

**SITE DEVELOPMENT PLAN FOR SUBDIVISION:
REQUIRED INFORMATION**

THE SITE: THE SITE CONSISTS OF 1 EXISTING LOT (TRACT 8, AVALON SUBDIVISION UNIT 5). THE SITE CONTAINS APPROXIMATELY 9.98 ACRES.

PROPOSED USE: THE ZONING FOR TRACT 8 SHALL BE SU-1 FOR R-2 USES.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS SHALL BE DETERMINED IN CONJUNCTION WITH THE SITE PLAN FOR BUILDING PERMIT. BLUEWATER ROAD HAS EXISTING BIKE LANES WHICH PROVIDE ACCESS TO THE SUBJECT PROPERTY.

INTERNAL CIRCULATION REQUIREMENTS: INTERNAL CIRCULATION SHALL BE DEVELOPED IN ACCORDANCE WITH THE EXISTING PLATTED RIGHTS-OF-WAY AND AS DEFINED BY THE SITE PLAN FOR BUILDING PERMIT. PRIMARY ACCESS SHALL BE ONTO 90TH STREET, WITH EMERGENCY EGRESS ONLY ONTO BLUEWATER ROAD. LOS VOLCANES ROAD, WEST OF 90TH STREET, HAS BEEN VACATED.

BUILDING HEIGHTS AND SETBACKS: PURSUANT TO THE R-2 ZONING REGULATIONS.

MAXIMUM F.A.R.: MAXIMUM FLOOR AREA RATIO SHALL BE .5.

LANDSCAPE PLAN: A CONCEPTUAL LANDSCAPE PLAN SHALL BE DEVELOPED IN ACCORDANCE WITH THE SITE PLAN FOR BUILDING PERMIT AND CONSISTENT WITH THESE LANDSCAPING AND SCREENING REQUIREMENTS (SHEET 2).

PROJECT NUMBER: 100 3478
APPLICATION NUMBER: 14EPC-40067

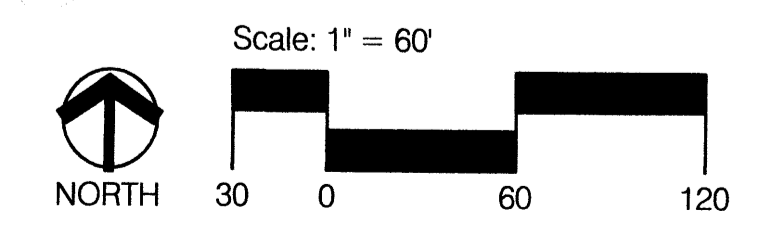
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED DECEMBER 11, 2014, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

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:

	7/10/15
Traffic Engineering, Transportation Division	Date
	6-17-15
ABCWUA	Date
	6-17-15
Parks and Recreation Department	Date
	6-17-15
City Engineer	Date
	7-16-15
Solid Waste Management	Date
	7-10-15
DRB Chairperson, Planning Department	Date

GENERAL NOTES:
THE ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE STREET TREES AND LANDSCAPING INCLUDING THAT WITHIN THE CITY RIGHT-OF-WAY.



The Village
At
Avalon
SITE PLAN FOR SUBDIVISION

Prepared for: Curb, Inc. June 2015
Prepared by: Consensus Planning, Inc. 302 8th Street NW Albuquerque, NM 87102
Dekker Perich Sabatini 7601 Jefferson Street NE Albuquerque, NM 87109
DEKKER PERICH SABATINI
SHEET 1 OF 2

1003478

DESIGN STANDARDS

The purpose of these design standards is to establish a development framework for multi-family development known as The Village at Avalon. These design standards will ensure the creation of an attractive and innovative development that fosters a sense of community for residents and the surrounding neighborhood and allows for an appropriate transitional use between existing single family homes and the adjacent industrial zoned parcels. The new community respects the unique locale of the site and specifically the surrounding single family neighborhoods. It also allows for the privacy and well-being of the residents and other users. These standards are complementary to the existing neighborhoods and future non-residential development.

The overall theme of the project is a family oriented, pedestrian friendly and environmentally sustainable community. The development consists of rental apartments for families with associated active and passive outdoor spaces for the residents. Service-oriented spaces in the clubhouse will likely include fitness rooms, management leasing office, and other spaces for social functions. Green and sustainable building practices shall be incorporated: passive interception of surface water in parking lot landscape surfaces, xeric planting, directing roof water from downspouts to landscape areas to manage the first flush when feasible, Energy Star appliances, and some materials with recycled content. Semi-private spaces for the residents are shown in the inner areas of the site and residents have private patios, courtyards, balconies, decks or roof decks.



Illustrative Site Design

The Environmental Planning Commission retains authority for the review and approval of the future Site Development Plan for Building Permit. The Site Plan for Building Permit shall be reviewed and found to be consistent with this Site Development Plan for Subdivision, the Comprehensive Zoning Code, and the Development Process Manual. Any required public infrastructure shall be identified and required as part of the DRB's review of the site plan.

1. Off-Street Parking

Off-Street parking shall be in general compliance with other similar developments under the R-2 zoning. Considerations to reduce required parking by a maximum of 10% shall be allowed if such reductions result in greater landscape buffers on 90th street. Parking will be located primarily on the west side of the parcel to provide a significant buffer to the future industrial development. Alternative transportation sources are encouraged. Secure bicycle storage racks shall be conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided. Bicycle racks shall be constructed of metal and finished in colors harmonious with those of the buildings on site.

2. Landscape

The landscape design will strive to engage the users by providing a welcoming environment for the residents and public. Through the use of xeric plants outdoor spaces will have seasonal color, texture and scale and will complement the architecture. Trees will be used to provide shade in pedestrian areas, highlight intersections and establish hierarchy of vehicular drives. Accent plants will be used to emphasize entries and provide sculptural interest. The remainder of the plant palette will be a mixture of shrubs, ornamental grasses and groundcovers. The landscape design will comply with the intent of the city of Albuquerque Water Conservation, Landscaping and Water Waste ordinance and 14-16-3-10 of the City of Albuquerque General Regulations. An emphasis shall be placed on the landscaping adjacent to 90th Street NW and Bluewater Road NW. All trees and shrubs on 90th Street and Bluewater Road NW will be designed to meet the Street Tree Ordinance §6-6-2-1. Landscaping, fencing, 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 clear sight triangle.

3. Site Lighting

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and nighttime appearance of the lighting design and fixtures. 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. In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky".
- Site lighting will be designed to ensure that it does not shine onto the adjacent residential properties to the east and south.
- The height of street lights and parking area lights shall be kept to the minimum necessary to meet safety requirements.
- Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.
- Perimeter parking: 25' high maximum pole with cutoff features.
- Other parking: 16' high maximum pole within 100 feet of the adjacent single family neighborhoods (provided that the lighting fixture does not directly shine on any residential premises).
- Buildings and adjacent pedestrian areas: Building mounted fixtures and bollards for security and pedestrian lighting.
- Site lighting to comply with the Area Lighting Regulations, 14-16-3-9 of the Zoning Code.

4. Placement of Mechanical Units

Care shall be made to hide the view of exposed mechanical units, riders, and other equipment from the ground directly adjacent to the building whenever possible, whether roof or pad mounted units are used. Ground level units shall be screened from public view through free-standing dense evergreen foliage or on "green walls". Roof mounted units shall be screened from public view through the use of parapet walls or roof screens that are architecturally coordinated with the building they serve.

5. Signage

The following standards were developed to regulate the size, location, type and quality of sign elements within the overall development. The goal is to provide consistency in appearance and quality, and compliments the visual character of the development.

- All signs shall comply with section 14-16-3-5 General Sign Regulations of the Zoning Code.
- Signs identifying the principal use of a building may be free-standing (monument style) or wall-mounted.
- The design of the interior directional signs shall be coordinated with the design of the site signage.
- No illuminated plastic panel signs are allowed.
- No illuminated signage shall face existing residential areas to the east and south.

6. Screen walls and fences

Site fencing will be designed to comply with section 14-16-3-19 in the Zoning Code to be harmonious with the development & adjacent properties. "Green walls" - 6' high open metal fencing (excluding chain link fencing) with plant material growing on or adjacent - will be used in all possible locations including the west and north site perimeter. The color will be neutral so as to harmonize with the plant materials. Similar material and colors will be used for building guardrails.

Patio walls shall reflect the same use of stucco finish to complement that of the buildings, or may contrast the building finish by use of metal fencing (rail or solid) to articulate semi-private patios and balconies. Patio walls shall not exceed 5'. Color shall be harmonious with the adjacent building. Refuse container walls will be a composite of CMU wall with stained cement board in a metal frame for operable gates. It will be stained and painted with colors used on the buildings.

7. Sidewalks and Pedestrian Connectivity

Public and private walks provide important connectivity within the project as well as in and out of the site. All sidewalks shall be concrete, with a minimum of 4'-0" width. The use of asphalt is not permitted. Concrete or compacted crusher fines with stabilizer are acceptable materials. All hard surface pedestrian paths shall be designed to be handicapped accessible, except where topography makes this unfeasible. Pedestrian crossings of drive aisles shall be clearly demarcated with contrasting paving treatment. Buildings adjacent to 90th Street and Bluewater Roads shall have connective sidewalks leading from public sidewalks to the primary building entries or building portals. If fencing is proposed, these connective sidewalks shall have access gates through the fencing. Opportunities for future sidewalk connections shall be provided

through the subject site to provide future pedestrian connections to the future development to the west, if appropriate.

8. Private Open Space

An important design of this community is the inclusion of open spaces for resident recreation: These open space areas provide opportunities for residents to meet their neighbors and visitors to the site. The project is designed with recreational swimming pool and fitness components for adults and various ages of children.

9. Exterior Wall Materials and Colors

Exterior style will reflect a "Contemporary Southwest" vernacular. Articulation of building massing is required. Long and flat building facades are not allowed without articulations at a maximum of 32 foot intervals. Building entry portals shall have contrasting material or color changes to identify and enrich these points of entry. They further promote pedestrian site access and a place for people to socialize. Stucco wall finish system (or synthetic version) reinforces the vernacular architectural expression as do crisp and contemporary materials and finishes such as metal railings, downspouts and parapet caps consistent with the style.

Exterior wall color shall reflect a consistent overall palette of earth and sky-based tones, both pale and saturated with color, as is the palette from nature. Color shall be used in conjunction with the grouping of the building's different masses. The apartment buildings shall be a stucco wall finish system and incorporate metal railings at the balconies and stairs. Complementary shading devices and metal detailing such as shade canopies and louvers, trellises and site railings shall be proposed throughout the complex; be consistently detailed, and complement the overall architecture. Reflective glass shall not be permitted.

10. Roof Materials

Roof materials and colors shall be reminiscent of the Contemporary Southwest style with the dominant design being low pitch roofs (heat reflective and light colored) concealed from view with building parapets.

11. Utilities

Developers shall contact PNM's New Service Delivery Department to coordinate electric service and options for the location of electric service connection. Any existing or proposed public utility distribution easements are to be indicated on subsequent Site Plan for Building Permit utility sheets. PNM's standard for public utility distribution easements is 10 feet in width to ensure adequate, safe clearances. All new 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. Screening of transformers, electric boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers. Transformers, utility pads, and ground-mounted equipment screening shall allow for access to utility facilities. 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 the PNM Electric Service Guide at www.pnm.com for specifications.

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.

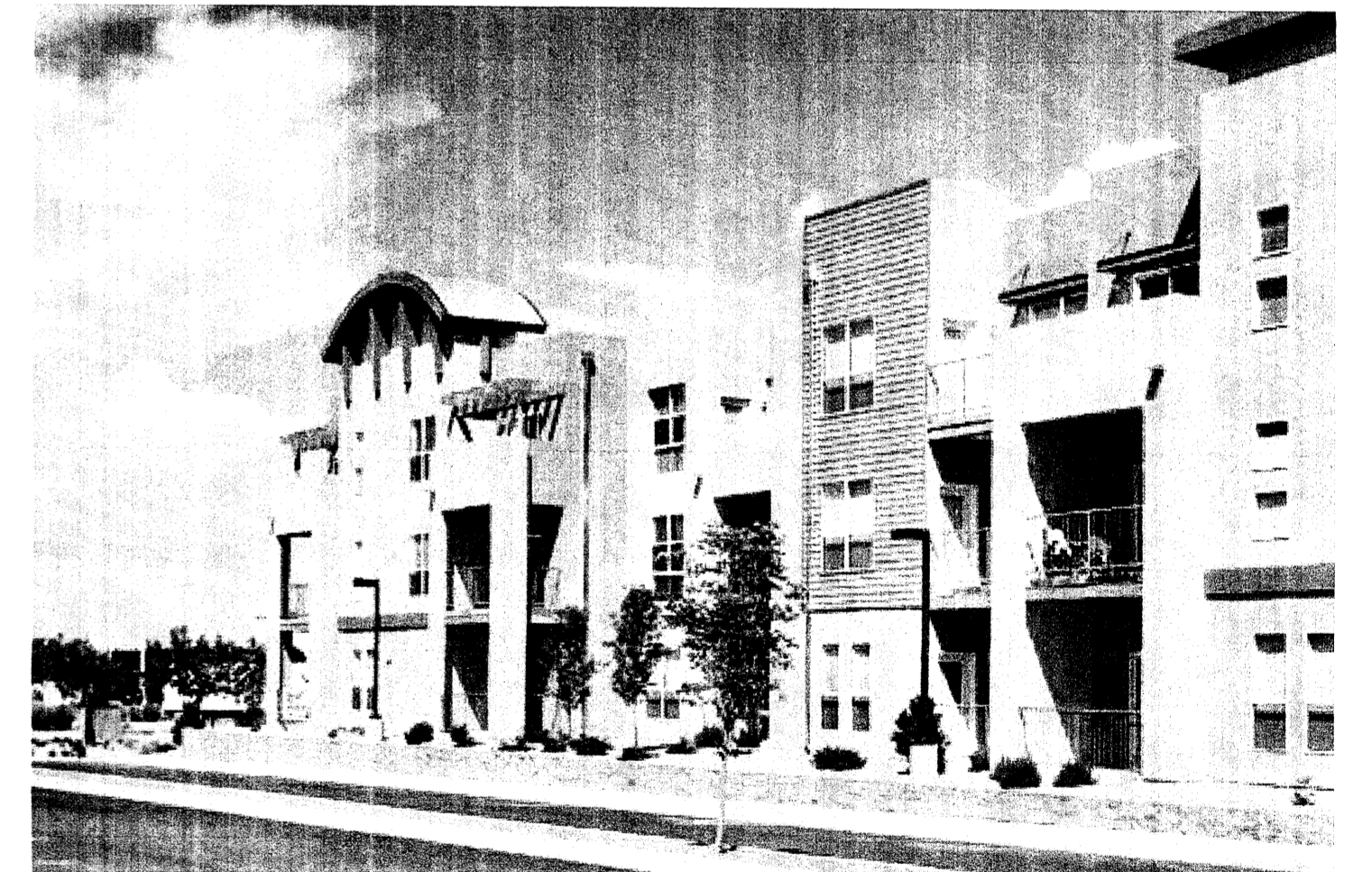
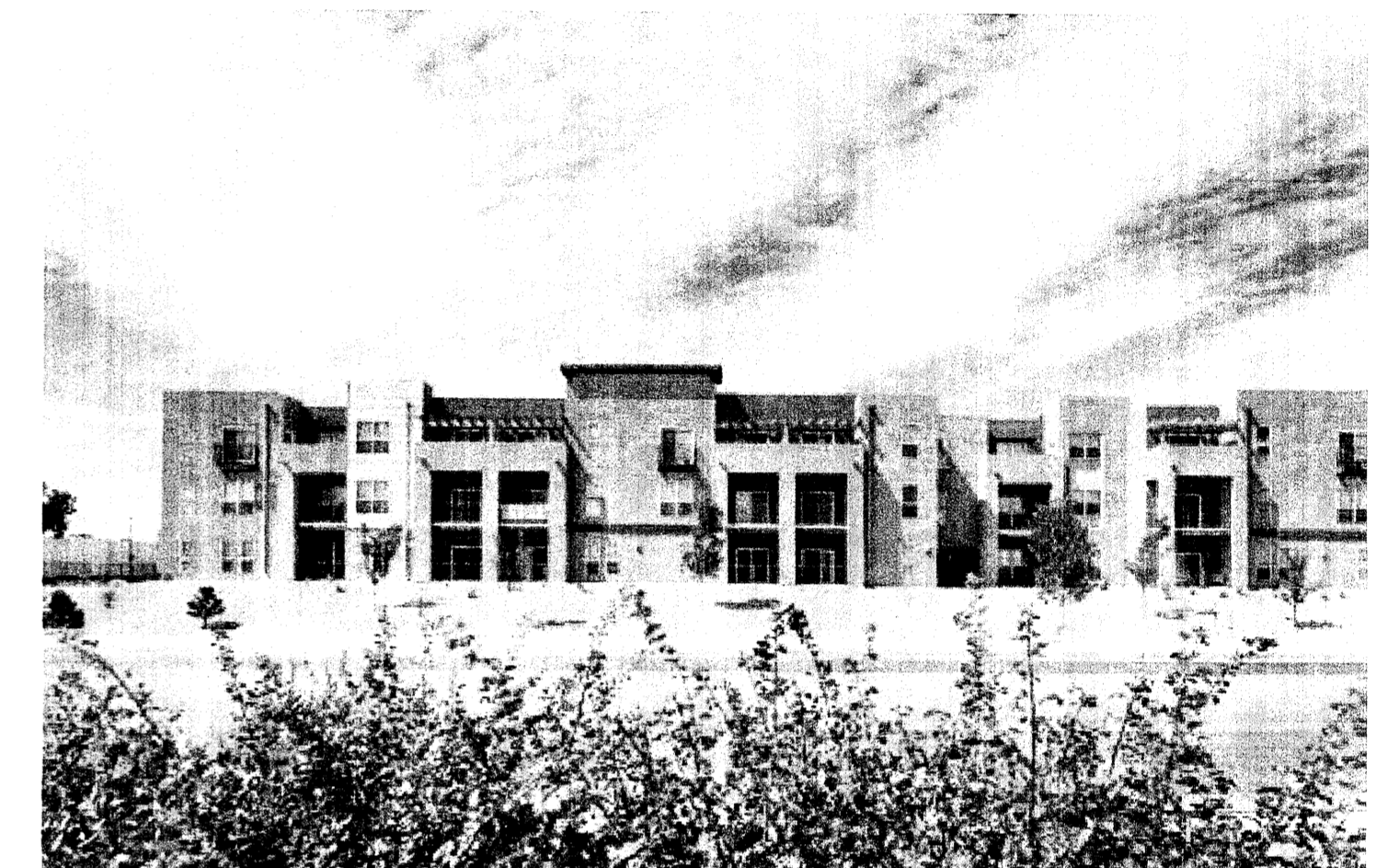
Any wireless communication facilities shall meet FAA regulations, and shall be concealed and architecturally integrated.

12. Neighborhood Context

In order to ensure that the future buildings are sensitive to the privacy and existing character of the adjacent single family neighborhood, the proposed multi-family development shall address the following:

- Street trees will be provided along 90th Street and Bluewater Road;
- A minimum of 10 evergreen trees will be included to provide additional screening along 90th Street and Bluewater Road;
- All buildings shall be flat roof;
- The minimum setback along 90th Street and Bluewater Roads shall be increased from 10 feet to 30 feet for any building more than single story;
- The landscape setback along both 90th Street and Bluewater shall include 2 to 3 foot tall berms where appropriate;
- The site plan and building designs shall take into consideration landscape and grading enhancements to maximum the privacy of the adjacent single-family homes whose back yards are adjacent to both 90th Street and Bluewater Road;
- Solid half walls (instead of open railings) shall be provided on all third story balconies facing the houses on 90th Street and Bluewater Road; and
- Four story buildings, if adjacent to either 90th Street or Bluewater Road, shall be sited so that the living areas do not face the adjacent single-family homes.

13. Character of Development: Elements of Contemporary Southwest Architecture



The Village At Avalon

DESIGN GUIDELINES

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Curb, Inc.

June 2015

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