

**SITE PLAN FOR SUBDIVISION
REQUIRED INFORMATION**

THE SITE: The Site is Tract C-2-A-1-A of Campbell Lands with a total site area of 3.8 acres. The site will be subdivided into two lots. The property is located at 730 Coors Boulevard NW, on the east side of Coors Boulevard NW, between Glenrio Road NW and Fortuna Road NW. The eastern boundary of the property is Estancia Drive NW.

ZONING AND PROPOSED USE: The Site is zoned SU-1 for C-1 Uses with Full Service Liquor for On-Premise Consumption Only and Auto and Light Truck Sales. Proposed uses are commercial service, retail, and restaurant.

APPLICABLE PLANS: Albuquerque/ Bernalillo County Comprehensive Plan (2017), and the Coors Corridor Plan (1984). The site is located within Segment 1 of the Coors Corridor Plan as well as the West Side Strategic Plan.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

Vehicular Access: The existing primary access to this site is from Coors Boulevard NW, which is right-in/right-out only. Full access is from Fortuna Road NW. The intersection of Coors Boulevard NW and Fortuna Road NW is signalized. There is no vehicular access to the site from Estancia Drive NW.

Transit Access: The #155 Coors bus runs every 30 minutes on Coors Boulevard. There is a bus stop located adjacent to the site.

Bicycle Access: Fortuna Road NW, east of Coors Boulevard NW, is a designated bike route. Fortuna Road west of Coors Boulevard NW contains a bike lane. A bike lane is planned for Coors Boulevard NW, but has not yet been implemented.

Pedestrian Access: A pedestrian/ bicycle overpass crossing Coors Boulevard is located adjacent to the site. Sidewalks are located on both sides of Coors Boulevard NW, Estancia Drive NW, and on Fortuna Road NW. Pedestrian connections shall be provided from public sidewalks and parking lots to buildings. Pedestrian connections may be provided from Estancia Drive NW depending on the nature of the future use, building orientation, site layout, and associated screening.

BUILDING HEIGHTS AND SETBACKS: The maximum building height is 26 feet, except as provided in Section 14-16-3-3 of the City Comprehensive Zoning Code. Setbacks shall be as provided in the O-1 zone.

FLOOR AREA RATIO: The maximum F.A.R. is 0.5.

LANDSCAPE PLAN: Landscape plans shall be consistent with the City of Albuquerque Zoning Code, Water Conservation Landscaping and Water Waste Ordinance, Pollen Control Ordinance, Street Tree Ordinance, Coors Corridor Plan, and the Design Guidelines of this Site Plan for Subdivision (see Sheets 2 and 3).

UTILITIES: All public waterlines that are not within public rights-of-way shall be located in public waterline easements granted to the Albuquerque Bernalillo County Water Utility Authority.

KEYED NOTES:

1. Existing 7' utility easement (7/19/79, A7-116)
2. Existing 7' Prescriptive easement for power line and buried telephone cable (8/8/96, 96C-351)
3. Existing cross lot access easement (8/8/96, 96C-351)
4. Proposed 7' P.U.E.
5. Proposed reciprocal cross lot access and drainage easement
6. Existing Property Boundaries
7. Existing Sidewalk, varying widths
8. Existing Bus Stop
9. Existing sign to be relocated outside of NMDOT right-of-way
10. New sidewalk, 6' width

GENERAL NOTES

1. Existing improvements within Tract C-2-A-1-A will be removed in anticipation of new commercial development.
2. A grading and drainage plan will be required for future development of this site.

VICINITY MAP



PROJECT NUMBER: 1001989
Application Number: 17EPC-40035

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated 9/14/17 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (x) Yes () No
If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

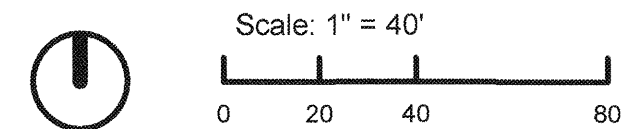
<i>Ronald M. Murrill</i>	10/25/17
Traffic Engineering, Transportation Division	Date
<i>Jan Eitzgaard</i>	10/25/17
ABCWUA	Date
<i>John S. ...</i>	10/25/17
Parks and Recreation Department	Date
<i>Renee Brunetti</i>	10/25/17
City Engineer	Date
<i>N/A</i>	10-25-17
Solid Waste Management	Date
<i>John Ch...</i>	10-25-17
DRB Chairperson, Planning Department	Date

730 COORS NW

SITE PLAN FOR SUBDIVISION

Prepared for:
Poston Investment Collective, LLC
8400 Menaul Boulevard NE, A-007
Albuquerque, NM 87112

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102



DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist the architects, landscape architects, and designers in the development of future Site Development Plans for Building Permit. These Design Guidelines seek to ensure that redevelopment of this site is cohesive and visually attractive. These Design Guidelines are in addition to the regulations of the C-1 zone and the Coors Corridor Plan.

Amendment Process

Future Site Development Plans for Building Permit shall be delegated to the Development Review Board (DRB), provided they are consistent with the Site Development Plan for Subdivision and these Design Guidelines. Minor amendments to this Site Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-16-2-22 (A)(6) Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission, or as required by a successor document.

1. Parking and Vehicular Circulation

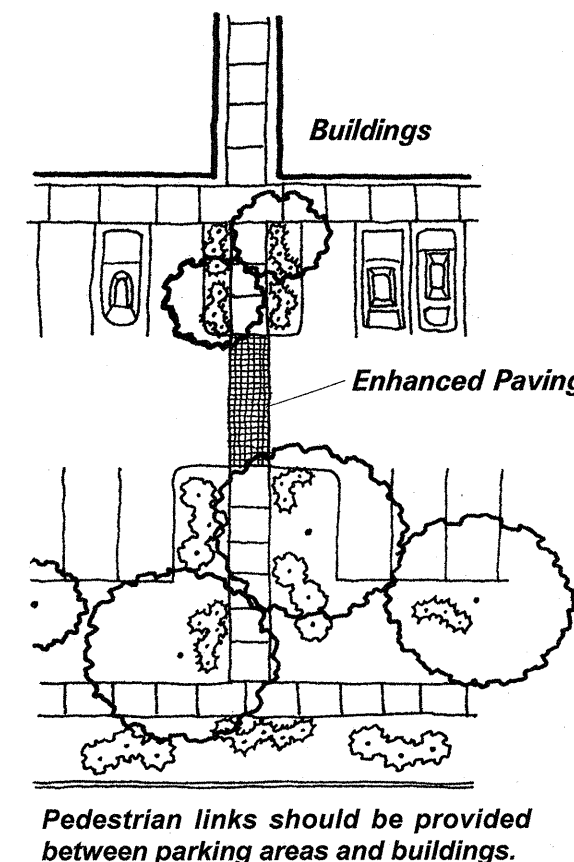
In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design.

- 1.1 Handicapped parking spaces shall be provided adjacent to building entries.
- 1.2 The minimum number of parking spaces shall be as provided per the C-1 zone.
- 1.3 Bicycle parking shall be conveniently located near building entrances. The number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Comprehensive Zoning Code.
- 1.4 A shared parking agreement and cross access easement shall be obtained at the DRB.
- 1.5 No parking area shall intrude upon the 15 foot wide front landscaped setback.
- 1.6 Specific design of parking areas shall be in accordance with the City's Development Process Manual (DPM), and in compliance with the City's Comprehensive Zoning Code, Section 14-16-3-1. Minimum widths and radii for fire access shall be maintained.
- 1.7 Fire access shall be provided in accordance with the International Fire Code as adopted and amended by the State of New Mexico and the City of Albuquerque, and with current regulations of the Albuquerque Fire Department.
- 1.8 Alternative surfacing treatments for the parking areas should be explored to allow for water permeability. Opportunities to harvest water in planted islands should also be considered (See Section 8).

2. Pedestrian Circulation and Bicycle Access

The creation of a pedestrian and bicycle-friendly environment is important given the proximity of the residential neighborhood to the east, West Mesa High School to the west, and transit along Coors Boulevard.

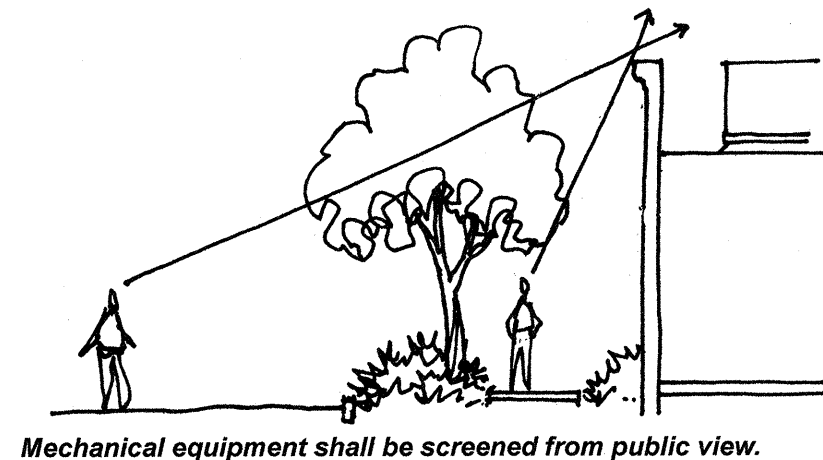
- 2.1 Pedestrian paths shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
- 2.2 Pedestrian connections shall be provided from public sidewalks and parking lots to buildings. Pedestrian connections may be provided from Estancia Drive depending on the nature of the future use, building orientation, site layout, and associated screening.
- 2.3 Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles.
- 2.4 Freestanding restaurants shall provide outdoor patios shaded by trees and/or a shade structure that is architecturally integrated with building architecture.
- 2.5 Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts.
- 2.6 All sidewalks, ramps (including required truncated domes), curb cuts, and curb and gutter located within City right-of-way shall be built per City of Albuquerque Standard Drawings: sidewalks (2430), ramps (2440), curb cuts (2426), and curb and gutter (2415 A).



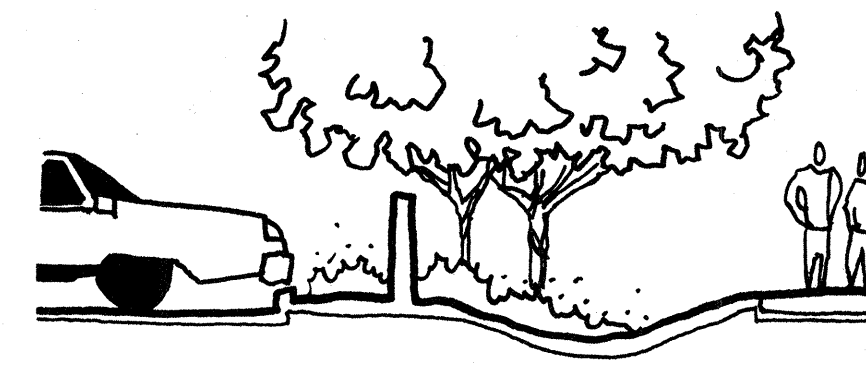
3. Screening, Walls, and Fences

The effective use of screening devices for mechanical equipment, parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the property.

- 3.1 All mechanical equipment shall meet the screening requirements of Section 14-16-3-18(C)(6) of the Comprehensive City Zoning Code. All mechanical equipment shall be screened from public view by materials of the same nature as the basic materials of the building.
- 3.2 All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance, and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
- 3.3 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 screened with plant materials.



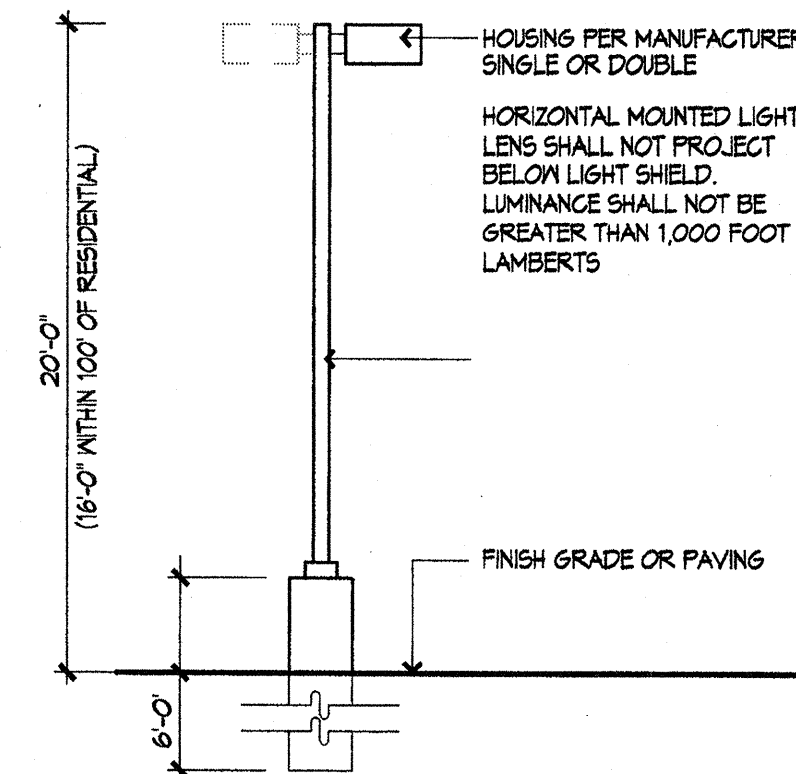
- 3.4 The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the buildings on the site.
- 3.5 No refuse collection areas shall be allowed between Coors Boulevard and the front of the buildings.
- 3.6 Parking areas shall be screened from the public right-of-way with plant materials, walls, earthen berming, or a combination of the above. Such screening shall have a minimum height of 3 feet.
- 3.7 Walls and fences shall comply with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls.
- 3.8 Barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited. Acceptable materials for walls are masonry block (no unfinished), split face block, burnished block, architectural concrete, stone, and stucco.
- 3.9 Clear Sight Distance: Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the area.



4. Lighting and Security

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.

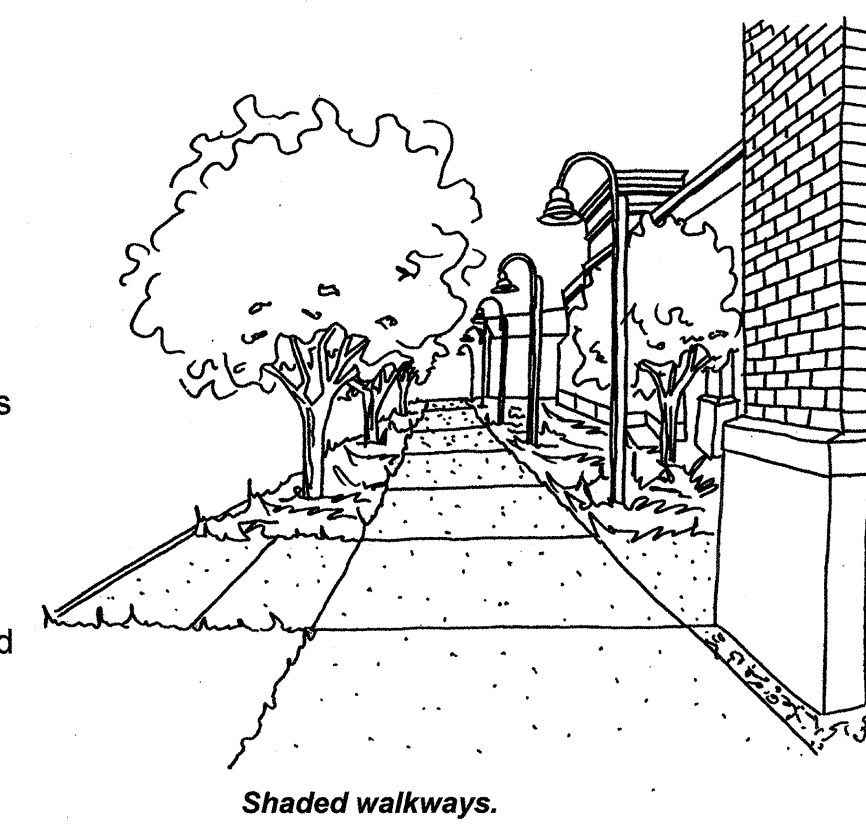
- 4.1 All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and guidelines shall conform to state and local safety and illumination guidelines. All exterior installations must be provided with ground-fault interruption circuits.
- 4.2 All light fixtures shall contain light shields with cut off angles to prevent spillage onto adjoining properties. All lighting shall be compliant with the State of New Mexico Night Sky Protection Act, NMSA 1978, 74.12. Cobra and sodium lights are prohibited.
- 4.3 Maximum height for light fixtures shall be as follows:
 - » Parking Areas: 20 feet
 - » Pedestrian paths: 16 feet
 - » Building lighting shall not cause glare or night sky pollution.
- 4.4 Area lighting should be used to highlight public walkways. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.
- 4.5 Site lighting shall not have a total off-site luminance greater than 1,000 foot lamberts; however, it shall not have an off-site luminance greater than 200 foot lamberts measured from the property line of any private property in a residential zone.
- 4.6 Exterior lighting, if any, should be designed as part of the architectural and landscape statement of a project. Fixture style and design should be compatible and consistent with the building design.
- 4.7 The location of the lighting fixture, together with its cut-off angle, shall be carefully selected so that glare or excessive brightness is minimized on any public right-of-way or any adjacent premises.
- 4.8 Accent lighting is permitted, however, surface lighting is limited to an average of 2 footcandles measured 4 feet from the surface level of any point on the building surface being lighted.



5. Landscape

The development of an overall landscape concept will establish a framework that unifies the property. The landscape design should utilize the Official Albuquerque Tree List. All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies.

- 5.1 The landscape for this property shall be in compliance with Section 14-16-3-10 Landscaping Regulations of the Comprehensive City Zoning Code.
- 5.2 Plant materials will be used for a variety of purposes, including:
 - » Buffer/screen - plant materials will be used to buffer certain facilities from noise and wind, and screen views to/from objectionable elements;
 - » Shade/climate control - shade trees will be used along pedestrian paths and around activity areas;
 - » Define uses or activities - trees and shrubs will be used to define specific areas;
 - » Highlight specific features - trees and shrubs will be used to frame elements, provide foreground and background interest, etc.
- 5.3 Individual business owners shall be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition.



- 5.4 A minimum of 15 percent of the net lot area, as defined by Section 14-16-3-10 Landscaping Regulations contained in the City Comprehensive Zoning Code, shall be devoted to landscape materials.
- 5.5 A minimum of 50% of the front setback area shall be maintained with live landscaping material, as required by the Coors Corridor Plan.
- 5.6 All landscaped areas 36 square feet in size or larger shall be covered with living, vegetative materials such as trees, grasses, vines, shrubs, or flowers. Coverage is calculated based on the mature spread of the plant materials:
 - » The total landscaped area shall have at least 75% coverage by living, vegetative materials;
 - » A minimum of 30% coverage of the total landscaped area shall be achieved by ground-level plants (shrubs, groundcover, grasses, etc.); and
 - » A minimum of five species must be used on the site to have a mix of living, vegetative materials represented in understory plantings.
- 5.7 Minimum plant sizes at time of installation shall be as follows:
 - » Deciduous Trees: 2-inch caliper measured six inches above grade;
 - » Evergreen Trees: Six feet in height
 - » Multi-trunk Trees: Minimum of two trunks, with a combined minimum caliper of two inches
 - » Shrubs: One gallon
 - » Groundcover: adequate to provide general ground coverage within one growing season after planting
- 5.8 Trees shall be provided in and around off-street parking areas to provide shade and relieve the adverse visual impact of large expanses of pavement and parked cars as follows:
 - » One tree shall be provided per ten parking spaces, with no parking space being more than 100 feet from a tree trunk.
 - » The minimum size of tree planters within off-street parking areas shall be 60 square feet per tree; the open tree planter area may be reduced to 36 square feet if the surface of the parking or vehicle circulation area adjacent to the tree planter is of a permeable material, and combined with the open tree planter area, meets the 60 square foot per tree requirement;
 - » A minimum of 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet.
- 5.9 Street trees shall be provided in accordance with Section 6-6-2-1 City Street Tree Ordinance, Section 6-6-2-5 Street Tree Policies, and the following:
 - » Spacing between evenly spaced street trees shall be no greater than the diameter of the tree canopy at maturity. Random clustering of street trees is acceptable, provided the number of trees planted equals or exceeds the number that would be required if the trees were evenly spaced. However, there shall be no gap of more than 100 feet between street trees;
 - » Street trees shall be planted in the parkway strip (i.e., between the curb and the public sidewalk), unless traffic safety requires different locations. If the parkway strip is not feasible for planting, the street trees shall be within 20 feet of the back of curb. These trees may be used concurrently to fulfill the site landscape requirements;
 - » A minimum of 60 square foot planting area shall be provided for each tree;
 - » Plantings of more than 10 trees must use at least two different genera, with roughly equal numbers of each; and
 - » One of every three street trees planted may be an accent tree, as defined by the Official Albuquerque Plant Palette and Sizing List.
- 5.10 All planting areas shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
- 5.11 An automatic underground irrigation system shall be provided to support all landscaping areas.

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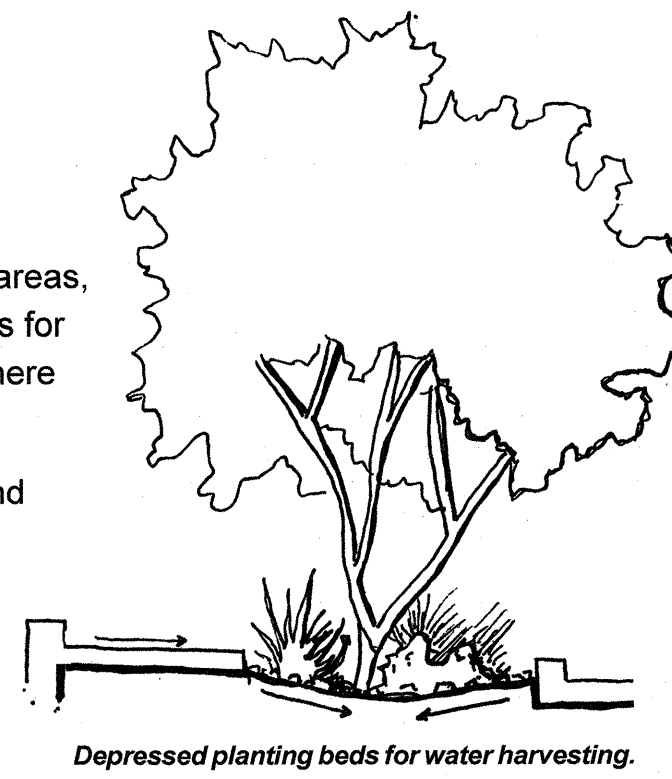
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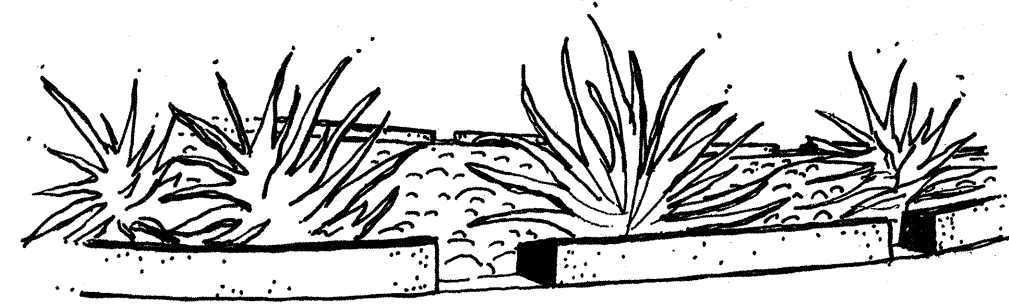
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6. Sustainability and Storm Water Control

- 6.1 Techniques shall be utilized to reduce energy and water consumption.
- 6.2 Water harvesting techniques, such as curb cuts for drainage to landscaped areas, permeable paving, bioswales to slow and treat storm water runoff, or cisterns for the collection and reuse of storm water and gray water shall be provided, where appropriate.
- 6.3 Storm water control measures shall be designed to manage the first flush and control runoff generated by contributing impervious surfaces.
- 6.4 Where feasible, roofs shall drain water to areas which are landscaped appropriately for such run-off.
- 6.5 Buildings shall be oriented to take advantage of heat gain in the winter where possible while coordinating with shading strategies to inhibit solar gain in the summer.
- 6.6 Grasses and other ground vegetation should be placed near project edges to help filter and slow runoff as it exits and enters the site.
- 6.7 Convenient recycling collection facilities shall be provided by all tenants of the site.



Depressed planting beds for water harvesting.

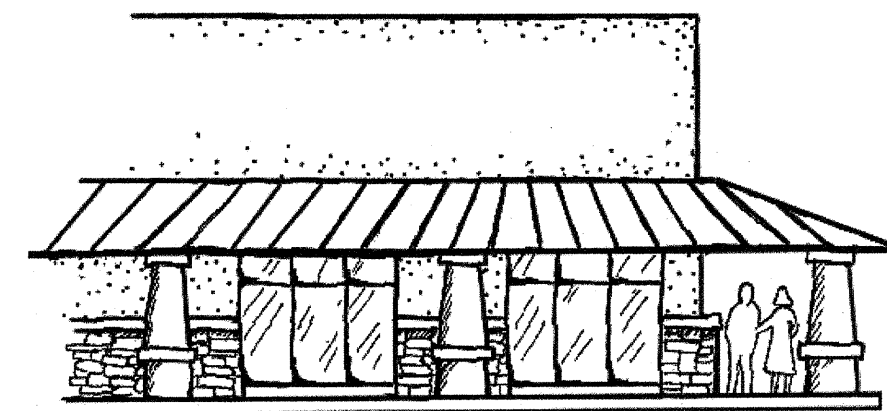


Curb-cuts allow drainage to landscape areas.

7. Architecture

New development should establish an appropriate and pleasing visual impression. The architectural design should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations. The following guidelines are intended to provide design flexibility while maintaining design consistency for all architectural elements throughout the property.

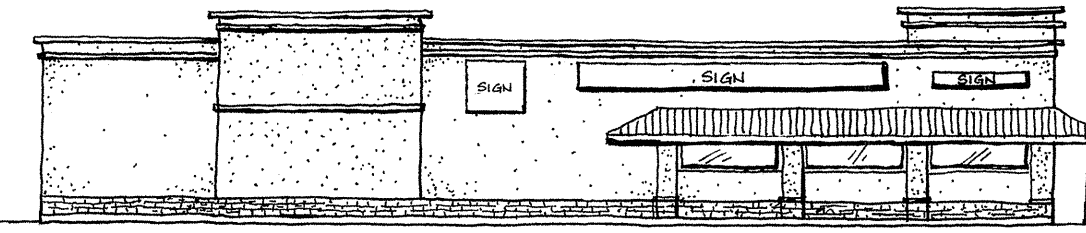
- 7.1 All buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code, as well as other local building and fire codes.
- 7.2 Finished building materials shall be applied to all exterior sides of buildings 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.
- 7.3 Generic franchise building elevations or canopies are discouraged.
- 7.4 Building entry ways shall be clearly defined and include a canopy, portal, or awning that is architecturally integrated with the building. No plastic or vinyl building panels, awnings, or canopies are allowed.
- 7.5 Buildings should employ variety in structural forms to create visual character and interest, and avoid long, unarticulated facades. Facades should have varied front setbacks, with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment.
- 7.6 Building edge treatments shall "step down" to relate to the scale of pedestrians. Building masses should be arranged to cast shadows on each other in order to emphasize the contrast of light and shaded surfaces at corners and edges.
- 7.7 Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes. Glazing should respond to climate, view, and orientation.
- 7.8 Highly reflective surfaces; exposed, untreated, precision block walls; and materials with high maintenance requirements are undesirable and should be avoided.
- 7.9 Wireless telecommunications facilities (cell towers) shall be architecturally integrated.



Buildings should employ variety in structural forms to create visual character.

- 8.7 Building-mounted signs shall:

- > Identify the name and address of the building;
- > Have a maximum of 4 different colors;
- > Have a minimum contrast of 70% between the background and the text in order to ensure readability; and
- > Not intrude upon any architectural features, including windows, columns, moldings, or other decorative features.



Building-mounted signs shall not exceed 6% of the facade area.

- 8.8 Building-mounted signs shall not overhang into the public right-of-way or extend above the building roof line.
- 8.9 Lighted signs shall not face the residential neighborhood.
- 8.10 No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- 8.11 Off-premise signs and portable signs are prohibited.
- 8.12 No illuminated plastic panel signs are allowed except business logos.

9. Utilities

To ensure the overall aesthetic quality of the property, the visual impact of utilities and equipment should be minimized.

- 9.1 Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening of transformers, utility boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.
- 9.2 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.
- 9.3 PNM Coordination: Development shall abide by all conditions or terms of utility easements prior to development. Contact shall be made with PNM's new Service Delivery Department to coordinate electric service and options for the location of electrical service connection. Any existing or proposed public utility distribution easements are to be indicated on subsequent Site Plan for Building Permit utility plan sheets. PNM's standard for public utility distribution easements is 10 feet in width to ensure adequate, safe clearances.

8. Signage

The following signage guidelines are intended to regulate the size, location, type, and quality of sign elements. 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.

- 8.1 All signs shall be in compliance with Section 14-16-2-16 C-1 Neighborhood Commercial Zone and 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code, except as specifically modified by these Design Guidelines.
- 8.2 Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings.
- 8.3 One freestanding project monument sign is allowed at each of the project entries at Coors Boulevard NW and Fortuna Road NW. The monument sign at Coors Boulevard NW shall be a maximum of 9 feet in height, with a maximum sign area of 75 square feet. The monument sign at Fortuna Road NW shall be a maximum of 8 feet in height, with a maximum sign area of 50 square feet. These project monument signs shall be of similar design and materials.
- 8.4 Freestanding monument signs are not allowed at the rear of the site along Estancia Drive.
- 8.5 Freestanding signs shall not require any external bracing, angle-iron supports, guy wires or similar devices.
- 8.6 Building-mounted signs shall not exceed 6 percent of the facade area. Maximum logo size shall not exceed 3 feet by 5 feet.

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