

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:

The Site consists of approximately 20 acres. The property is bounded on the west by Unser Boulevard, to the north by Ladera Drive, to the east by Market Street, and to the south by Hanover Road. There is an existing out parcel at the southeast corner of Unser Boulevard and Ladera Drive developed with a gas station and convenience store.

ZONING AND PROPOSED USE:

The Site is zoned SU-2 /SU-1 Special Use for Neighborhood Commercial and Office Uses within the El Rancho Atrisco Phase III Sector Development Plan (1981). The site is a designated neighborhood activity center in the West Side Strategic Plan.

Development of the property can only occur through an approved site development plan as regulated by Section 14-16-2-22 of the Comprehensive City Zoning Code. Activities allowed on the site must correspond to those enumerated in the C-1 Neighborhood Commercial zone and office uses.

A maximum of 50 percent (12.5 acres) of the original 25-acre site as referenced on Sheet 5 of the El Rancho Atrisco Phase III Sector Development Plan that is eligible for development with retail and service-type uses consistent with those of the C-1 zone. The existing gas station and convenience store located on Lot 1C (.85 acres) toward the northwest corner of the original 25-acre site is considered "commercial development". As such, an additional 11.65 acres - may be developed with commercial uses pursuant to the C-1 zone.

The remaining area of the property can be developed with office or residential uses, or a combination thereof. Residential development on this portion shall be regulated by Section 14-16-2-16(A)(7) of the Comprehensive City Zoning Code.

APPLICABLE PLANS:

City of Albuquerque/Bernalillo County Comprehensive Plan (Rank I); West Side Strategic Plan (Rank II); and the El Rancho Atrisco Phase III Sector Development Plan (Rank III).

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

Vehicular Access and Circulation - The proposed development has access to adjacent streets on all four sides of the property. Limited access to Unser Boulevard (a limited access principal arterial) has been approved by the Transportation Coordinating Committee of the Metropolitan Transportation Board of the Mid-Region Council of Governments (R-14-01 TCC). Access includes a right-in, right-out, and left-in access (approximately 1,040 feet south of Ladera) and an additional right-in access (approximately 529 feet south of Ladera) to serve the proposed development. There are existing access points on the north side of the property to Ladera Drive that remain. Additional access is shown on Ladera Drive, Market Street, and Hanover Road. Final design and location of these access points will be determined by future Site Development Plans for Building Permit. New median cuts must be requested in writing to the Traffic Engineer, Development and Review Services. The construction of appropriate left turn lanes must be included with any new median cuts.

Transit - The property is currently served by two existing bus routes; 92 Taylor Ranch Express and 94 Unser Express. Both routes have a bus stop adjacent to the subject property. Route 92 also travels along Ladera Boulevard adjacent to the site and existing bus stops are east of Market Street. Unser and I-40 are designated Express Transit Corridors.

Bicycle Facilities - Unser Boulevard has on-street bike lanes and an off-street multi-use trail on the east side of the street. The Unser Trail connects to the I-40 Regional Trail that runs along the north side of Interstate 40.

Pedestrian Facilities - Internal sidewalk and pedestrian facilities will be designed consistent with the design guidelines included in this site plan and future site plans for building permits.

BUILDING HEIGHTS AND SETBACKS:

Maximum building heights for all buildings shall be per the SU-1 zone. Setbacks shall be as provided in the O-1 and R-3 zones as enumerated in the Comprehensive City Zoning Code. Specific design restrictions for new residential shall be as provided in the C-2 zone (specific to Activity Centers and Transit Corridors).

MAXIMUM FAR/DENSITY:

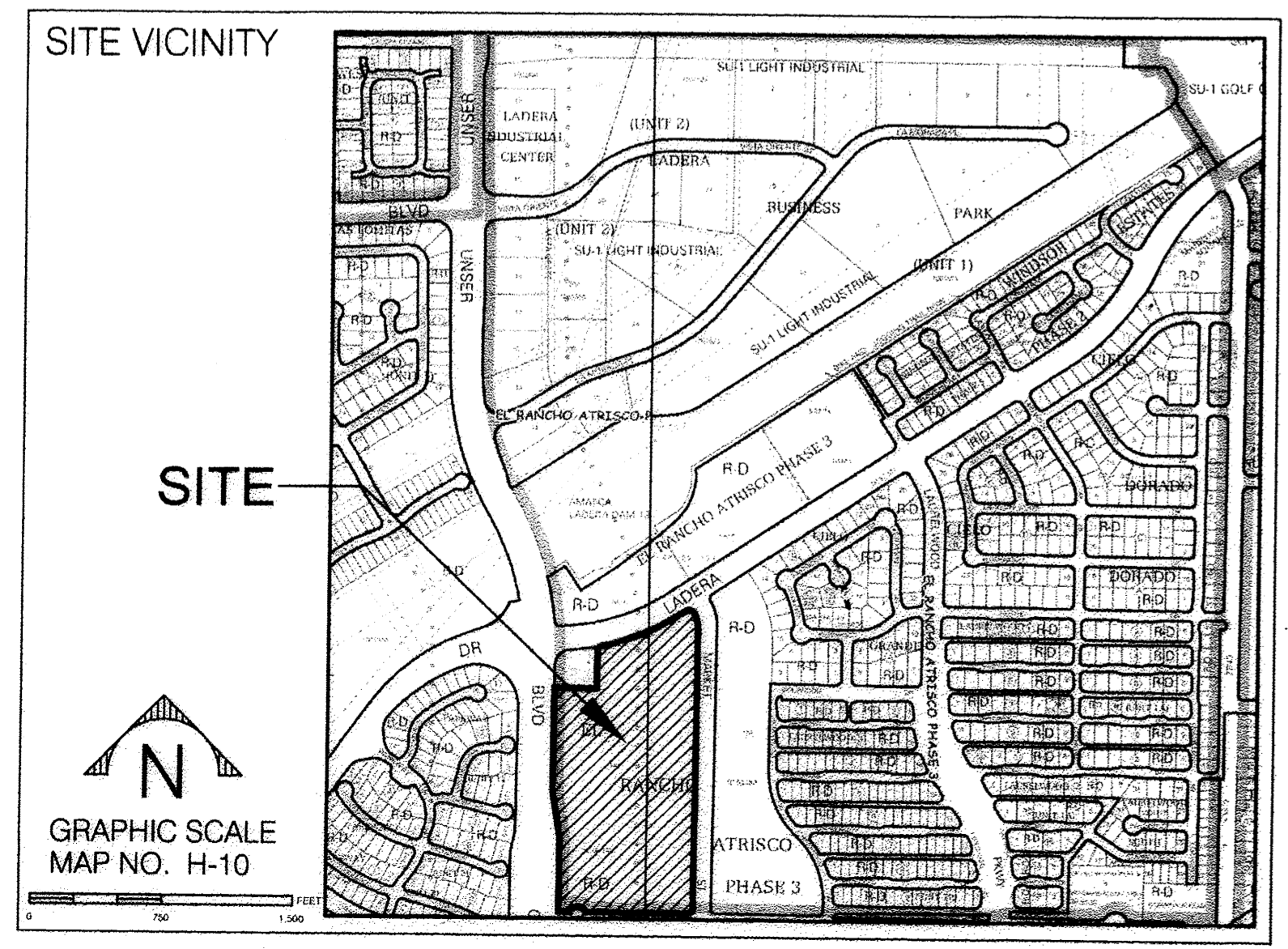
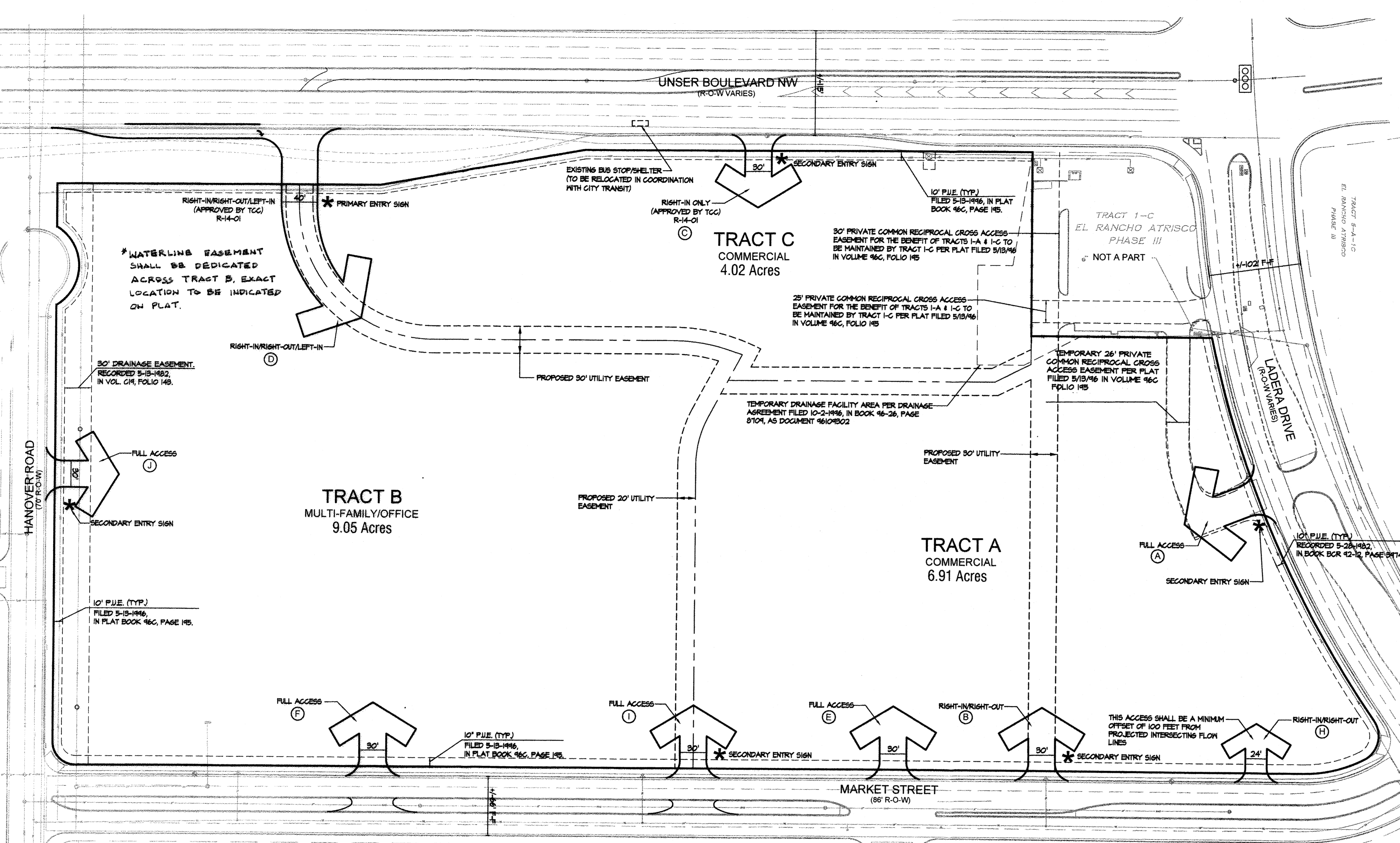
Commercial buildings shall not exceed a maximum FAR of .30. Residential shall be as provided in the C-2 Zone and shall have a minimum FAR of .3 and a maximum density of 30 dwelling units per acre.

LANDSCAPE PLAN:

Landscape plans shall be submitted with future Site Plans for Building Permit and shall be consistent with the Water Conservation Landscaping and Water Waste Ordinance, Pollen Control Ordinance, and the Design Standards (Sheet 2).

Notes:

1. A cross access easement and shared parking agreement shall be part of the platting process at DRB. Future development on the site will require EPC review of the Site Development Plan for Building Permit(s).
2. Stormwater control measures shall be designed to manage the first flush and control runoff generated by contributing impervious surfaces.



PROJECT NUMBER: 1003275
Application Number: 13EPC-40148

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated February 13, 2014 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () 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 SIGNOFF APPROVAL:

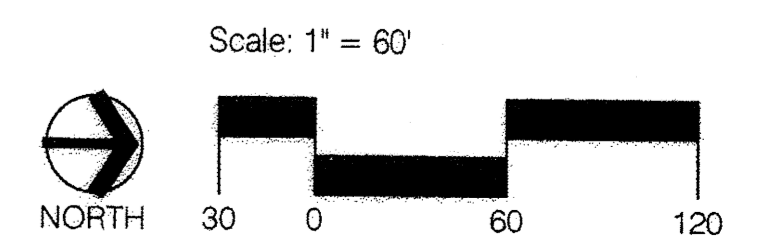
<i>[Signature]</i>	12-10-14
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	12/10/14
ABCWUA	Date
<i>[Signature]</i>	12-10-14
Parks and Recreation Department	Date
<i>[Signature]</i>	12-10-14
City Engineer	Date
<i>[Signature]</i>	12-10-14
Solid Waste Management	Date
<i>[Signature]</i>	12-10-14
DRB Chairperson, Planning Department	Date

HERITAGE MARKETPLACE

SITE PLAN FOR SUBDIVISION

Prepared For:
Garrett Development Corporation
1130 Lanes End NW
Albuquerque, NM 87114

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



1003275

HERITAGE MARKETPLACE DESIGN STANDARDS

These Design Standards are intended to provide guidance to designers in understanding the vision and development goals for the property. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the Heritage Marketplace for both non-residential and multi-family residential projects.

Subsequent Site Development Plans for Building Permits shall be consistent with the design standards established by this Site Development Plan for Subdivision and shall be delegated to the Development Review Board. Minor amendments to this Site Development 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.

Unless otherwise noted, the following Design Standards shall apply to all commercial and residential projects:

1. LAND USE

1. Permissible land uses for Heritage Marketplace are per the C-1 Zone. As such, residential uses permissive in the R-3 are allowed per Section (A) (7); however, there shall be no single-family houses allowed at Heritage Marketplace.
2. Residential use shall achieve a maximum density of 30 dwelling units per acre and a minimum floor area ratio (FAR) of .30.

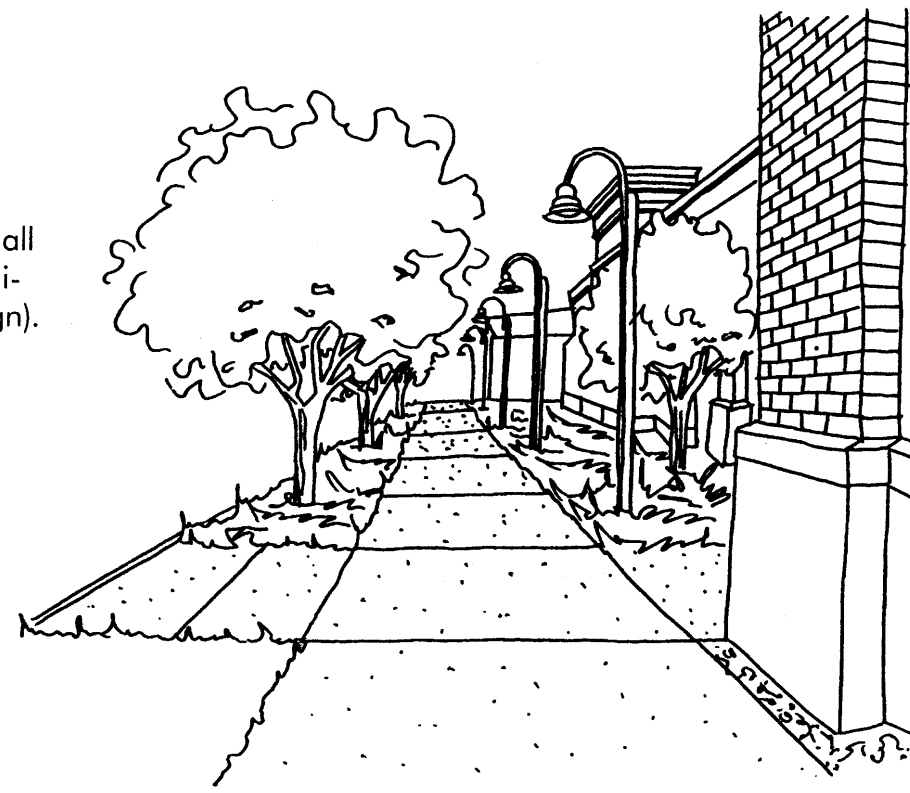
2. SITE PLANNING

A. MINIMUM BUILDING SETBACKS

1. Unser and Ladera Boulevards: 20 feet
2. Market Street: 10 feet
3. Internal roads: 10 feet
4. Internal side yards: 5 feet

B. SIDEWALKS / WALKWAYS

1. A minimum of one ADA route will be provided to the principal entrance at all buildings (see Americans with Disabilities Act Criteria for Barrier-Free Design).
2. Pedestrian crossings, 6 feet in width, shall have a contrasting color and surface from the adjacent pavement where they cross vehicular entrances and drive aisles.
3. Buildings shall be linked to public sidewalks and the Unser Boulevard Trail via six foot sidewalks.



Illustrative Shaded Walkways

C. PARKING

GENERAL

1. All off-street parking areas shall be designed in accordance with the City Comprehensive Zoning Code, Section 14-16-3-1 Off-Street Parking Regulations, including provisions for accessible parking, except as provided below.
2. In order to lessen the visual impact of parking areas, parking fields shall be broken up into a series of smaller areas in order to lessen the visual impact of parking areas through the use of landscape and pedestrian areas, buildings, and/or plazas.
3. Parking for all commercial tenants will be shared. A cross access easement and shared parking agreement shall be part of the platting process.
4. Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, parking areas, sidewalks, and pathways.
5. Sidewalks connections linking public sidewalks to buildings shall be shaded with trees spaced at 25 feet on center, in accordance with the City Comprehensive Zoning Code, Section 14-16-3-1 Off-Street Parking Regulations.
6. Parking lots adjacent to and at grade with public streets shall be screened with either an earthen berm, evergreen landscaping, or wall or combination at a minimum height of 30 inches and maximum height of 36 inches. Screen walls, if used, shall be consistent with materials and colors of the buildings.

COMMERCIAL

7. Secure bicycle storage racks shall be located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.

RESIDENTIAL

8. One vehicular parking space per unit.
9. On street parking credit is allowed in accordance with the C-1 zone.
10. One bicycle space per every two units.

D. OUTDOOR SPACES

Outdoor spaces should be designed with consideration towards sun and wind exposure, and pedestrian and visual accessibility.

GENERAL

1. Site amenities, such as benches, trash receptacles, and lighting, shall be compatible with the architectural and landscape treatments on each commercial pad or residential site.

COMMERCIAL

2. Freestanding restaurants, if proposed by subsequent Site Plans for Building Permits, shall provide outdoor patios with a minimum size of 200 square feet for restaurants up to 4,000 square feet, and a minimum size of 300 square feet for restaurants larger than 4,000 square feet.
3. Outdoor patios shall be shaded either by trees and/or a shade structure that is architecturally integrated with building architecture.

3. LANDSCAPE

The landscape environment is intended to enhance the aesthetics of the development, aid in reinforcing the street edge and pedestrian environment, and provide a welcoming retreat from sun exposure and glare.

GENERAL

1. Landscape plans shall comply with Section 14-16-3-10 Landscaping Regulations Applicable to Apartment and Nonresidential Development of the Comprehensive City Zoning Code and the Water Conservation Ordinance and Pollen Ordinance with regard to plant species, installed sizes and quantities, landscape area, and irrigation systems.
2. Street trees shall be provided along public rights-of-way with either even spacing or in random clusters. The spacing of evenly spaced street trees shall be no greater than the diameter of the street tree canopy at full maturity (i.e., smaller trees require closer spacing than larger trees). Where street trees are randomly clustered, the number of street trees shall be equal to or exceed the number required if trees were evenly spaced; however, gaps between randomly spaced street trees that exceed 80 feet are prohibited.
3. A fully automated irrigation system shall be installed as part of the landscaping for all commercial pad sites and multi-family development. The system shall be designed to avoid overspraying walks, buildings, fences, etc.
4. Gravel, colored rock, and similar mulch materials are acceptable as a top dressing for landscape areas, however, they shall not be considered a focal landscape element.
5. Steel, brick, or equivalent landscape headers shall be used to separate any turf and shrub / ground-cover areas.
6. Timing of Installation. All landscaping must be completed no later than two months after completion of construction of the site improvements.
7. 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 this area.

4. ARCHITECTURE

The architectural standards are intended to describe the general characteristics of the structures to be built within Heritage Marketplace. While all of the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity. The use of various architectural details and materials shall be consistent when used on various elevations.

A. GENERAL

1. Commercial 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.
2. Generic franchise architecture is prohibited.
3. No freestanding cell towers or antennas are allowed; antenna shall be integrated with the building architecture.

B. BUILDING ORIENTATION

1. Building elements such as windows, displays, and entries shall be oriented to pedestrian connections and public areas.

C. BUILDING HEIGHT

1. Maximum building height for all buildings shall be per the SU-1 zone. Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building shall be based on the average height between the plate and ridge.
2. Maximum building height for multi-family residential is per the R-3 zone.

D. BUILDING MASSING AND ARTICULATION

1. Residential and non-residential buildings shall be articulated with a variety of massing changes both in plan and elevation to relate the buildings to the scale of pedestrians.
2. Non-residential uses shall be horizontally connected in a variety of ways, such as the use of arcades or portals, controlled plaza elements, pavement, and sitting areas.
3. All sloped roof lines must overhang a minimum of 3 feet and provide appropriate detailing either with rafter tails or cornices.
4. Major facades (greater than 100 feet in length) shall break up building mass in conformance with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses. In addition, all front facades less than 100 feet in length shall be subject to the same requirements as stated in the preceding sentence, except the frequency of wall plane projections or recesses of at least 2 feet in depth shall occur every 50 feet and shall extend at least 25% of the length of the facade.
5. Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and scuppers, breezeways, and soffits shall be dimensioned and detailed to provide a human scale and visual interest.
6. Entryways shall be clearly defined by the use of awnings, canopy, or inset, and shall be lighted.
7. Awnings are permitted above window areas on non-residential and residential buildings.
 - a. Commercial awnings with painted or embossed corporate logos or signage are permitted provided the area when added to all other wall signage does not exceed the allowable sign area of building wall.
 - b. Illumination of commercial awnings shall be from pendant mounted fixtures located above the awning. Accent colors on awnings shall be compatible with the general color palette.
 - c. No plastic or vinyl awnings or canopies are allowed.
8. Entries shall be clearly defined and connect to pedestrian linkages.
9. The use of contrasting colors between roofs and walls shall be used to further differentiate the planes of building masses.
10. Reflective glazing is prohibited. Clear and bronze tinted glass is permitted.

E. BUILDING MATERIALS

All of the exterior materials and colors employed in the future construction of buildings and improvements for shall be of a consistent color and material palette.

1. The primary building finish material shall be stucco. Manufactured stone and brick veneer shall be used as an accent feature and be a consistent color style and typical throughout Heritage Marketplace. The stone veneer shall not comprise more than 20% of the exterior construction.
2. Materials prohibited as the main architectural feature include the following:
 - exposed, untreated precision block or wood walls
 - highly reflective surfaces
 - chain link fence or barbed wire
 - metal paneling or siding, except accents for trim and minor elements are allowed

F. BUILDING COLORS

1. Primary - The wall colors shall be earth tones, light tans, browns, and reds, with an accent veneer of either manufactured brick or stone. Each building palette shall be consistent in tonal quality with other buildings within the project.
2. Accent - a variety of colors may be used to accent architectural features such as entries, window trim, awnings, fascias, and other traditional southwestern architectural features. Colors allowed are typical southwestern colors of earth tones, white, green, red, blue, and brown ranges.

G. ROOF MATERIALS AND COLORS

1. Roofs may be flat, pitched (tile), or a combination of both and shall be made of non-reflective materials. Roof tile color shall be terra-cotta blend.

H. COLUMNS

1. The following are appropriate column forms:
 - Square stucco
 - Round stucco
 - Masonry
 - Round classical with smooth shafts in Doric or simple contemporary order
2. The following shall not be allowed:
 - Corinthian
 - Ionic
 - Tuscan
 - Egyptian

5. SIGNAGE

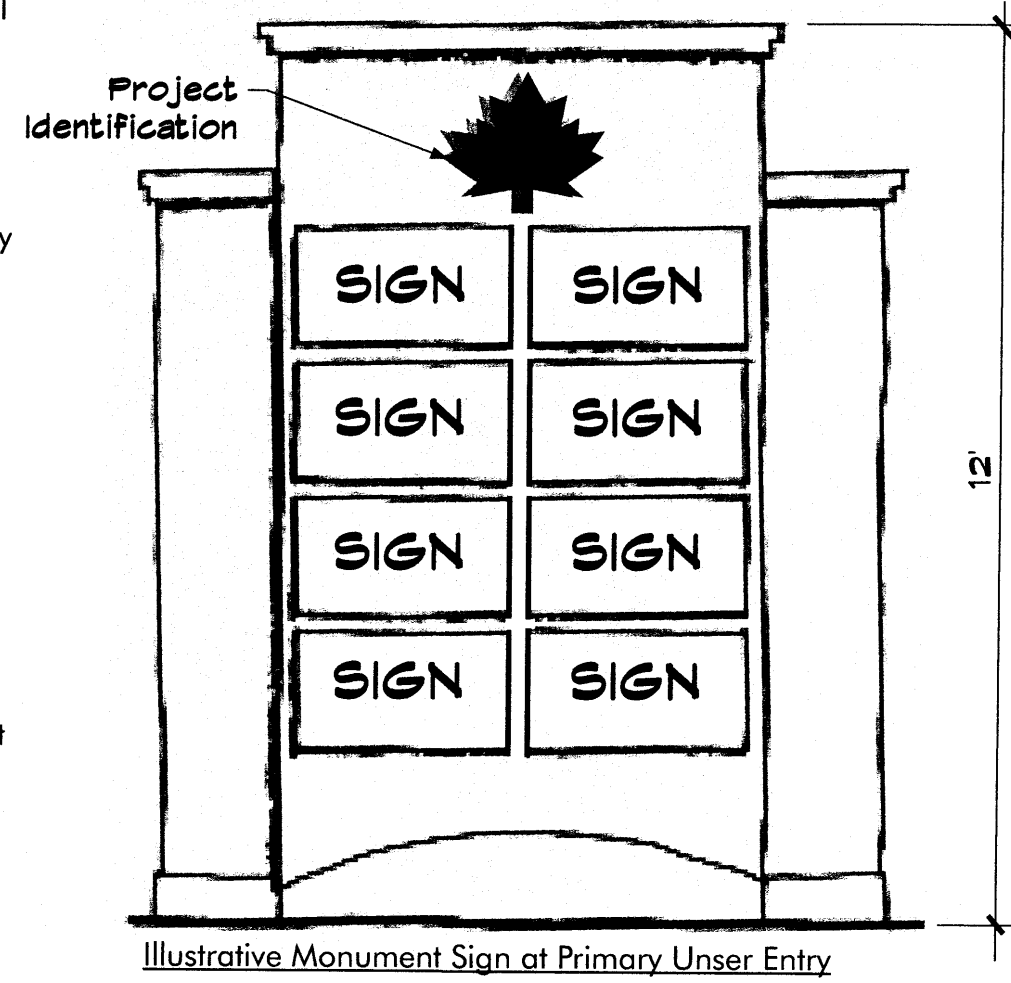
The following signage standards were developed to regulate the size, location, type, and quality of sign elements within Heritage Marketplace. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.

GENERAL

1. All signage shall be in compliance with Section 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code and the Unser Boulevard Design Overlay Zone requirements unless otherwise noted herein.
2. Banners, pennants, ribbons, streamers, strings of light bulbs and spinners (except during holiday season or special thematic events); brightly colored signs with moving or flashing lights; signs which are animated in any manner; or portable signs are prohibited.
3. Off-premise signs are prohibited.
4. No sign may overhang a right-of-way or property line, or intrude upon any architectural features, including windows, columns, mouldings, or any decorative features.

FREESTANDING SIGNS - COMMERCIAL and RESIDENTIAL

5. Signage at the project entries shall be coordinated in appearance (i.e., proportions, color, material, text height and style, etc.) and shall be internally lit.
6. For Unser Boulevard: one 12-foot tall project monument sign, 75 square feet in sign area, is allowed at the primary entry to Heritage Marketplace and one 10-foot tall project monument sign, 50 square feet in sign area, is allowed at the secondary entry.
7. For Ladera Boulevard and Hanover: one 10-foot tall project monument sign, 50 square feet in sign area, is allowed on each street frontage.
8. For Market Street: two 10-foot tall project monument signs, 50 square feet in sign area, are allowed.
9. There is no limit on the number of panels within each project monument sign.
10. Each commercial building pad is permitted to have one 30 square foot monument sign adjacent to the internal site drive.



Illustrative Monument Sign at Primary Unser Entry

WALL-MOUNTED SIGNS - COMMERCIAL and RESIDENTIAL

11. One wall-mounted sign shall be permitted per commercial facade, per business. The sign area shall not exceed 6 percent of each building facade.
12. For buildings with multiple commercial tenants, the sign area for individual tenants shall be based on the portion of the facade directly related to that tenant.
13. All wall-mounted signs on commercial buildings shall be individual type lettering. The following types of letters are acceptable:
 - Type 1: Opaque lettering indirectly illuminated by goose neck type lighting;
 - Type 2: Channel letters internally illuminated with letter sides to match letter face colors;
 - Type 3: Same as 2 except halo lit; and
 - Type 4: halo lit letters cut out of solid metal background spaced off the face of the building.
- Can type signs are prohibited. Any logos associated with a specific tenant shall be non-illuminated.
14. Wall-mounted signs shall not project more than 1 foot. All canopy and marquee signs shall be included in the total area count allowed for all signs.
15. Signs perpendicular to an elevation shall only occur under an awning or canopy / portal and shall not be more than eight square feet. These signs may not project past the overhang.
16. Each residential building shall be allowed to include building identification signage (e.g., address or building number). Individual type lettering shall be required.

6. WALLS

1. All walls shall comply with Section 14-16-3-19 General Height and Design Regulations for Walls, Fences, and Retaining Walls of the Comprehensive City Zoning Code.
2. Any site walls shall be constructed of materials which match the predominant material of the building to which they are adjacent.

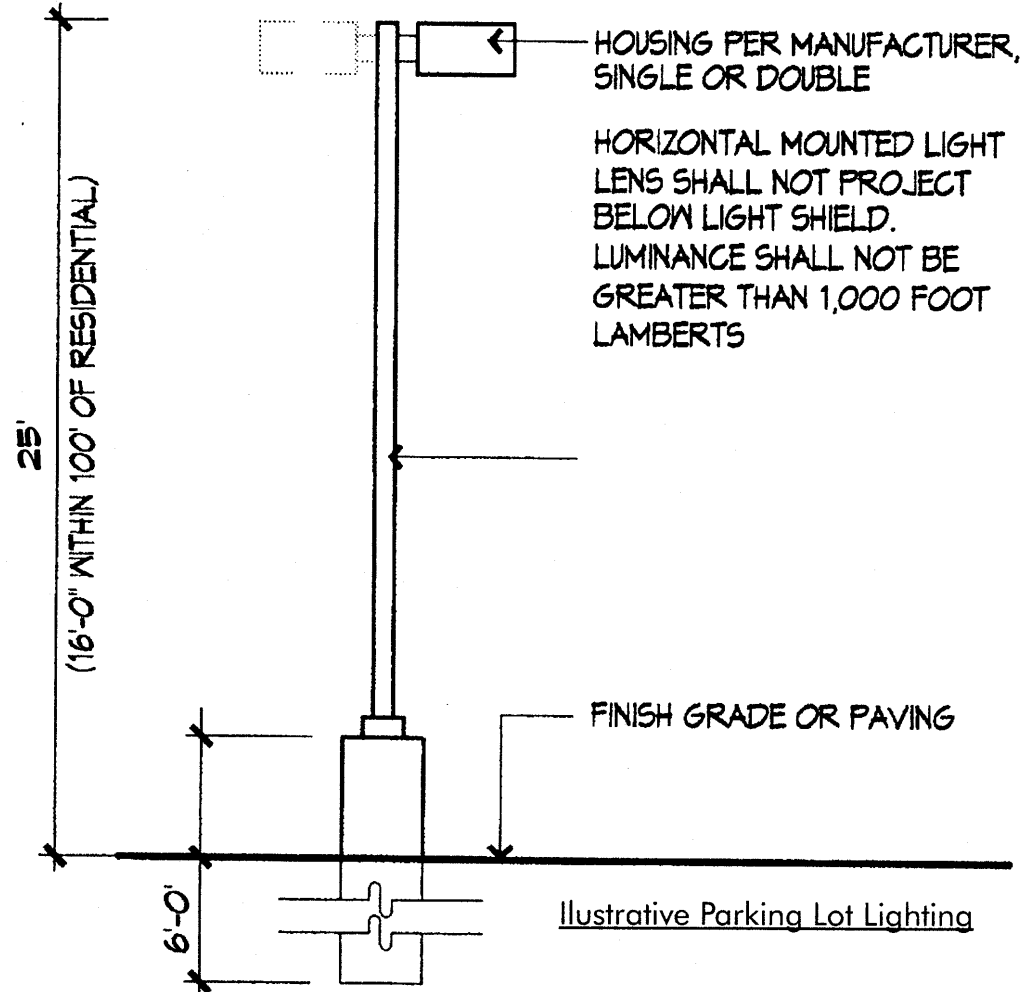
3. Except for screen walls that shield equipment and operations in loading areas, no site walls shall exceed 6 feet in height. Site walls shall be constructed of cast stone, brick, masonry finished with stucco, or combination thereof, with the finish materials to match the predominant material of the building.

7. SCREENING

1. No refuse enclosures shall be oriented towards Unser Boulevard or Ladera Drive.
2. Loading areas, exterior storage yards and refuse containers shall be fully screened from public view by an enclosure. Materials used for the enclosure shall be compatible with the building materials and architecture.
3. Roof mounted mechanical equipment shall be visually screened from public right-of-way when viewing from ground level by the use of parapets or other structural or architectural features.
4. The use of chain link, barbed wire, or wood fencing is prohibited.

8. LIGHTING

1. All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
 - HOUSING PER MANUFACTURER, SINGLE OR DOUBLE
 - HORIZONTAL MOUNTED LIGHT LENS SHALL NOT PROJECT BELOW LIGHT SHIELD. LUMINANCE SHALL NOT BE GREATER THAN 1,000 FOOT LAMBERTS
2. All lights shall be shielded source with glare cut off angles to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra and sodium lights are prohibited.
3. Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.
4. The location of light fixtures shall be identified on subsequent Site Plans for Building Permits. The maximum height for pedestrian scale lights shall be 16 feet. The maximum height for parking lot lights shall be a maximum of 25 feet.



Illustrative Parking Lot Lighting

9. UTILITIES

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment should be minimized by the following:

1. On-site utilities, including electrical, telephone, and communication wires and equipment shall be installed and maintained underground.
2. Where feasible, transformers, utility pads, cable TV, and telephone boxes shall be located out of view from public rights-of-way or visually screened with vegetation, fences, or walls. Screening shall be designed to allow for access to utility facilities.
3. All screening and vegetation surrounding ground-mounted transformers and utility pads are to 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 PNM Electric Service Guide at www.pnm.com for specifications.
4. Developers shall contact PNM's New Service Delivery Department to coordinate electric service to avoid potential delays in meeting in-service target dates. Any existing or proposed public utility easements shall be indicated on subsequent Site Plan utility sheets. PNM's standard for electric distribution public utility easements is 10 feet in order to ensure adequate and safe clearances.
5. When an above-ground backflow prevention device is required by the City of Albuquerque, the heat-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.
6. Alleys and interior parking courts may be used for dry utilities and sewer, wherever practical.
7. All roof-mounted equipment shall be screened from public view by materials of the same nature as the basic materials of the building.
8. Freestanding cellular antenna and cell towers are prohibited. Antennas shall be integrated with buildings, light poles, existing utility structures and other public facilities.

HERITAGE MARKETPLACE

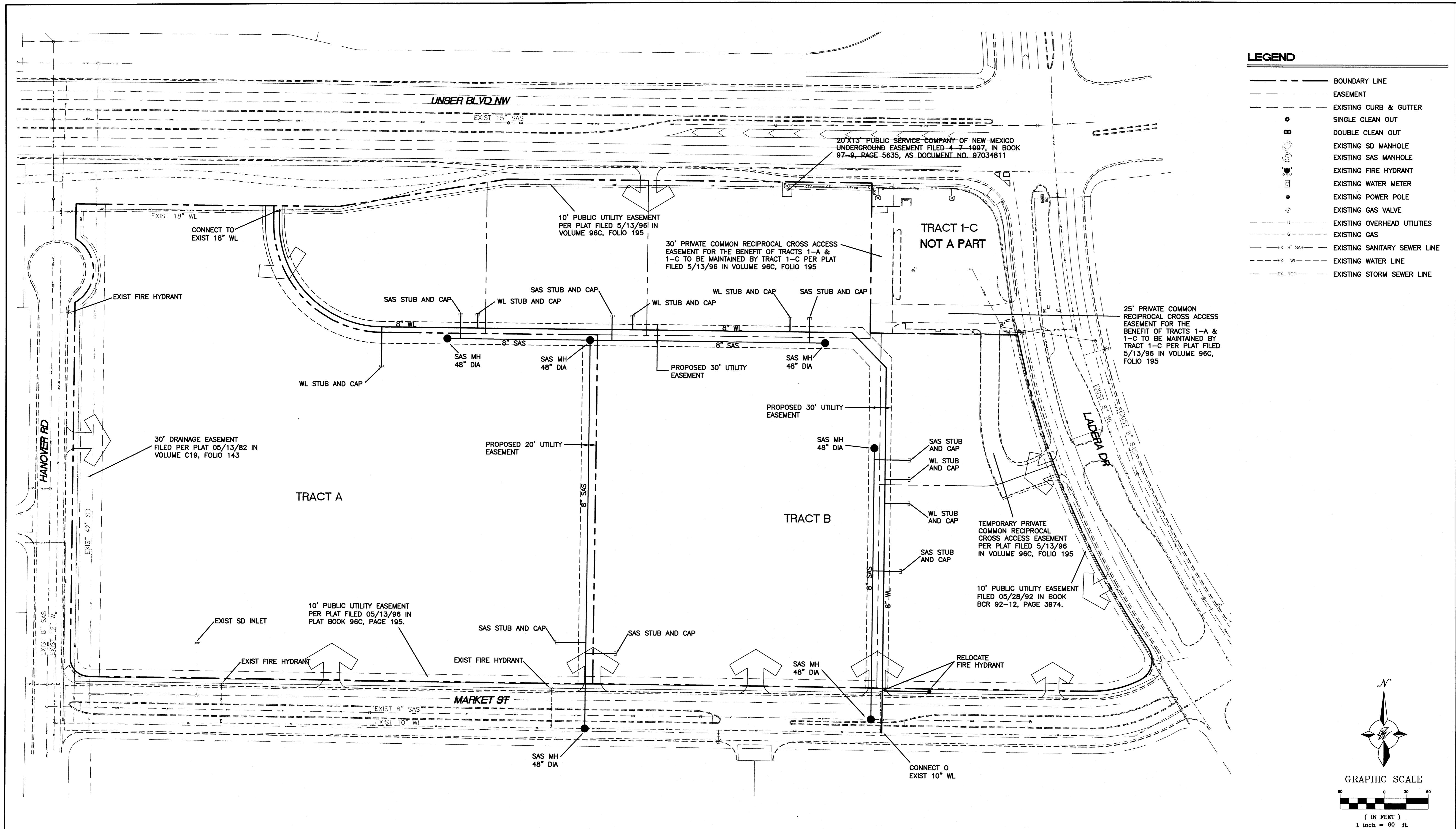
SITE PLAN FOR SUBDIVISION

Prepared For:
Garrett Development Corporation
1130 Lanes End NW
Albuquerque, NM 87114

Prepared By:
Consensus Planning, Inc.

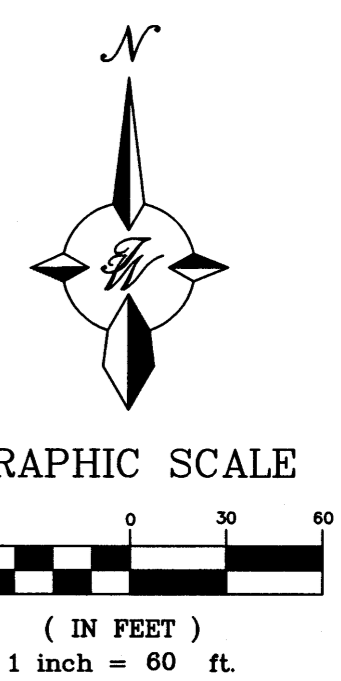
 **CONSENSUS PLANNING, INC.**
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(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

October 27, 2014
Sheet 2 of 3



LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT
- - - -	EXISTING CURB & GUTTER
○	SINGLE CLEAN OUT
⊗	DOUBLE CLEAN OUT
○	EXISTING SD MANHOLE
○	EXISTING SAS MANHOLE
⊗	EXISTING FIRE HYDRANT
⊗	EXISTING WATER METER
●	EXISTING POWER POLE
○	EXISTING GAS VALVE
- - - -	EXISTING OVERHEAD UTILITIES
- - - -	EXISTING GAS
- - - -	EX. 8" SAS
- - - -	EXISTING SANITARY SEWER LINE
- - - -	EXISTING WATER LINE
- - - -	EXISTING STORM SEWER LINE



CAUTION:
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL	HERITAGE MARKETPLACE ALBUQUERQUE, NM	DRAWN BY pm
	CONCEPTUAL UTILITY PLAN	DATE 10-24-13
		SHEET # 1
		JOB # 2013047