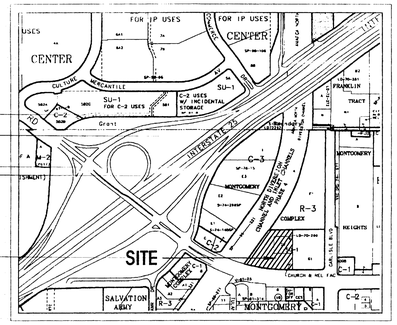
SITE VICINITY



ZONE ATLAS NO. F-16

APPROVALS
PROJECT# 1002330
EPC# 02 EPC-01687
02 EPC-01688

This Plan is consistant with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and that the findings and conditions is the Official Notice, Notification of Decision have been complied with.

~~Traffic Engineering Transportation Division~~	~~Date~~
Transportation Development	3-19-03 Date
Utilities Development	3/19/03 Date
Parks and Recreation Department	3/19/03 Date
City Engineer	3/19/03 Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Planning Department	3/19/03 Date

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

Site:
This site is Tract G2A Momtgomery Complex (formaly a portion of lots G-1 and G-2, Montgomery Complex), consisting of 2.4 acres.

Proposed Use:
The existing zoning is SU-1 for Permissive C-2 Uses. Existing house and wall will be demolished and removed from the property.

Vehicular Ingress and Egress:
Access to the property will occur at the existing driveways off of Montgomery Boulevard. The access shall utilize two existing curb cuts along Montgomery Boulevard. The eastern access is right-in, right-out only and the western access has an existing median opening, however access shall be determined in conjunction with the future Site Plan for Building Permit. The site is located west of the intersection of Carlisle and Montgomery Boulevard. Cross access will be provided between Tracts G-2-A and G-2-B providing access to Carlisle Boulevard, per the plat.

A Traffic Impact Study is required prior to Site Development Plan for Building Permit.

Pedestrian, Bicycle, and Trail Access:
A trail is planned for the North Diversion Channel and if the trail is located on the east side of the channel, direct access shall be provided. The primary pedestrian access shall be along Montgomery Boulevard.

Transit Access:
Coordination with City Transit Department shall be initiated at the time of Site Plan for Building Permit to provide access to this property. Montgomery Boulevard is a major transit route.

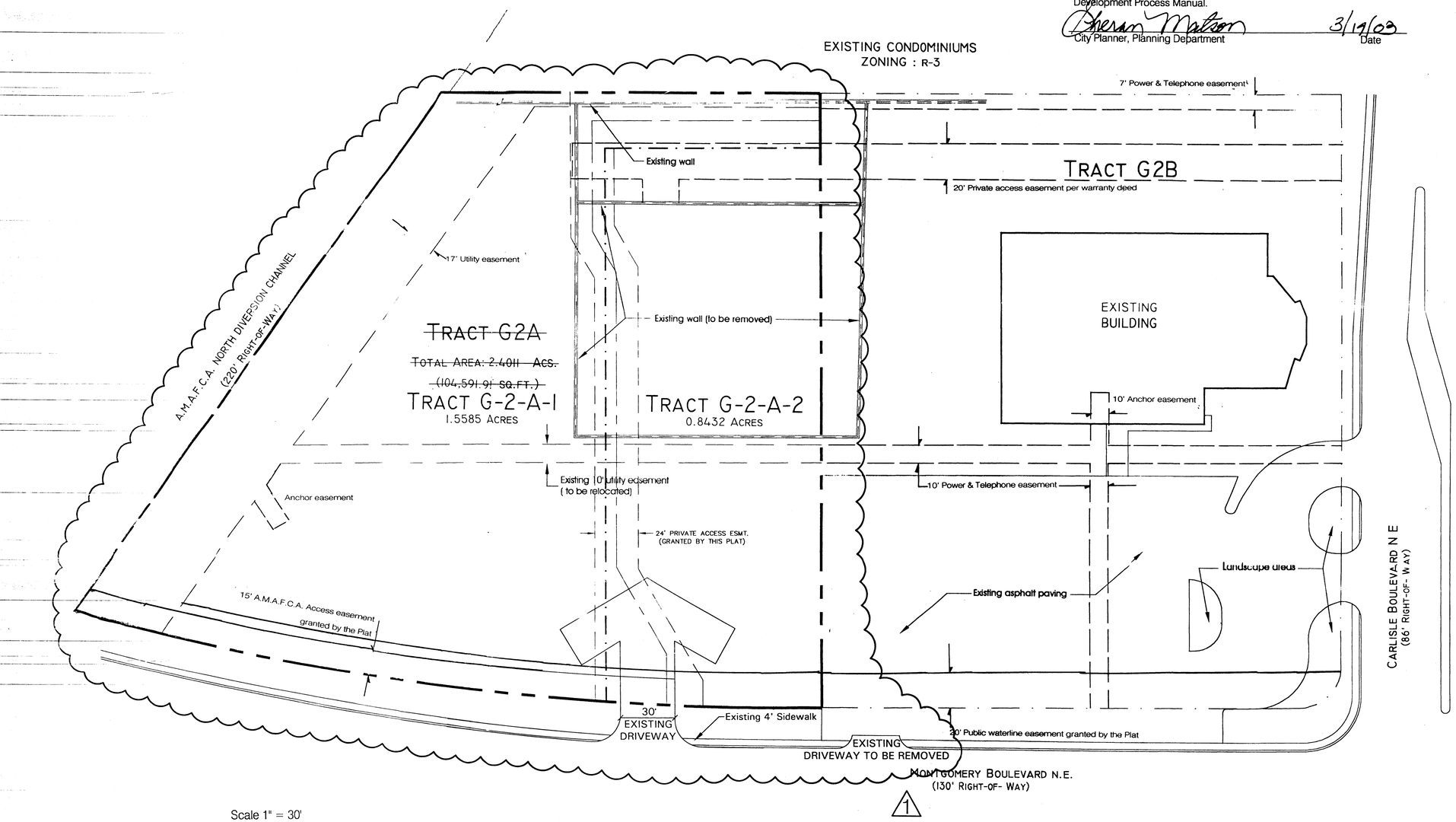
Building Heights and Setbacks:
Building height shall be consistent with the provisions of the C-2 zone.

Maximum Floor Area Ratio (F.A.R.)
Maximum F.A.R. shall be .35.

Landscape Plan:
Conceptual Landscape Plans shall be developed in accordance with the future Site Plan for Building Permit and consistent with the landscaping and screening requirements contained within the Design Guidelines (see sheet 2).

Water and Sewer Availability Statement has been requested and a response provided per letter dated December 13, 2002

1 Added new Lot Line to create Tracts G-2-A1 and G-2-A-2, December 1, 2005



Scale 1" = 30'

CONSENSUS PLANNING

15 0 30 60

north

ADMINISTRATIVE AMENDMENT
File # 05AA-01814 Project # 1002330
Creation of a new tract.
APPROVED BY DATE

Administrative Amendment
Site Plan for Subdivision
MONTGOMERY COMPLEX
3521 Montgomery Blvd. NE

Prepared for:

Jim Hakeem
12415 Walker Way NE
Albuquerque, NM 87111

Prepared by:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

March 3, 2003

Sheet 1 of 2

DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist developers and designers in understanding the development goals and objectives for a portion of Lot G-1 and G-2, Montgomery Complex. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for this property. Each category is organized in terms of Standards (items which are required) and Guidelines (items which are encouraged). Where there is a conflict between City Codes or Ordinances and the Design Guidelines, the more restrictive requirements shall apply.

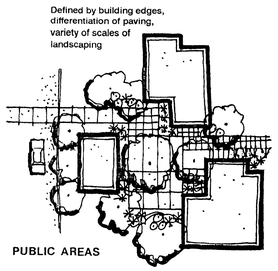
1. SITE DESIGN

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 apply to commercial and office developments, and were created to encourage the use of pedestrian, bicycle, and transit modes as much as possible.

General

Standards:

- Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street.
- Entryways shall be clearly defined, by either a canopy or inset (minimum 4 feet), and linked to the pedestrian pathways.
- Parking located adjacent to Montgomery Boulevard and all internal streets shall be screened by buildings or a combination of landscaping and walls to a minimum height of 2.5 feet. Screening shall be compatible with building architecture.
- No chainlink, razor-wire, or vinyl plastic fencing shall be permitted.
- Where provided, plaza areas shall provide areas for outdoor dining.



PUBLIC AREAS

Guidelines:

- Plazas, courtyards, and other outdoor activity or seating areas shall be shaded by tree canopies or architectural devices.
- Creation of a public plaza or courtyard space around which buildings can be clustered and linked to one another is encouraged. Plaza areas shall allow outdoor dining.

SHADED PEDESTRIAN AREAS

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 need to include sufficient design consideration to separate circulation and provide visitor convenience.

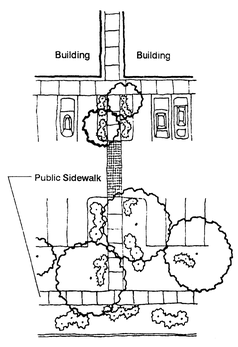
Standards:

- 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.
- Entrances and exits to buildings shall be flush.
- Interior public areas shall have visual access to exterior activity areas for visual surveillance.

Circulation

Standards:

- 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.
- All sidewalks designated as 4 feet or 6 feet shall be a minimum of 4 feet clear or 6 feet clear with shade trees at 25 feet on center in 5x5 planters or landscaping areas.
- All buildings shall be connected to the internal street and external street with pedestrian ways with 6 foot or 4 foot clear sidewalks.
- Bicycle parking shall be provided to promote alternative vehicle use as follows:
  - Office & commercial: for employees, one bicycle rack space per 20 parking spaces
- Six foot sidewalks shall be provided along Montgomery Boulevard. All other sidewalks shall be a minimum of 4 feet in width.
- Parking areas shall be designed to include a pedestrian link to the street sidewalk network and pedestrian access shall be provided to link structures to the public sidewalk.
- Pedestrian connections shall be provided to transit stops.
- A different paving material, color, and/or patterning shall be provided at all crosswalks to bring attention to them visually and/or tactilely for safe pedestrian crossing.



PEDESTRIAN LINK TO PUBLIC SIDEWALK

- There shall be no parking requirement applied to any second floor housing above retail.
- The parking requirement shall be the minimum is the maximum, plus 10 percent as required by the City's Comprehensive Zoning Code.

Setbacks

Standards:

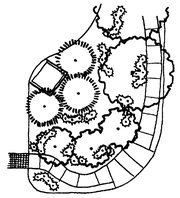
- Perimeter awnings, arcades/portals, garden court walls and overhangs shall be allowed within required building setbacks.

2. PERIMETER WALLS, SCREENING WALLS & FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of service functions shall be away from any street or pedestrian area. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

Standards:

- Perimeter walls shall not be provided (other than parking lot screening walls).
- Mechanical equipment for commercial and office properties shall be fully screened from public view. Screening shall be compatible with materials and design of the building. Loading areas shall be screened from public view by walls, trellises, or landscaping.
- 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.



SCREENED REFUSE CONTAINER

3. ARCHITECTURAL DESIGN

Specific architectural style shall not be dictated. The design shall, however, demonstrate a high quality aesthetic character throughout the property. Architectural design should respond to climate, views, solar access, and aesthetic considerations, with the architectural design being in harmony with adjoining projects. The following shall apply to all commercial and office uses:

Standards:

- The height for commercial and office development can be greater than 26 feet provided that the height falls within the 45 degree angle drawn from the property line and adjacent public right-of-way centerline or drainageway right-of-way center line.
- Commercial and office uses shall be horizontally connected in a variety of ways through the use of arcades or portals, controlled plaza elements, outdoor cafes, pavement, or sitting areas.

Guidelines:

- Buildings shall 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 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.

Roofs & Parapets

Guidelines:

- Roof structures shall vary in type, profile and/or scale according to the dissimilarity of use or function.
- Roofs shall drain water to areas which are landscaped appropriately for such run-off, and shall drain to areas which are not heavily-travelled.
- The top of the parapet shall be greater than or equal to the top of all HVAC equipment and that should include screen walls.
- All canopies, roof structures, and design elements of related buildings shall be architecturally integrated to the main building design.

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 & color.
- Extended overhangs, porticoes or substantial recesses shall be incorporated into the facades of the building in order to provide shade, shelter and a sense of arrival.

Fenestration & Shading

Guidelines:

- The scale, proportion, and composition of fenestration of facades shall 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 shall be oriented to take advantage of heat gain in the winter while coordinating with shading strategies to inhibit solar gain in the summer.

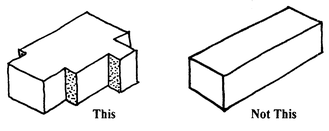
Facades

Standards:

- Commercial and office buildings shall have windows on the front elevations. The windows may be a combination of shop windows or viewing windows on average of 30 feet on center maximum.

Facades SHALL:

- 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 manageable pieces;
- have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3 foot minimum offset, fenestration, material change, etc.) The staggering of planes should be used to create pockets of light and shadow, providing relief from monotonous expanses of facade;



STAGGERED PLANES

- 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; and
- be treated with a consistent level of detail at all sides of all buildings and structures.

Building Materials & Colors

Standards:

Materials prohibited as the main architectural feature include the following:

- exposed, untreated precision block or wood walls within public view
- highly reflective surfaces
- chain link fence or barbed wire
- metal paneling
- materials with high maintenance requirements

Guidelines:

- The use of contrasting colors between roofs and walls shall be used to further differentiate the planes of building masses.
- Colors shall 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.

4. LIGHTING

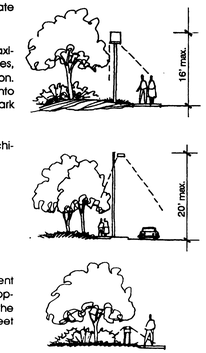
In order to enhance the safety, security, and visual aesthetics of the property, careful consideration must be given to selection of outdoor furniture, lighting design, site materials and other features. It is important to consider the daytime appearance of all materials.

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 blend with 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 plazas
- 20 feet for street lights and parking area lights (restricted to 16 feet within 70 feet of residential)



LIGHTING

- Sodium lighting is prohibited.
- Fixture style and design shall 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.
- In addition to lighting, the major transit stops shall include shelter facilities, benches, and bicycle storage.

5. LANDSCAPE

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:

- Street trees shall be provided along Montgomery Boulevard, and new interior roads at a rate of one tree per 30 linear feet. Street trees are defined as being within 20 feet of the back of curb. They may either be randomly or consistently placed.
- 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 streetside exposure.
- Living, vegetative materials shall cover a minimum of 75 percent of the required landscape area. The area and percentage is calculated based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, shredded bark, or another similar material which extends completely under the plant material, however, these materials shall not be used as a focal landscape element.
- 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.
- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.
- 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.
- An automatic underground irrigation system is required to support all landscaping. The system shall be designed to avoid overspraying 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.
- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet.

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

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

The following street trees shall be used at the respective locations:

- Montgomery Boulevard — Modesto Ash, Bradford Pear.

6. SIGNAGE

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:

- Freestanding signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- No off-premise signs.

Signage SHALL:

- be designed to be consistent with and complement the materials, color, and architectural style of the building or site location; and
- be illuminated in accordance with the City of Albuquerque General Sign Regulations as provided in Section 14-16-3-5 of the Zoning Code. 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 NOT:

- use moving parts, makes audible sounds, or have blinking or flashing lights;
- overhang into the public right-of-way, property line, or extend above the building roof line; or
- intrude upon any architectural features, including windows, columns, moldings or any decorative features.

- All freestanding signs shall be monument signs only. Monument signs are allowed for individual buildings. The sign shall be a maximum of 40 square feet with a maximum height of 4 feet. The sign shall be of a similar style and material as the other entry signs.
- Building-mounted signs shall not exceed 6 percent of the facade area, and shall not face abutting single-family residential.
- Wall mounted signs shall not project more than 1 foot from the display wall or exceed an area of 20 percent of that wall or 60 square feet, whichever is less. Canopy and marquee signs shall be included in the total area count allowed for wall signs. Individual channel and neon letters shall be permitted at a maximum height of 3 feet per letter.
- No backlit plastic/vinyl signage shall be permitted except for logo designs.

7. UTILITIES

Standards:

- All electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
- Any wireless communication facilities shall be concealed and architecturally integrated.

SITE PLAN FOR SUBDIVISION

Portion of Lots G-1 and Lot G-2 Montgomery Complex

Prepared For:

Jim Hakeem
12415 Walker Way NE
Albuquerque, NM 87111

Prepared By:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

CONSENSUS PLANNING

March 17, 2003

Sheet 2 of 2