieties

SETBACKS

The use of building and parking area setbacks provides space for the creation of visually attractive streetscapes and will help ensure the project's aesthetic appeal. Areas within these setbacks shall include pedestrian walkways, screening elements, and landscaping.

Standards

- Building setbacks
- 10-feet from the right-of-way line of roadways
- 10-feet from the property line of an adjacent commercial or office zone

Parking Area Setbacks

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

- 10-feet from the right-of-way line of roadways

SITE PLANNING/ARCHITECTURE

Site Planning

In order to encourage a pedestrian-friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting.

Standards

- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link the building to pedestrian pathways.
- Sidewalks along the entry facade of all buildings shall have a minimum 6 foot wide clear path.
- The maximum number of parking spaces shall be the minimum number required by the Zoning Code plus 10 percent.
- Entryways shall be clearly defined and linked to the pedestrian pathways.
- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.

- Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way. The landscape strip shall be a minimum of 10 feet in width and shall be designed with a combination of plant materials, walls or fences, and/or earthen berming. Such screening shall have a minimum height of 3 feet.

- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.

- The heated enclosure for above-ground back flow prevention devices shall be constructed of materials compatible with the architectural materials used for the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or plant materials.

Architectural

Specific architectural style shall not be dictated. The design should demonstrate a high quality aesthetic character throughout the site. Architectural design should respond to local climate, views, solar access, and aesthetic considerations.

Standards

- The following uses are prohibited: Gas stations, convenience stores, outdoor equipment storage or rental, and/or maintenance yards.
- Buildings and structures shall comply with all City Zoning and Building Codes.
- The maximum building height for commercial and office uses shall be 26-feet.
- Building design and construction should be used to create a structure that is attractive.
- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of compatible design and materials.
- All rooftop equipment shall be screened from the public view by materials of the same nature as the basic materials of the building. The building parapet shall be a minimum of the same height as all rooftop equipment.
- Design elements that are undesirable and prohibited include:
 - Highly reflective surfaces
 - Exposed plain, gray, non-textured precision block walls
 - Chain link fencing, barbed wire, or concertina wire
 - Plastic/vinyl facias or awnings
 - Plastic/vinyl fencing
- Streetside facades shall have varied setbacks with wall planes not running in one continuous direction for more than 100-feet without a change in architectural treatment. The staggering of planes is important to create pockets of light and shadow, and to provide relief from monotonous expanses of building facade. The staggering of planes shall be a minimum of 6-feet.
- Cellular communication towers/facilities must be architecturally integrated.
- No outdoor loudspeakers and paging systems are allowed.

SIGNAGE

These signage standards were developed to regulate the size, location, type, and quality of sign elements within the development. Subdivision signage for this development will be consistent with Section 14-16-3-5(C) of the City Comprehensive City Zoning Ordinance. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

A properly implemented signage program will serve several important functions:

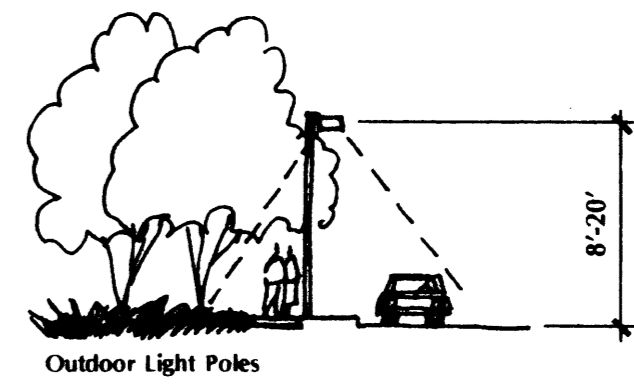
- Direct and inform visitors
- Provide circulation requirements and restrictions
- Provide for public safety and minimize confusion of traffic control
- Complement the visual character of the area

Standards

- No sign shall overhang the public right-of-way or extend above the building roof line.
- One free-standing, two-sided sign is allowed for any one street frontage. Free-standing signs are limited to a maximum sign face of 75 square feet and shall not exceed 8-feet above adjacent finished grade.
- Facade mounted signs are allowed only on street facing facades.
- Facade mounted signs shall not exceed 6 percent of the façade area to which it is attached. Sign letters shall be channelized, neon, or painted. Backlit illuminated panels are not allowed, except for company/business logos. The maximum height for individual letters is 3-feet.
- No additional off-premise signs are allowed except for traffic safety signs, street signs, or location markers or directory maps.
- All signage shall be designed to be consistent with and complement the materials, color, and the architectural style of the building or site location.
- Free-standing signs shall be placed at the back of the public right-of-way line and outside of the safety vision triangle at all entries and intersections.
- No signage is allowed that uses flashing, oscillating, occultating, revolving, blinking, or audible devices. No banners, pennants, ribbons, or streamers are allowed except for thematic special events and with prior approval by City of Albuquerque Zoning Department.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices. Pole-mounted signs are not allowed.

LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design and preservation of a dark "night sky".



Outdoor Light Poles



Bollard Lights

Standards

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.
- Search lights, spotlights, and floodlights are prohibited.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky".
- All outdoor light fixtures within commercial or office zones shall remain off between 11:00 p.m. and sunrise except for security purposes (limited to 16-feet in height) or to illuminate walkways, driveways, equipment yards, and parking lots.
- Outdoor light poles shall not exceed 16-feet in height. Public streetlight poles are exempt from this height requirement.
- All lighting on the site shall be fully shielded, cut-off lighting (shoebox) to minimize fugitive lighting and the bulbs shall not extend past the housing.

Tract 10A

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