



INTENTION OF THE DEVELOPMENT

The primary objective of the site development plan is to establish a cohesive, harmonious development in which there is a visual relationship of buildings to one another. The intent is not to restrict creativity but to provide a framework which will ultimately enhance the value of all properties. A mixture of "signature" buildings creates a chaotic environment in which no one benefits. Although development will occur at different times by different developers, a respect for the common southwestern, high desert context of the site will ensure a common architectural and landscape language.

SUSTAINABILITY AND GREEN BUILDING

DECISIONS MADE BY ARCHITECTS DURING THE DESIGN PROCESS CAN REFLECT A NEW AWARENESS OF THE EFFECT THOSE DECISIONS HAVE ON THE DESIGNED AND BUILT ENVIRONMENT. THIS SITE PLAN ENCOURAGES ARCHITECTS, BUILDERS AND DEVELOPERS TO SEEK LEED CERTIFICATION OF THEIR BUILDINGS. COST IS NOT INCREASED IN MANY OF THE GREEN BUILDING STRATEGIES AND LOWERING ENERGY REQUIREMENTS ALSO MEANS LOWERING ENERGY COSTS. WATER AND WASTE STRATEGIES ALSO RESULT IN LOWER OPERATION COSTS.

ARCHITECTURAL DESIGN STANDARDS

- All Building Design (including Signature Buildings) shall be architecturally integrated within the site and context of the commercial development with "Southwestern Architecture" design in accordance with the West Side Strategic Plan. "Southwestern Architecture" is broadly defined to include Neo-pueblo, Rio Grand Valley adobe, New Mexico colonial or territorial styles and southwestern contemporary as it relates to local vernacular architecture.
- All subsequent site plans for building permit shall require E.P.C. approval. The initially submitted Site Plan shall establish the overall design theme and architectural context for all future development as well as establishing site and landscape features to be continued in further developments.
- Building Configuration, shall be in plaza-like development or other arrangements to avoid strip-type development. Public street frontages shall not be dominated by parking areas. Patios and plazas shall be designed to take advantage of views of the Sandia and Manzano Mountains. Site layout refinement shall be sympathetic to, and harmonious with the topography and views.
- Pedestrian, and bicycle amenities shall include pedestrian benches, elevated planters, shaded outdoor patios adjacent to buildings, outdoor furniture as appropriate, and bike racks close to building entrances.
- The Primary Building Mass shall be of an earth-tone color, regardless of materials. Colors other than the earth-tone palette, shall be used only for accents and decorative elements and for the emphasis of certain design elements.
- Exterior Building Materials shall generally be non-reflective, cementitious in visual quality, no more than three major materials, excluding frames, trim, canopies, etc., shall be combined on any given building elevation. Glass will have a surface reflectance not greater than 20% of incident light, and wood or non-reflective metal trim colored in conformance with the general coloration of the structures.
- All Canopies and Out-Buildings shall be integrated with the building architecture.
- Extraneous/ Rooftop Equipment, such as mechanical equipment, electrical equipment, communication equipment, solar equipment, etc. shall be hidden by parapet walls and/or screen walls to obscure from view from the public right-of-way and adjacent Residential Zones.
- Screens and Walls shall be designed to be compatible with the architecture of buildings. Barbed wire, concertina wire, chain-link and unfinished CMU shall be prohibited. Colored CMU shall be permitted when broken by horizontal bands of CMU block of differing color or texture.
- Service Areas such as loading docks, janitorial and machine rooms, and other service entrances and refuse collection facilities may not be located in or adjacent to the building facades most proximate to the boundaries of residential areas. They shall be screened from public view, including adjoining residential zones.
- Retail and Office buildings shall have a covered portal along facades where pedestrian activity is expected to occur.

LANDSCAPE STANDARDS

- A minimum of 20% of the site area shall be landscaped. Landscape calculations shall be included in subsequent Site Plans.
- VERISCAPING:** A water-wise approach to landscaping that stresses smart plant choices (drought tolerant plants) growing them according to water needs, sun and moisture conditions. Design and implementation shall include methods of effective water harvesting and distribution. These ideas can reduce water use and maintenance requirements by as much as 60% or more. This requires acknowledging Albuquerque's high-desert climate.
- Ground Cover:** Landscaped beds shall achieve 75% live ground cover. The remainder shall be organic mulch and Basic Gravel: Santa Fe Brown and Sunset Rose with weed barrier. Cobblestone accents: 6" to 8" cobblestone and Moss rock boulders. The maximum gravel content shall not exceed 30%.
- Sod** is to be used sparingly and only in plaza areas as ground cover. Small patches of sod will be avoided for ease of maintenance and practicality of irrigation. Red fescue type sod will be utilized to keep watering levels within reasonable limits.
- Irrigation System:** An automatic underground irrigation system shall be utilized to provide even and adequate water levels to all plant material. Water use shall be done in such a manner as to conserve its use and prevent any and all runoff from landscaping materials. Irrigation shall be restricted to early morning hours to conserve this limited resource.
- Landscaping Maintenance:** Shall be the responsibility of the property owner.

Suggested Landscape Palettes:
Trees: Desert Willow, Chinese Pistache, Arizona Sycamore, Canadian Choke Cherry, Chitalpa, Honey Locust, Curlleaf Mountain Mahogany, Vitex
Shrubs: Rosemary, Apache Plume, Lavender, Fambush, Autumn Sage, Three Leaf Sumac,
Ground Cover and Grasses: Threadgrass, Blue Gramma and Blue Fescue, English Ivy, Mexican Evening Primrose.

Desert Accent Plants:
 Hesperaloe, Sotol, Ocotillo.

LAND-USE ALLOCATIONS					
Tract	Zoning	Land Area Acres	Max. F.A.R.	Building Area g.s.f.	Parking
D-1	C-2-SC	7.68	0.30	100,362	TO MEET CITY REQUIREMENTS
E-1	C-2-SC	8.83	0.30	115,390	
TOTALS:		16.51		215,752	

SITE PLAN FOR SUBDIVISION STANDARDS

Land Use as per current Zoning requirements.
 Restaurants shall provide outdoor seating. Driveup or Drive-in businesses on the site shall be limited to 3, with a maximum of 2 food and drink uses. No more than 1 food and drink drive-up/drive-in use is allowed on each Tract (D or E). A drive-up or drive-in use shall not be situated within 100' of the adjoining residential zone.

Setbacks to the face of the building shall be:
 30 feet at perimeter property lines, except at East site boundary
 15 feet at interior property lines or access and utility easements.

Building Heights shall be as allowed for Zone C-2 buildings with exceptions made where in conflict with solar access for neighboring properties

Parking shall not exceed the required number of spaces plus 10% and shared parking is encouraged.

Signs:

- Three free-standing site monument signs are permitted, one at each vehicular entrance to the project from an arterial street. The signs will be freestanding "monument"-type signs, the top of which shall not be more than twelve feet above adjacent grade, and the face area of which shall not exceed 75 square feet per face.
- Each occupant is limited to one building mounted sign per tenant or business, which shall not exceed 8% of the area of the front facade of elevation of each tenant or business space to which it is applied. The structure holding monument signs shall be compatible with the building architecture.
- Signs shall be illuminated in accordance with the City of Albuquerque's Sign Regulations, except that no illuminated sign shall be placed on the building facade most proximate to a residential area, or in any event, closer than 150 feet to the boundary of a residential zone.
- Pole mounted or wire suspended signs shall be prohibited.
- On the Site Plan for building permit, a way-finding signage system shall be established for the site.
- Cross Access Easements** shall provide access and shared parking for parcels of Tract D and Tract E.
- Pedestrian and bicycle access** shall be provided between all existing and future tracts. Bicycle racks shall be provided in convenient locations and sheltered where possible.
- Pedestrian connections** shall be provided between parking areas, public sidewalks and buildings. Pedestrian cross walks of minimum 6' wide, textured and colored concrete shall be provided between buildings and parking areas.
- Parking lot landscaping** shall consist primarily of deciduous trees. The lineal distance between planting islands in paved areas shall not exceed 85 feet, to be consistent with City Landscape Standards 14-16-3-10(e)(1)(a-d).
- Residential landscape Buffer** shall consist of primarily deciduous and evergreen trees (50/50 split) with a minimum height of 10' at time of planting and 25' at maturity, for year round screening. Trees shall not conflict with utility lines but spacing shall be equal to 75% of the mature canopy diameter wherever possible.

When the first development on each Tract (D and E) is approved, the residential buffer shall be implemented along the entire eastern boundary of the Tract. A design feature using 4-6 inch River Cobble shall be used within the 10' buffer to discourage pedestrian traffic.

Streetscape Landscaping shall consist primarily of a combination of shrubs and deciduous trees in a minimum ten foot wide setback area between the right-of-way line of the street and the face of the curb of an adjacent parking area. Tree location shall meet the requirements of the Street-tree Ordinance. Clear-sight triangle requirements must be met.

Parking Areas shall be screened from public right-of-ways by means of four feet high hedges of shrubs but not in any way to restrict a drivers line of sight.

Transit facilities shall be provided by the developers of Tracts D and E for any future routes adjoining the site, in coordination with the Transit Department.

Internal Street and Site Lighting shall meet, at minimum, the requirements of Section 14-16-3-9 of the Zoning Code; in addition, fixtures will be standardized in design, and of a size suited to their function. Lighting shall conform to "Night Sky Standards"

Site Lighting shall be 15'-0" high (measured from finish grade to top of fixture) "Gardco Lighting" Glow tag MAG 18-1 or equal in earthtone color, with a maximum spacing of 65'-0" at centers. All fixtures shall be fully shielded.

All internal streetscapes and pedestrian connections shall be lighted with pedestrian-scale fixtures of a uniform design

15. Future site development plans shall comply with C-2 regulations, Shopping Center and other general regulations of the Zoning Code, and/or standards in this site development plan for subdivision, whichever is more restrictive.

16. The use of roundabouts at the intersections of internal streets shall be encouraged to create a visual focal point and slow down traffic within the neighborhood activity center.

PROJECT NUMBER: #1002556
 Application number: 07EPC-40035

This Plan is consistent with the specific Site Development plan approved by the Environmental Planning Commission (EPC), dated 05/29/09 and that the findings and conditions in the Official Notice of Decision have been complied with.

SITE DEVELOPMENT PLAN	
Fire Marshal	05/29/09
Solid Waste Dept. / Public Works	5/29/09
Transportation Dept.	05/27/09
Public Safety Department	11-12-08
City Engineer	11/12/08
City Planner, Planning Department	11/20/08

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
 Date: 5-20-09

PROJECT # 1002556
 H BARKER ARCHITECTS ARCHITECTS AND PLANNERS
 209 GOLD AVE S.W.
 ALBUQUERQUE, NEW MEXICO 87102
 505-942-6789
 DATE August 9 2007
 REVISIONS
 SEPTEMBER 24, 2007
 JULY 28, 2008
 AUGUST 27, 2008
 AUGUST 30, 2008
 OCTOBER 1, 2008
 OCTOBER 27, 2008
 OCTOBER 28, 2008
 NOVEMBER 13, 2008
 10800 GOLF COURSE RD NW
 SITE PLAN FOR SUBDIVISION PURPOSES
 PROPOSED SITE PLAN
 SHEET # SP-1
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