

PROJECT NUMBER: 1004097

Application Number: 05 DRB-01590

DRB SITE DEVELOPMENT PLAN APPROVAL:

[Signature] 10-19-05
Traffic Engineering, Transportation Division
Date

[Signature] 10/19/05
Utilities Development
Date

[Signature] 10/19/05
Parks and Recreation Department
Date

[Signature] 10/19/05
City Engineer
Date

[Signature] 04/26/06
DRB Chairperson, Planning Department
Date

DRAWING INDEX

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PROJECT # 1004097

Mesa del Sol Employment Center - Phase 1 Albuquerque, NM

EPC Submittal for Master Development Plan REVISED

10/10/05 TO DRB

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PROJECT

MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

REVISIONS

- △ 4-26-05 EPC SUBMITTAL REVISIONS
EPC # 05EPC00516/00514
- △ 5-4-05 EPC SUBMITTAL REVISIONS
- △ 10-10-05 DRB SUBMITTAL
- △

DRAWN BY SZ, MB, CMM

REVIEWED BY DPS

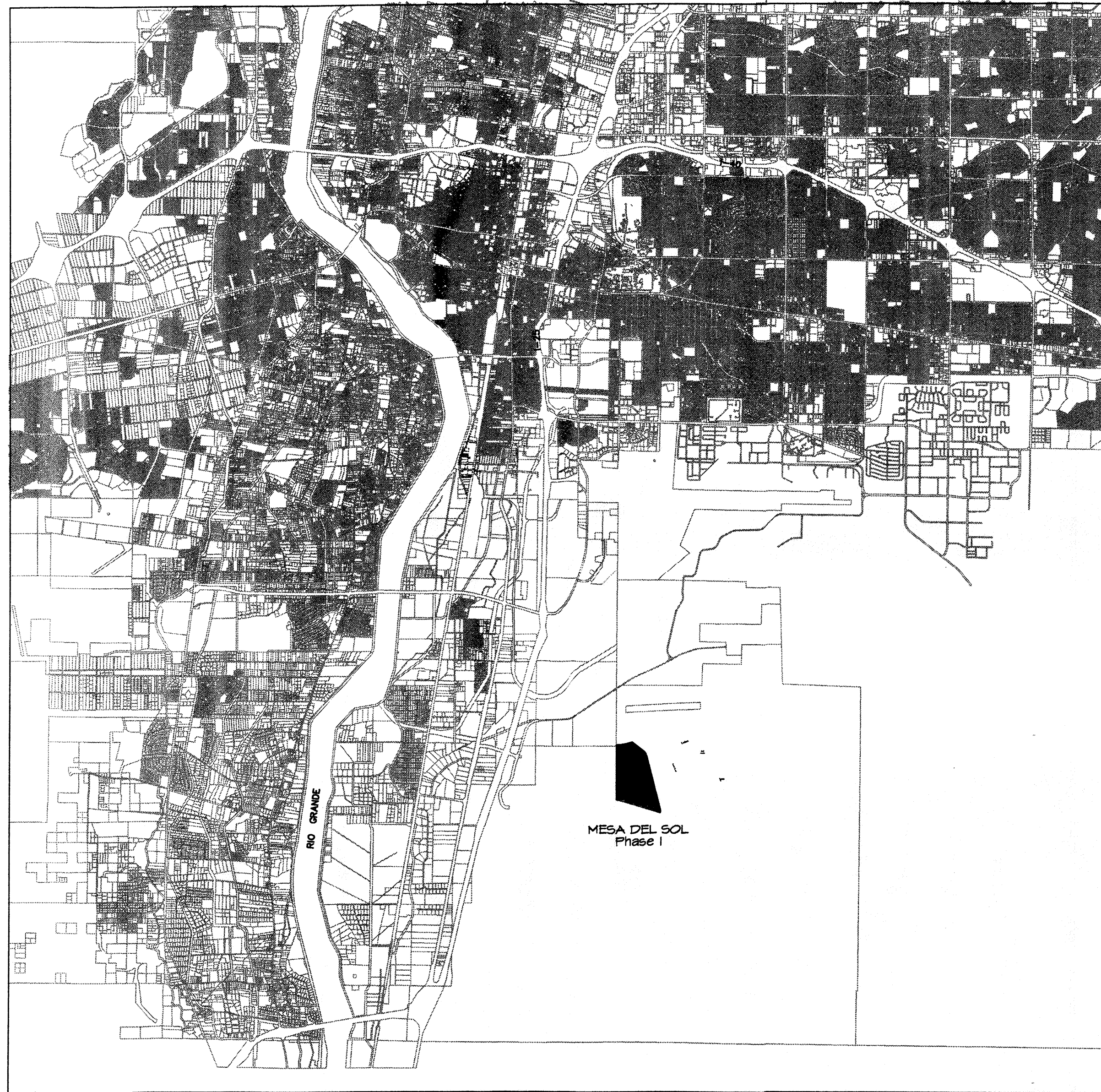
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PROJECT NO. 08069

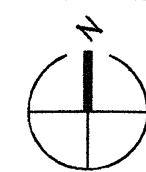
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VICINITY AND
AREA MAPS

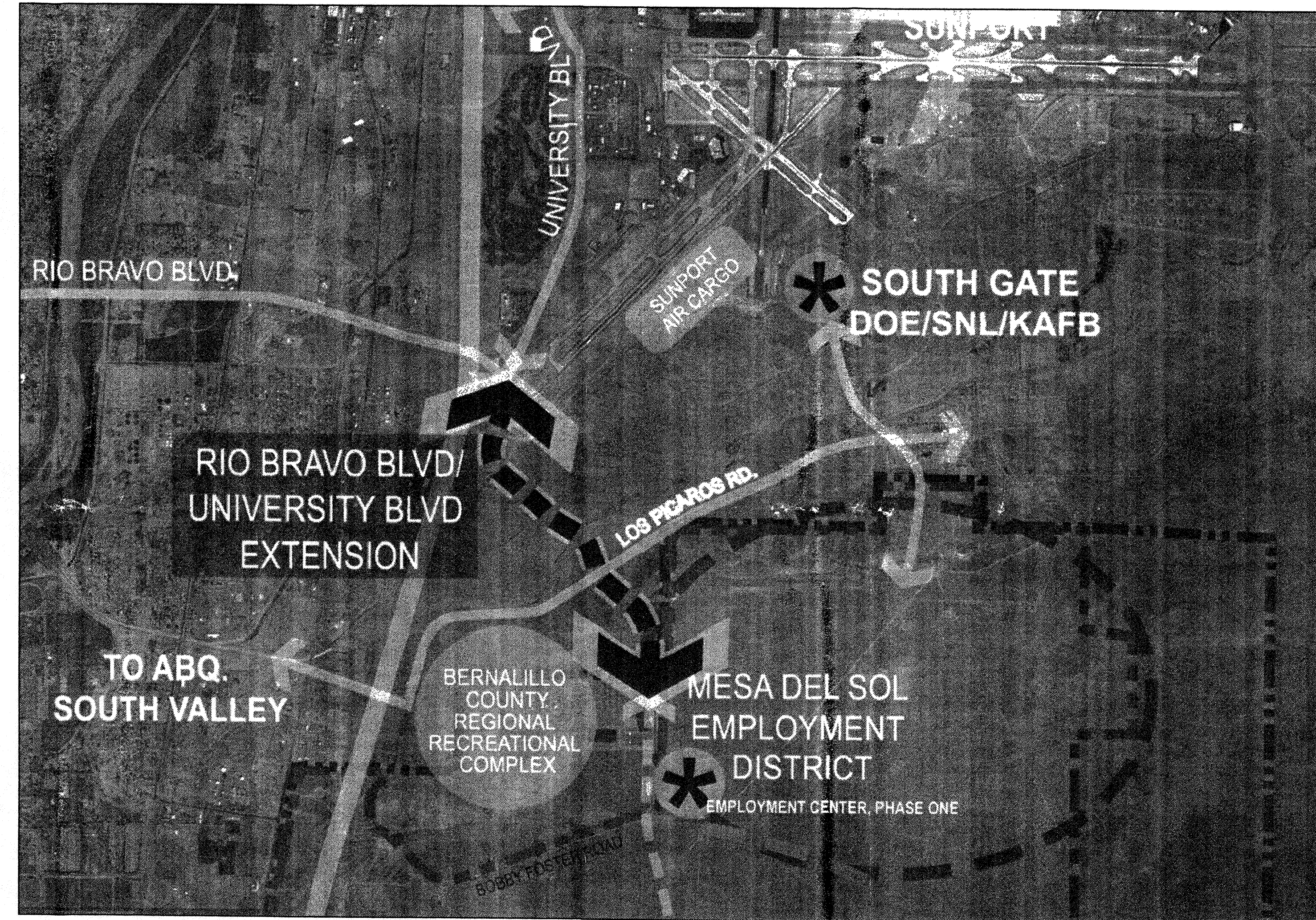
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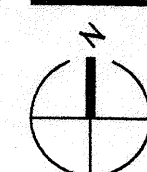
VICINITY MAP



N.T.S.



AREA MAP



N.T.S.

REVISIONS	
4-26-05	EPC SUBMITTAL REVISIONS
5-4-05	EPC SUBMITTAL REVISIONS
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**SITE PLAN FOR
SUBDIVISION AND
MASTER
DEVELOPMENT PLAN**

**SITE PLAN FOR SUBDIVISION
MASTER DEVELOPMENT PLAN**

LEGAL DESCRIPTION:
SEE LEGAL DESCRIPTION SHEETS

ZONING:
SU-1 FOR IP USES

SECTOR PLAN:
THERE IS NO SECTOR PLAN FOR THIS AREA. HOWEVER, THE OWNER WILL INCLUDE THIS PROPERTY IN UPCOMING PLANNING SUBMISSIONS, PER THE PLANNED COMMUNITIES CRITERIA, FOR MESA DEL SOL.

SUBDIVISION CONCEPT:
THE PLAN FOR THE 169.50 NET ACRE SITE SUBDIVIDES THE SITE INTO 30 TRACTS. THE PLAN ALSO INCLUDES A HIERARCHY OF PUBLIC RIGHT-OF-WAYS, SIDEWALKS AND PUBLIC ACCESS EASEMENTS THAT WILL INCREASE CONNECTIVITY THROUGHOUT THE EMPLOYMENT CENTER.

LAND UTILIZATION CONCEPT:
THIS PROPERTY IS INTENDED TO BE DEVELOPED AS THE FIRST PHASE OF A LARGE EMPLOYMENT CENTER THAT WILL PROVIDE UNIQUE BUSINESS AND JOB-CREATING OPPORTUNITIES IN THE REGION BY VIRTUE OF ITS SIZE, INFRASTRUCTURE AND PROXIMITY TO THE ALBUQUERQUE SUPPORT, SANDIA NATIONAL LABORATORY AND KIRTLAND AIR FORCE BASE. THE EMPLOYMENT CENTER WILL BE COMPRISED PRIMARILY OF OFFICE, INDUSTRIAL AND MANUFACTURING USES.

PROPOSED USES:
PERMISSIVE USES SHALL BE PURSUANT TO CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-2-19 INDUSTRIAL PARK ZONE.

APPROVAL PROCESS:
IN ACCORDANCE WITH CONSIDERATION OF THE MESA DEL SOL EMPLOYMENT CENTER AS A "CERTIFIED SITE" AND WITH THE PROVISION OF THE DESIGN STANDARDS INCLUDED IN THIS SITE PLAN FOR SUBDIVISION, APPROVALS FOR DEVELOPMENT WITHIN THE EMPLOYMENT CENTER SHALL BE AS FOLLOWS:

1. THE FIRST SITE DEVELOPMENT PLAN FOR BUILDING PERMIT ON THE SUBJECT SITE SHALL BE REVIEWED AND APPROVED BY THE EPC, AND AT THAT TIME, THE EPC WILL MAKE THE DETERMINATION AS TO WHETHER OR NOT TO DELEGATE FURTHER SITE PLANS TO DRB. THE SUBMITTAL PACKAGE FOR ALL SITE DEVELOPMENT PLANS FOR BUILDING PERMIT SHALL REQUIRE A LETTER OF APPROVAL FROM THE PRIVATE ARCHITECTURAL REVIEW COMMITTEE (ARC) FOLLOWING NOTIFICATION OF ADJOINING PROPERTY OWNERS.
2. A PRIVATE ARCHITECTURE REVIEW COMMITTEE (ARC) WILL ENSURE ADHERENCE TO THE DESIGN INTENT AS STATED IN THE PROJECT DESIGN STANDARDS. SITE DEVELOPMENT PLANS FOR BUILDING PERMIT WITHIN THIS SITE PLAN FOR SUBDIVISION AREA MUST BE APPROVED BY THE ARC PRIOR TO BEING SUBMITTED FOR EPC OR DRB REVIEW.

VARIATION FROM IP ZONE:
DEVELOPMENT AT THE MESA DEL SOL EMPLOYMENT CENTER, PHASE ONE SHALL COMPLY WITH AND MEET THE INTENT AND REQUIREMENTS OF THE IP - INDUSTRIAL PARK ZONE, WITH THE EXCEPTION OF BUILDING HEIGHT AND SETBACKS (SEE BELOW). IN A CHANGE FROM THE STANDARD IP ZONE, BUILDING HEIGHT LIMITS ARE NOT DIRECTLY RELATED TO THE SETBACK DISTANCE.

1. MAXIMUM BUILDING HEIGHT:
a. A STRUCTURE SHALL NOT EXCEED A HEIGHT OF 120'.
2. MINIMUM SETBACKS:
a. FRONT-YARD SETBACK: 15 FEET.
b. SIDE-YARD SETBACK: 10 FEET.
c. REAR-YARD SETBACK: 10 FEET.

INGRESS AND EGRESS:
1. VEHICULAR ACCESS (SEE STREET SECTIONS, SHEET 5 OF 12):
a. ACCESS TO THE SITE WILL BE GAINED FROM BOBBY FOSTER ROAD TO BOULEVARD A AND BOULEVARD B. IN THE NEAR FUTURE, VEHICULAR ACCESS TO THE SITE WILL ALSO BE AVAILABLE FROM NORTH OF THE PROPERTY (THE UNIVERSITY/ RIO BRAVO BOULEVARD EXTENSION). BOULEVARD A WILL BEGIN AT THE SOUTHERN END OF THE UNIVERSITY/ RIO BRAVO BOULEVARD EXTENSION).

b. IT IS ANTICIPATED THAT NEW ROAD CLASSIFICATIONS WILL BE UTILIZED AT MESA DEL SOL. THESE CLASSIFICATIONS REFLECT AN INNOVATIVE TRANSPORTATION MODEL THAT INCREASES THE FREQUENCY OF MEDIUM TRAFFIC-VOLUME STREETS IN A GRID-LIKE CONFIGURATION IN ORDER TO DISPERSE VEHICULAR TRAFFIC, AND CREATE OPPORTUNITIES TO GENERATE TRULY MULTI-MODAL CIRCULATION CORRIDORS. THE ROAD SECTIONS FOR THE MESA DEL SOL EMPLOYMENT CENTER, PHASE ONE INCLUDE BOULEVARDS, CONNECTOR STREETS AND LOCAL-INDUSTRIAL STREETS (SEE DESIGN GUIDELINES FOR STREET SECTIONS AND DESCRIPTIONS).

2. PEDESTRIAN ACCESS:
a. DIRECT PEDESTRIAN ACCESS TO THE PHASE ONE EMPLOYMENT CENTER WILL BE PROVIDED ALONG BOULEVARDS A AND B, ALONG BOTH SIDES OF THE STREETS THAT RUN INTO THE PROPERTY AND ALONG INTERNAL LOCAL STREETS.
b. INTERNAL PEDESTRIAN CIRCULATION BETWEEN BLOCKS MAY ALSO BE PROVIDED IN ACCESS EASEMENTS THAT ARE CREATED WITHIN DRAINAGE EASEMENTS AT THE BACK OF EACH TRACT.

3. BICYCLE ACCESS:
a. BICYCLE LANES ARE NOT PROVIDED ON THE STREET SECTIONS TO BE BUILT AS PART OF THIS SITE PLAN FOR SUBDIVISION.
b. IT IS OUR INTENT TO PROVIDE BICYCLE LANES IN FUTURE PHASES- WITHIN THE MAJOR NORTH/SOUTH STREET SECTIONS, INCLUDING THE NEXT MAJOR NORTH/SOUTH STREET EAST OF THE PHASE ONE EMPLOYMENT CENTER. USE OF BICYCLES ON TRAILS, CONNECTOR AND LOCAL STREETS AND WITHIN THE INTERIOR BLOCK ACCESS EASEMENTS WILL BE ALLOWED AND ENCOURAGED.

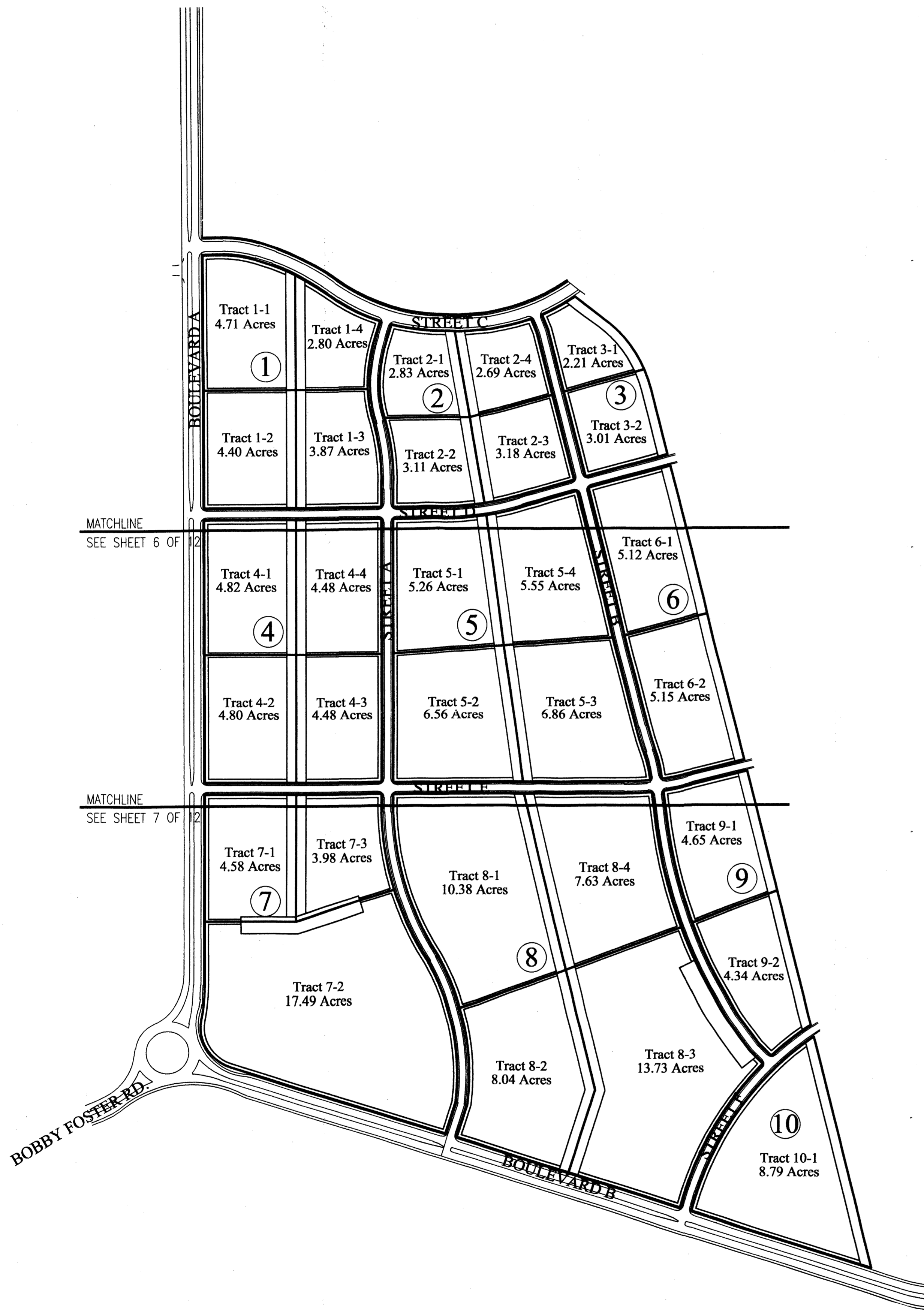
4. TRANSIT:
a. TRANSIT WILL BE ACCOMMODATED WITHIN THE PROJECT STREET SECTIONS THROUGH THE USE OF SIGNAGE AND STRIPING.
b. IT IS OUR INTENT TO ALSO ACCOMMODATE TRANSIT WITHIN THE CENTER MEDIAN OF THE NEXT MAJOR NORTH/SOUTH STREET SECTION, TO BE LOCATED EAST OF THE PHASE ONE EMPLOYMENT CENTER.
c. TO ACCOMMODATE LOCATIONS OF POTENTIAL TRANSIT SHELTERS, 200 SQUARE FEET (10' X 20') SHALL BE RESERVED FOR TRANSIT SHELTERS ABUTTING THE RIGHT-OF-WAY ALONG DESIGNATED MAJOR TRANSIT CORRIDORS. THE RESERVED AREA SHALL BE ON THE FAR SIDE OF MAJOR INTERSECTIONS 75 FEET FROM THE CURB RADIUS AT THE INTERSECTION, AND 12 FEET FROM THE BACK OF THE CURB TO THE BACK OF THE TRANSIT SHELTER.
d. FUTURE EMPLOYERS IN THE PLAN AREA WILL PARTICIPATE IN THE CITY'S TRANSIT DEMAND MANAGEMENT PROGRAM.

LOT SIZE:
1. MINIMUM LOT SIZE SHALL BE PURSUANT TO CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-2-19 INDUSTRIAL PARK ZONE. THIS INCLUDES:
a. A MINIMUM LOT AREA OF ONE-HALF ACRE;
b. A MINIMUM LOT WIDTH OF 100 FEET; AND
c. REQUIREMENT THAT NO MORE THAN 50% OF THE SURFACE OF ANY LOT OR SITE SHALL BE COVERED WITH BUILDINGS.

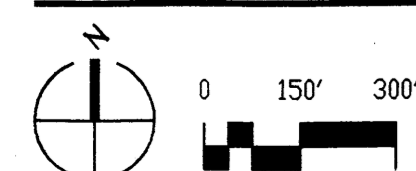
MAXIMUM FAR:
1. THE MAXIMUM FLOOR AREA RATIO FOR THE ENTIRE EMPLOYMENT CENTER IS .50.
2. THE MAXIMUM FLOOR AREA RATIO FOR INDIVIDUAL TRACTS IS .50.

GENERAL NOTES
1. PHASING OF INFRASTRUCTURE AND PLATTING IS ANTICIPATED.
2. LOTS SHOWN ON THE PLAN ARE ILLUSTRATIVE.
3. THE ADDITION OF ROAD ROW AND UTILITY EASEMENTS SHALL BE CONSIDERED A MINOR MODIFICATION TO THE SITE PLAN, PROVIDED THAT THE REVISIONS ARE CONSISTENT WITH THIS SITE PLAN FOR SUBDIVISION AND DESIGN STANDARDS.

4. DRIVEWAY ACCESS CUTS FROM PUBLIC ROWS ARE TO BE DETERMINED DURING INDIVIDUAL SITE DEVELOPMENT DESIGN.
5. FUTURE SIDEWALKS ARE TO BE DESIGNED AND CONSTRUCTED DURING INDIVIDUAL LOT SITE DEVELOPMENT.
6. FIRE HYDRANT PLACEMENT SHALL BE EVERY 300 FEET AND/OR AS APPROVED BY THE FIRE MARSHALL.



SITE PLAN FOR SUBDIVISION - MASTER DEVELOPMENT PLAN



REVISIONS

4-26-05	EPC SUBMITTAL REVISIONS
5-4-05	EPC SUBMITTAL REVISIONS
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**STREET DESIGN AND
SECTIONS -
MASTER
DEVELOPMENT PLAN**

STREET DESIGN

INTENT

1. TO ORGANIZE AN ADAPTABLE AND INTERCONNECTED TRANSPORTATION SYSTEM WHICH PROVIDES SUPERIOR ACCESS TO ALL BUILDINGS, SIDEWALKS, TRAILS AND TRANSIT MODES AND WHICH SEEKS TO MINIMIZE NEGATIVE IMPACTS ON AIR POLLUTION AND RELIANCE ON THE AUTOMOBILE.

2. TO PROVIDE A BALANCED SYSTEM OF THROUGH STREETS, TRANSIT CORRIDORS, SIDEWALKS AND TRAILS IN A PATTERN THAT FACILITATES DISPERSED TRAFFIC AND MULTIPLE ACCESS ROUTES TO ALL SITES.

STANDARDS

1. UTILIZE NEW ROAD CLASSIFICATIONS SPECIFIC TO MESA DEL SOL. THIS HIERARCHY OF STREETS:

- a. REFLECTS AN INNOVATIVE TRANSPORTATION MODEL THAT INCREASES THE FREQUENCY OF MEDIUM TRAFFIC-VOLUME STREETS IN A GRID-LIKE CONFIGURATION;
- b. DISPERSES VEHICULAR TRAFFIC; AND
- c. CREATES OPPORTUNITIES FOR THE DEVELOPMENT OF MULTI-MODAL CIRCULATION CORRIDORS.



2. THE ROAD SECTIONS FOR THE MESA DEL SOL EMPLOYMENT CENTER, PHASE ONE INCLUDE BOULEVARDS, INDUSTRIAL CONNECTOR AND INDUSTRIAL LOCAL STREETS (SEE STREET SECTION ILLUSTRATIONS).

a. BOULEVARDS:

- i. BOULEVARD A RUNS ALONG THE WEST SIDE OF THE EMPLOYMENT CENTER, AND HAS A 100-FOOT RIGHT-OF-WAY COMPRISED OF A 84-FOOT, FOUR-LANE, MEDIAN-DIVIDED, PUBLIC STREET, WITH ON-STREET PARKING LOCATED ON ONE SIDE OF THE STREET - THE SIDE ADJACENT TO THE EMPLOYMENT CENTER.
- ii. BOULEVARD B RUNS ALONG THE SOUTH SIDE OF THE EMPLOYMENT CENTER, AND HAS A 124-FOOT RIGHT-OF-WAY COMPRISED OF A 92-FOOT, FOUR LANE MEDIAN-DIVIDED, PUBLIC STREET, WITH ON-STREET PARKING LOCATED ON BOTH SIDES OF THE STREET.

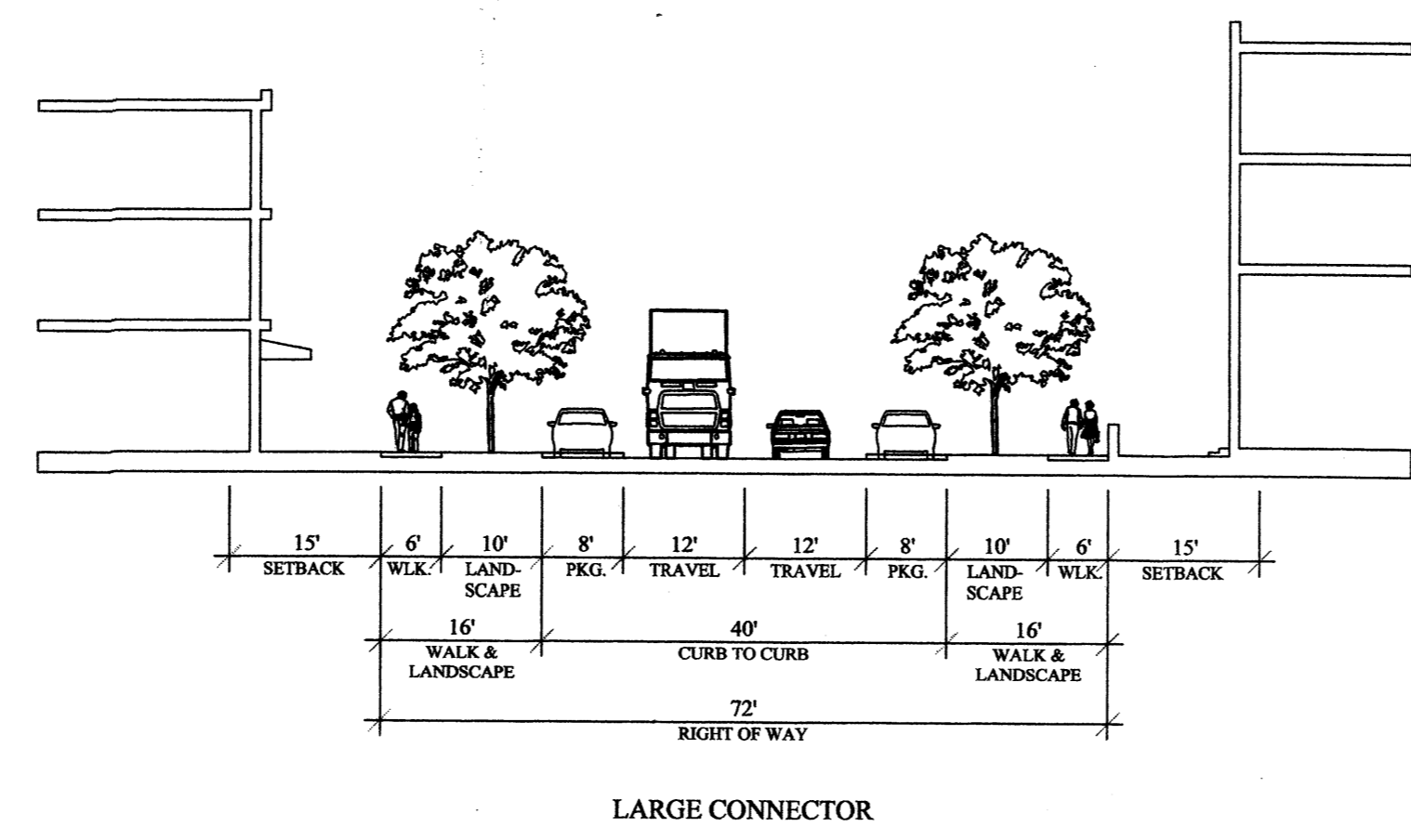
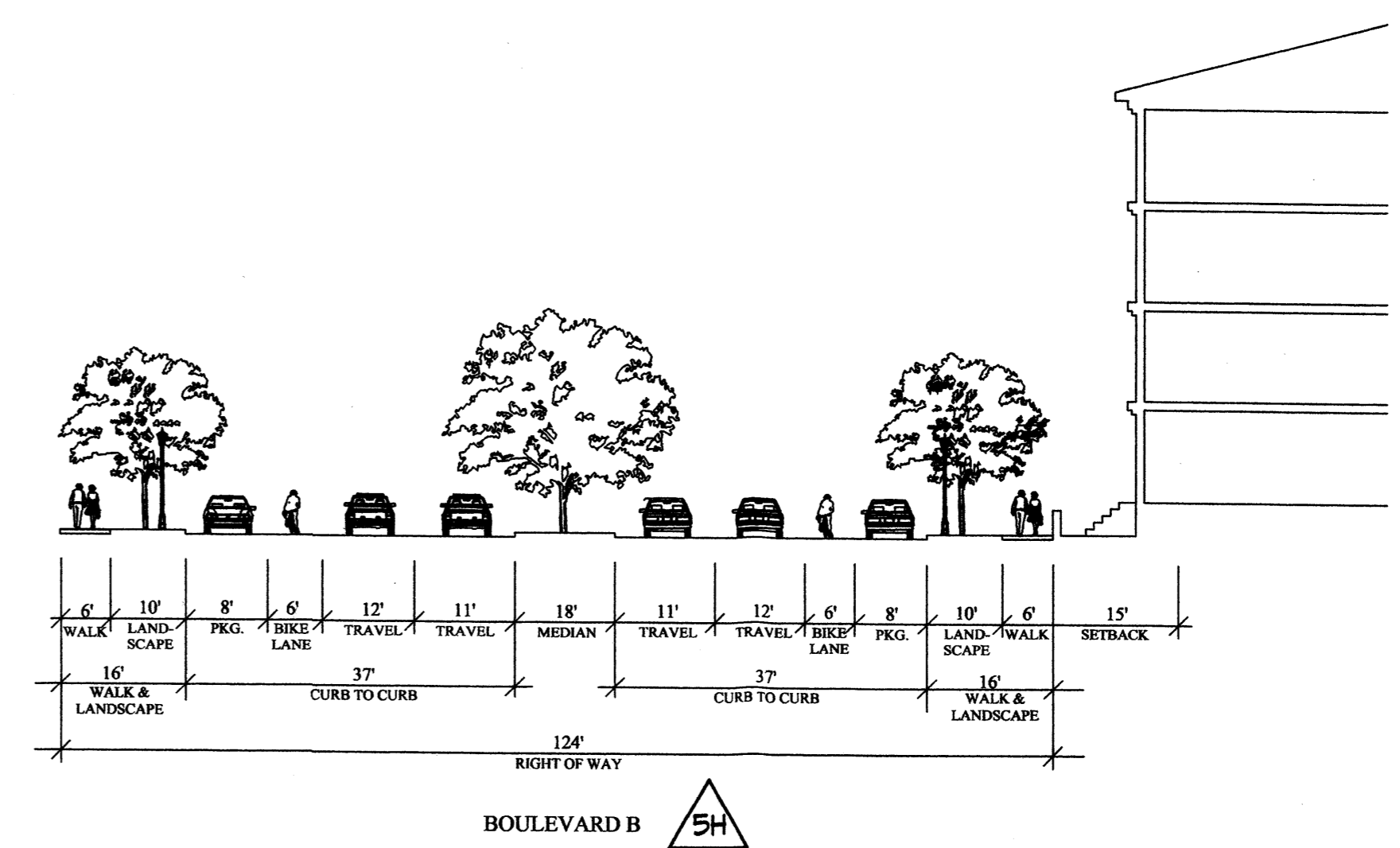
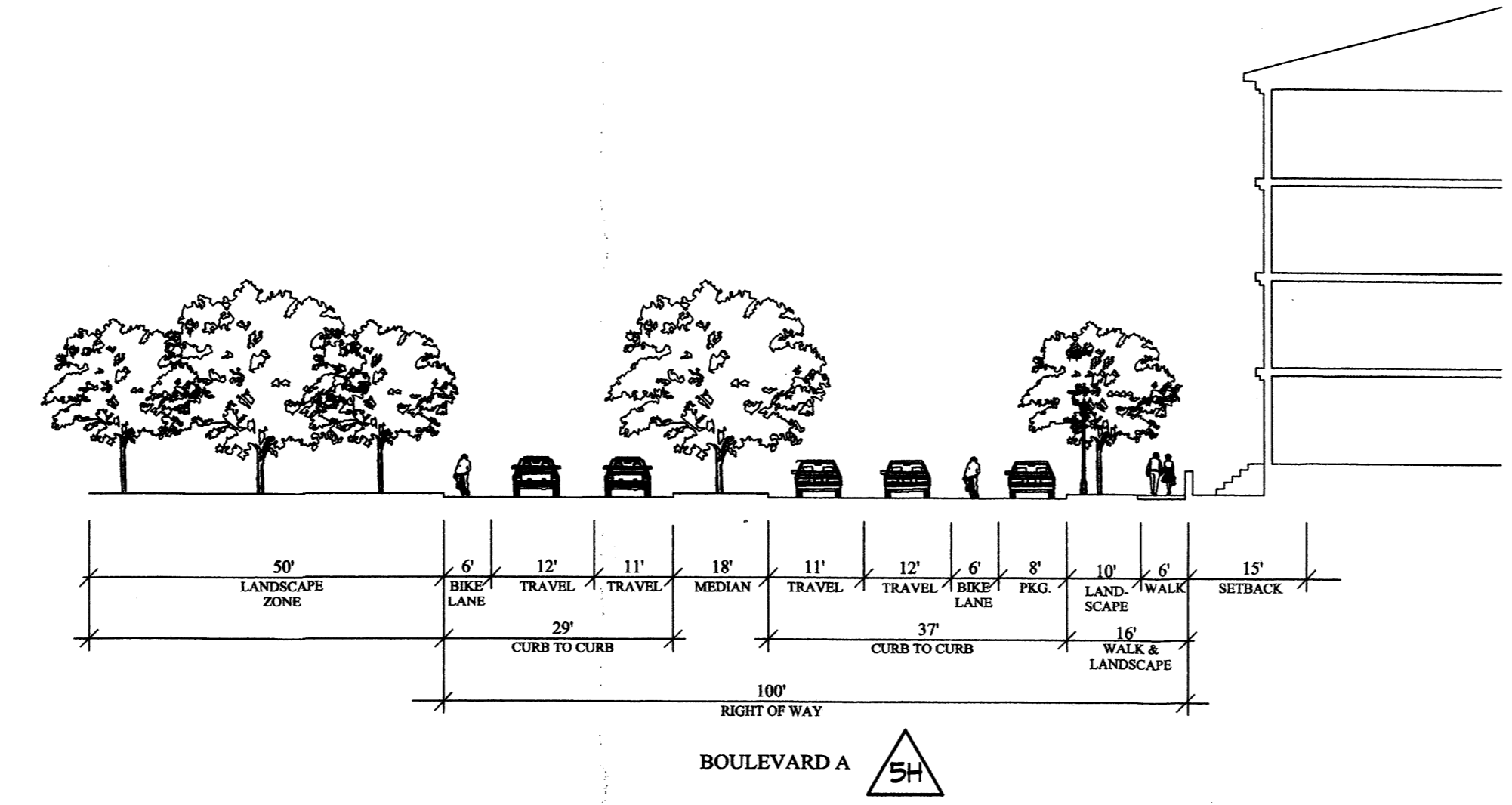
b. CONNECTOR INDUSTRIAL:

i. CONNECTOR STREETS LINK SMALL AND LARGE STREETS AND DISPERSE TRAFFIC THROUGHOUT THE PROPERTY. STREET C IS THE ONLY INDUSTRIAL CONNECTOR IN PHASE ONE OF THE EMPLOYMENT CENTER, AND HAS A 12-FOOT ROW WITH TWO TRAVEL LANES AND PARKING ON BOTH SIDES OF THE STREET.

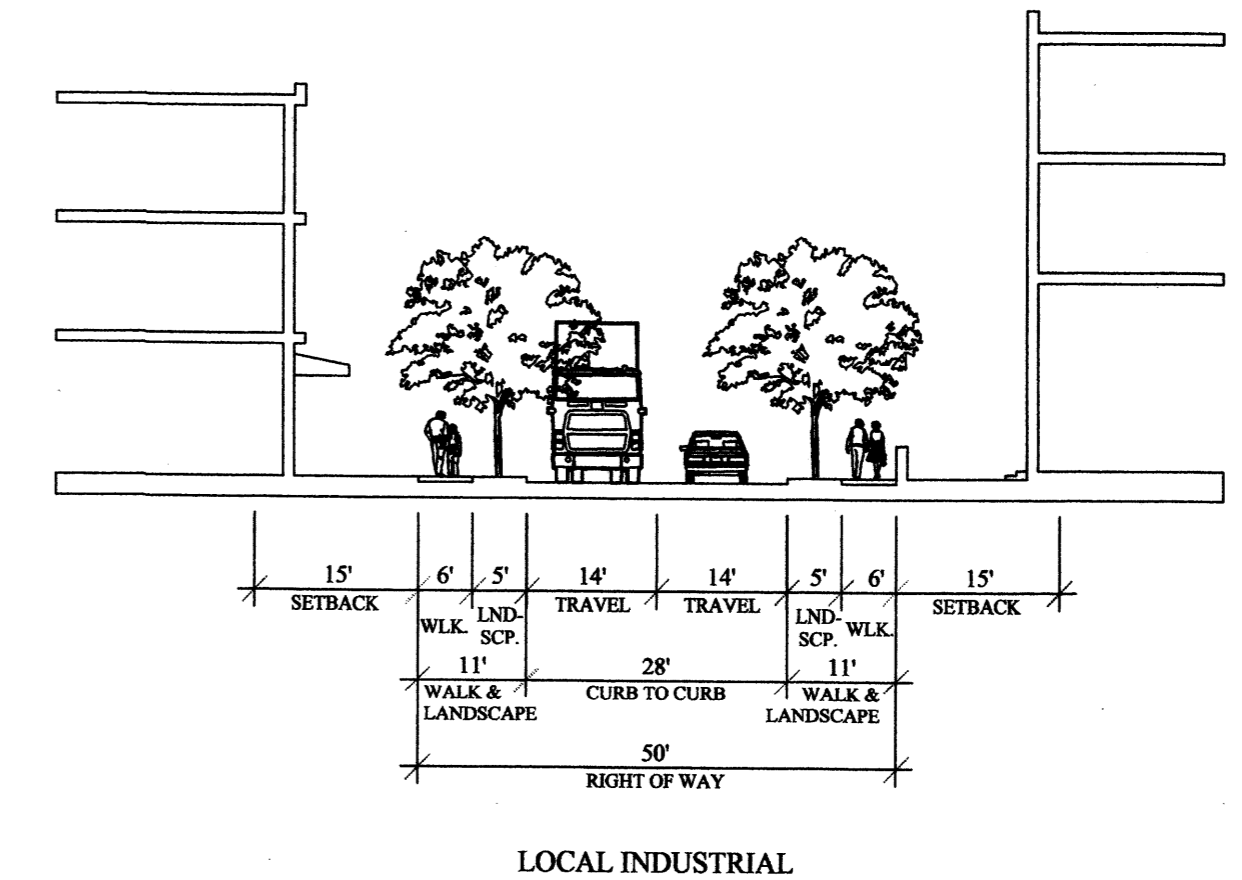
c. LOCAL INDUSTRIAL:

i. ALL OTHER STREETS WITHIN THE PHASE ONE EMPLOYMENT CENTER ARE LOCAL INDUSTRIAL STREETS THAT CONVEY VEHICLES AND PEOPLE TO AND FROM BUSINESSES AND LARGER STREETS. THE LOCAL STREETS HAVE A 50' RIGHT-OF-WAY THAT INCLUDES A 28' PUBLIC STREET WITH TWO WIDE TRAVEL LANES AND NO ON-STREET PARKING.

3. CURB RADII ON ALL PUBLIC STREETS SHALL BE LIMITED TO 25 FEET. WHILE SMALL CURB RADII ARE CONSIDERED MORE APPROPRIATE FOR PEDESTRIAN CIRCULATION, THE 25-FOOT CURB RADIUS IS THE SMALLEST RECOMMENDED FOR THE ANTICIPATED TYPE OF VEHICULAR TRAFFIC.



**SECTIONS
NOT TO SCALE**



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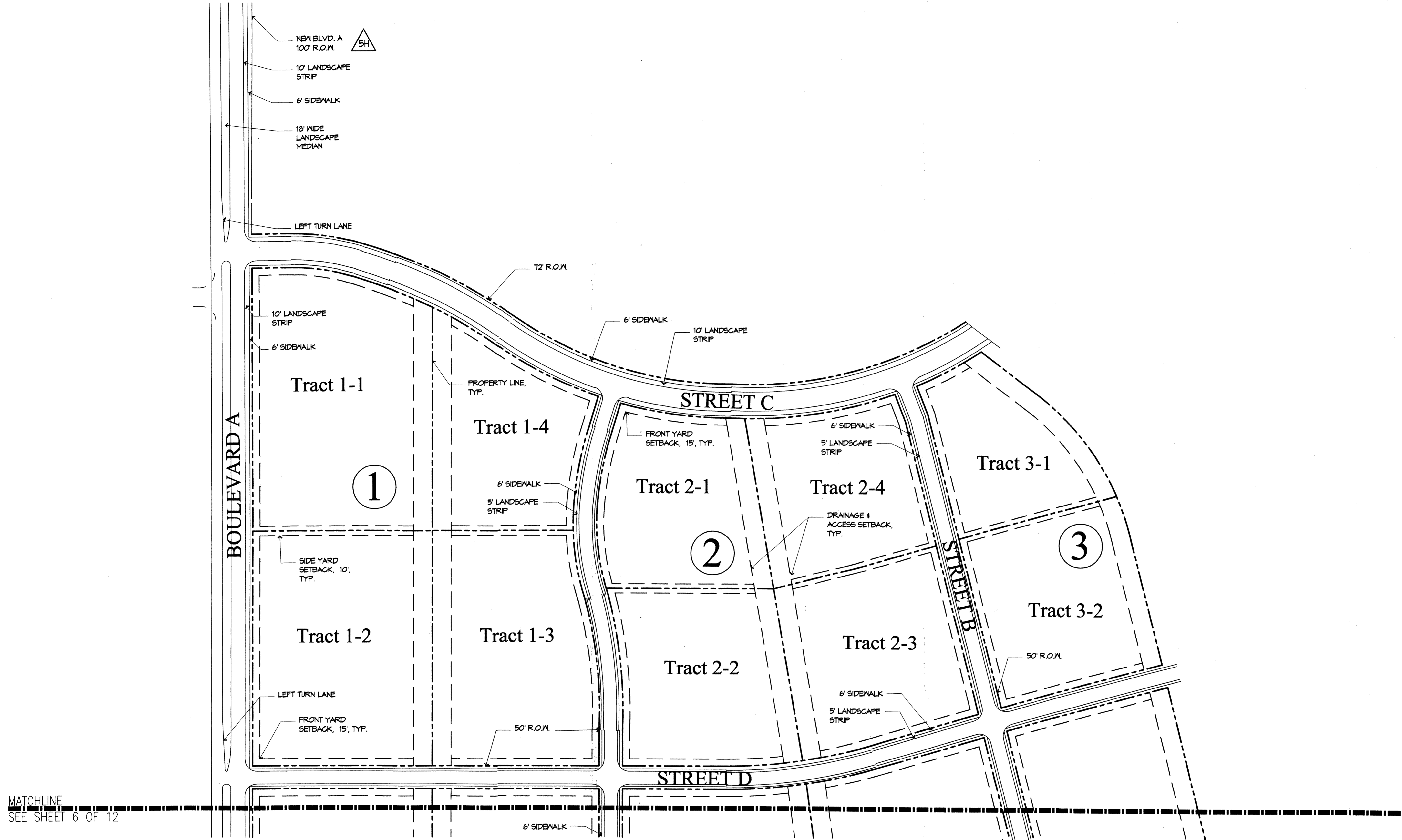
MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

REVISIONS	
△ 4-26-05	EPC SUBMITTAL REVISIONS EPC # 05EPC00516/00514
△ 5-4-05	EPC SUBMITTAL REVISIONS
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**ENLARGED SITE PLAN FOR
SUBDIVISION FOR
MASTER DEV. PLAN**

SHEET NO.



MATCHLINE
SEE SHEET 6 OF 12

ENLARGED SITE PLAN



ARCHITECT

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PROJECT

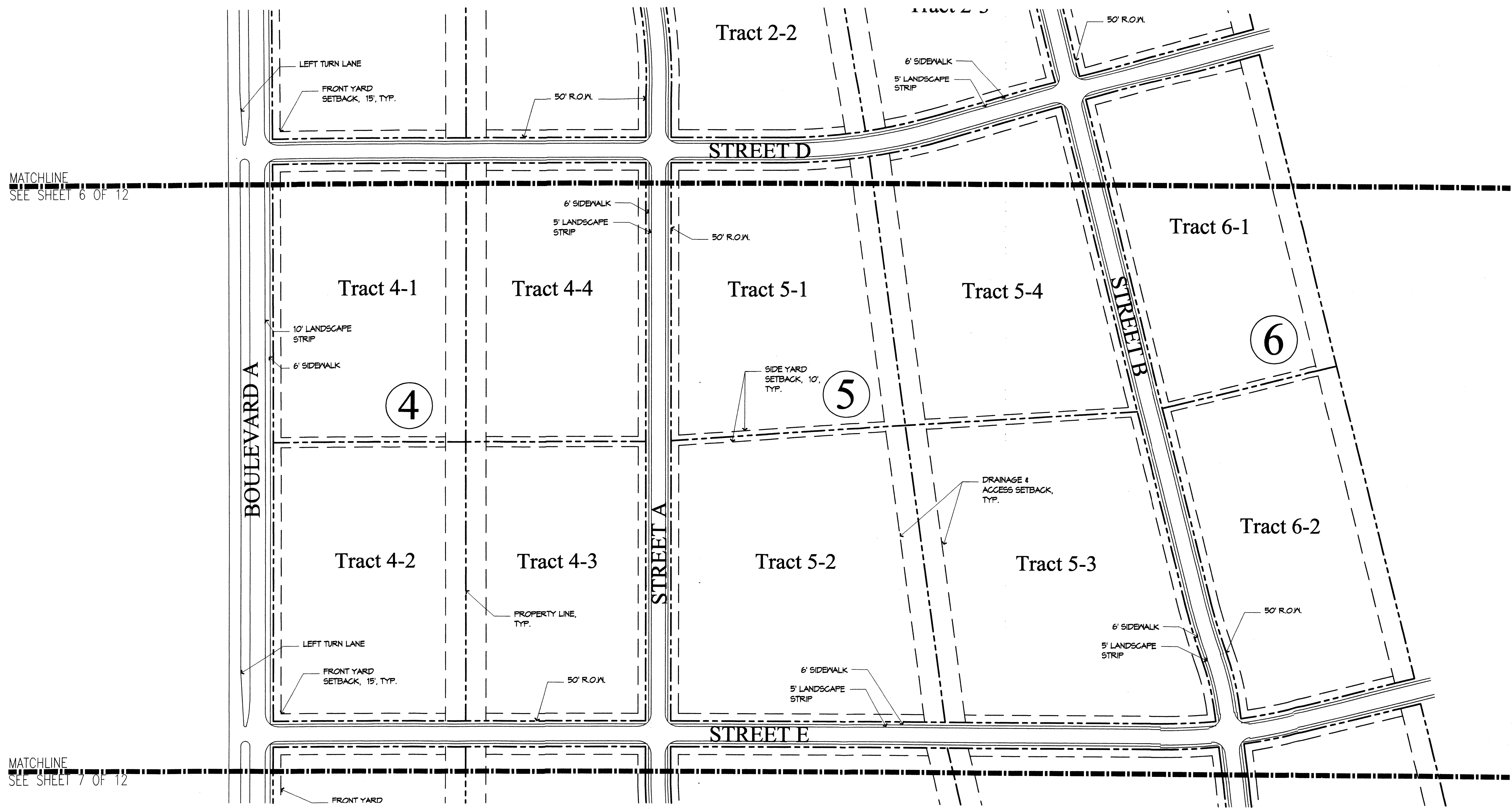
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Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

REVISIONS		
△	4-26-05	EPC SUBMITTAL REVISIONS EPC # 02EPC0028/0029
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**ENLARGED SITE
PLAN FOR
SUBDIVISION FOR
MASTER DEV. PLAN**

SHEET NO.



MATCHLINE
SEE SHEET 6 OF 12

MATCHLINE
SEE SHEET 7 OF 12

ENLARGED SITE PLAN

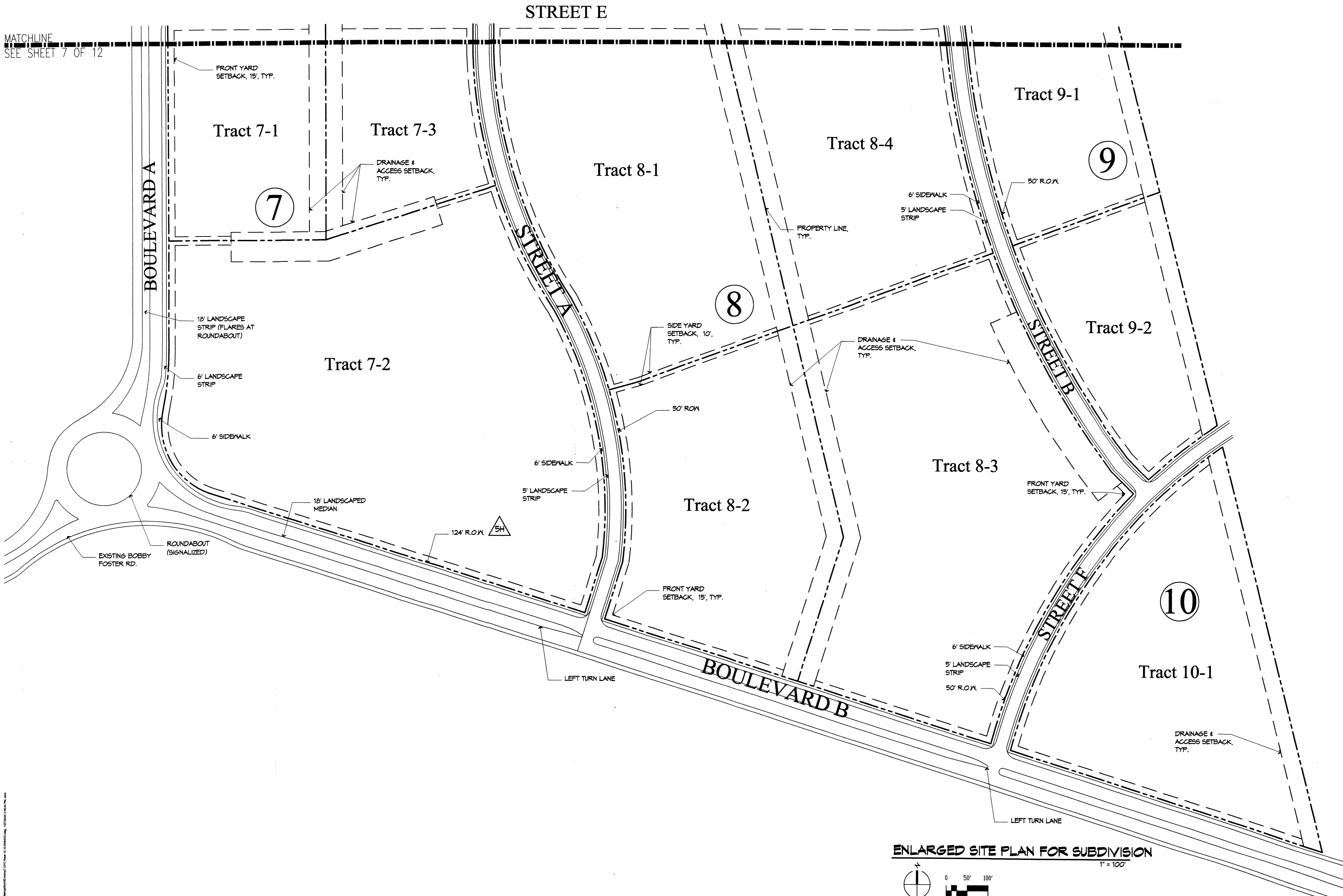


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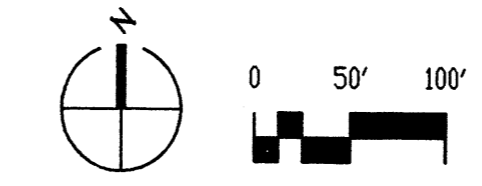
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ENLARGED SITE PLAN FOR SUBDIVISION
PLAN FOR
SUBDIVISION FOR
MASTER DEV. PLAN

MATCHLINE
SEE SHEET 7 OF 12



ENLARGED SITE PLAN FOR SUBDIVISION



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MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

REVISIONS

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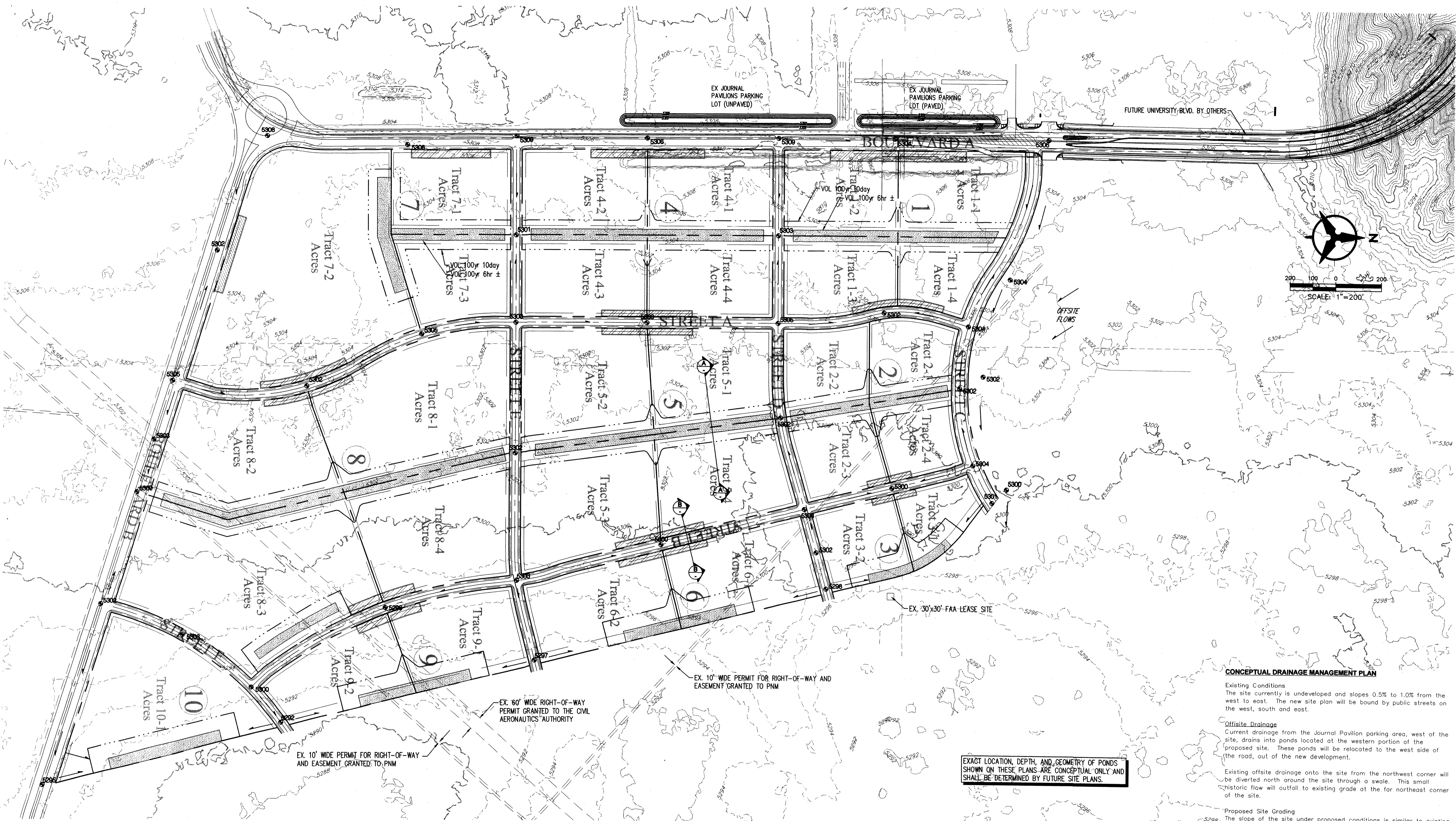
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**CONCEPTUAL
GRADING &
DRAINAGE PLAN**

SHEET NO.



CONCEPTUAL DRAINAGE MANAGEMENT PLAN

Existing Conditions
The site currently is undeveloped and slopes 0.5% to 1.0% from the west to east. The new site plan will be bound by public streets on the west, south and east.

Offsite Drainage
Current drainage from the Journal Pavilion parking area, west of the site, drains into ponds located at the western portion of the proposed site. These ponds will be relocated to the west side of the road, out of the new development.

Existing offsite drainage onto the site from the northwest corner will be diverted north around the site through a swale. This small historic flow will outfall to existing grade at the far northeast corner of the site.

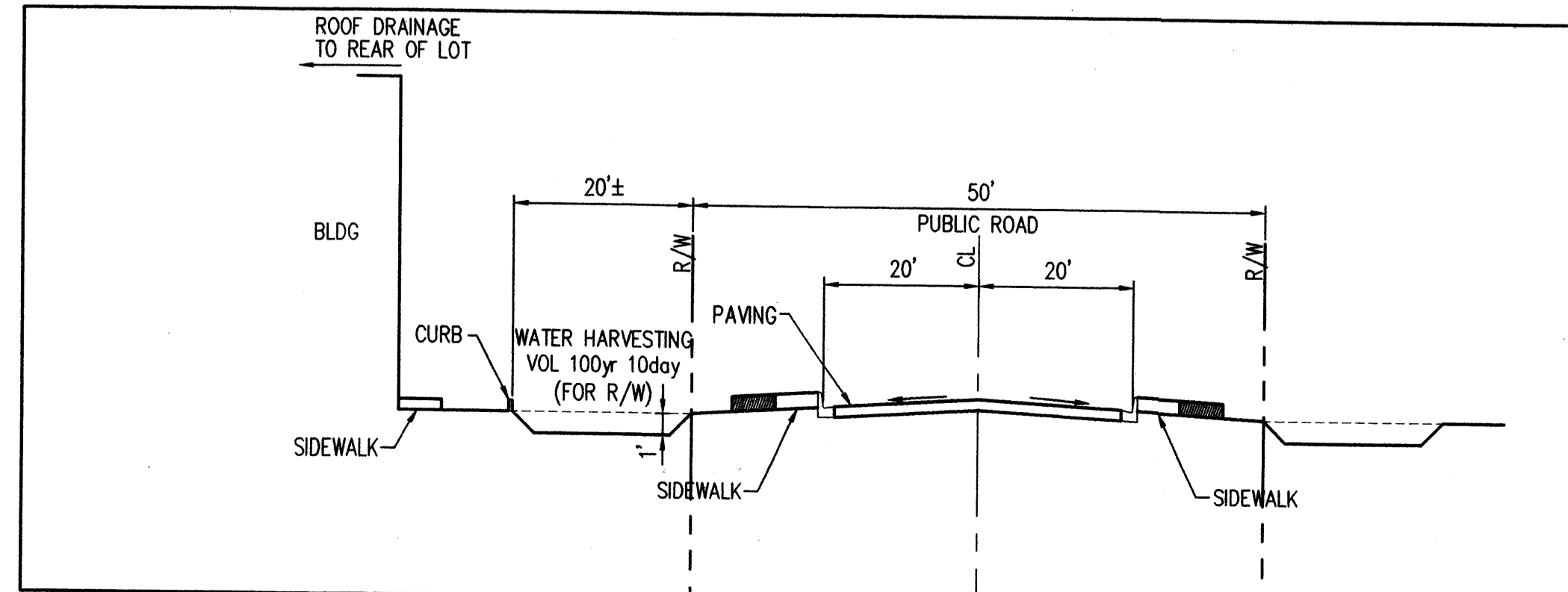
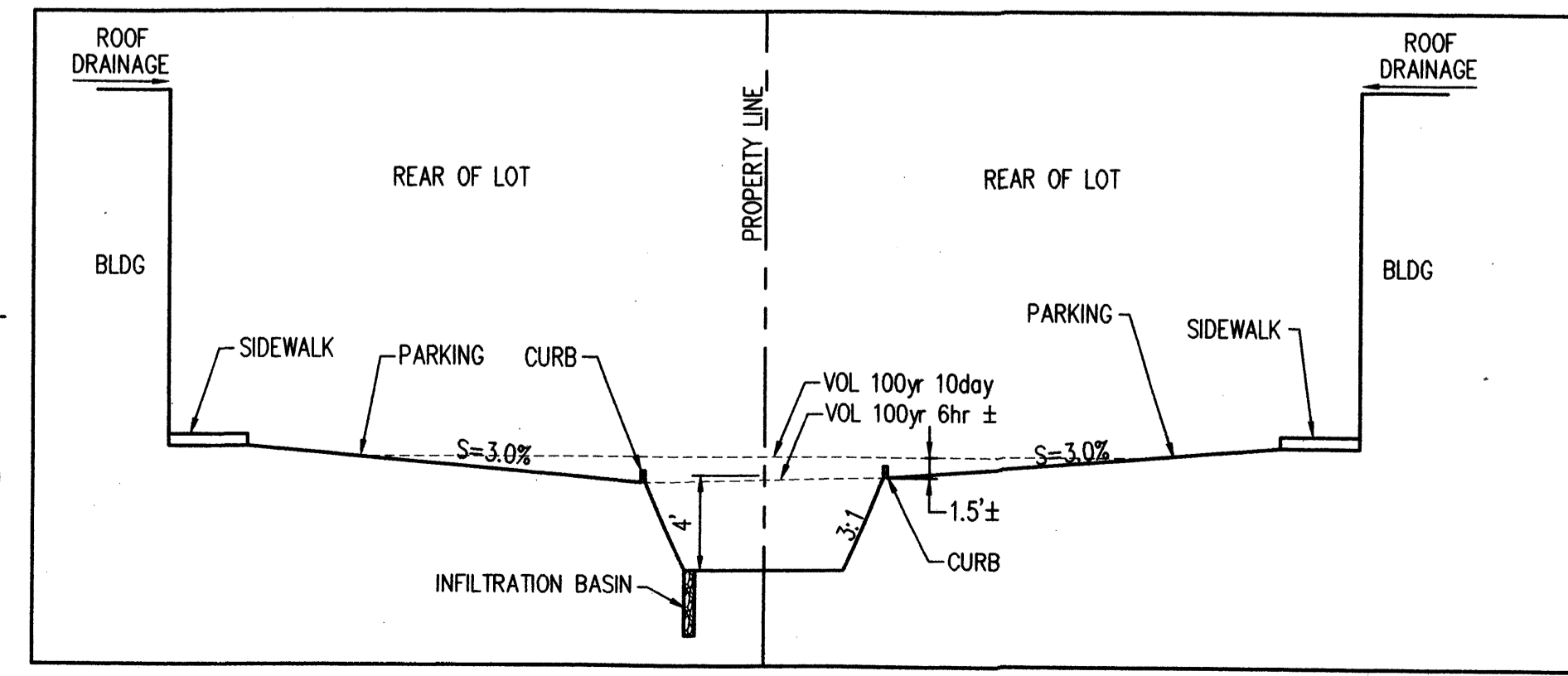
Proposed Site Grading
The slope of the site under proposed conditions is similar to existing conditions. Additional water harvesting areas and retention ponds will be added onsite to accept all flows generated throughout the development. In addition infiltration basins will be installed in the retention ponds to manage nuisance flows and provide a positive discharge of ponded water over time. However, the infiltration does not reduce the 100 year, 10 day stored ponding volume requirements.

The new public streets will drain to water harvesting areas located in adjacent tracts which will be sized to fully retain the 100 year, 10 day storm event.

In addition, each tract will have a retention pond sized to accept the 100 year, 10 day storm generated by the site. (See pond and water harvesting area typical sections, Section "A-A" and Section "B-B" this sheet.) The water harvesting areas and ponds were sized in accordance with the methodology outlined in the DPM section 22.2. Developed land treatments for these sites were assumed to be 90% treatment D and 10% treatment B.

EXACT LOCATION, DEPTH, AND GEOMETRY OF PONDS SHOWN ON THESE PLANS ARE CONCEPTUAL ONLY AND SHALL BE DETERMINED BY FUTURE SITE PLANS.

- LEGEND**
- 4' DEEP POND
3:1 SIDE SLOPE
FOR 100yr 6-HR STORM ±
 - HIGH WATER LINE ON PAVEMENT
OF 100yr 10 DAY STORM
 - WATER HARVESTING OF 100yr 10
DAY STORM FROM PUBLIC RW



Bohannon & Huston
Courtyard | 7500 Jefferson St. NE | Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

REVISIONS		
△	4-6-05	EPC SUBMITTAL REVISIONS EPC 4058P/00516/00516
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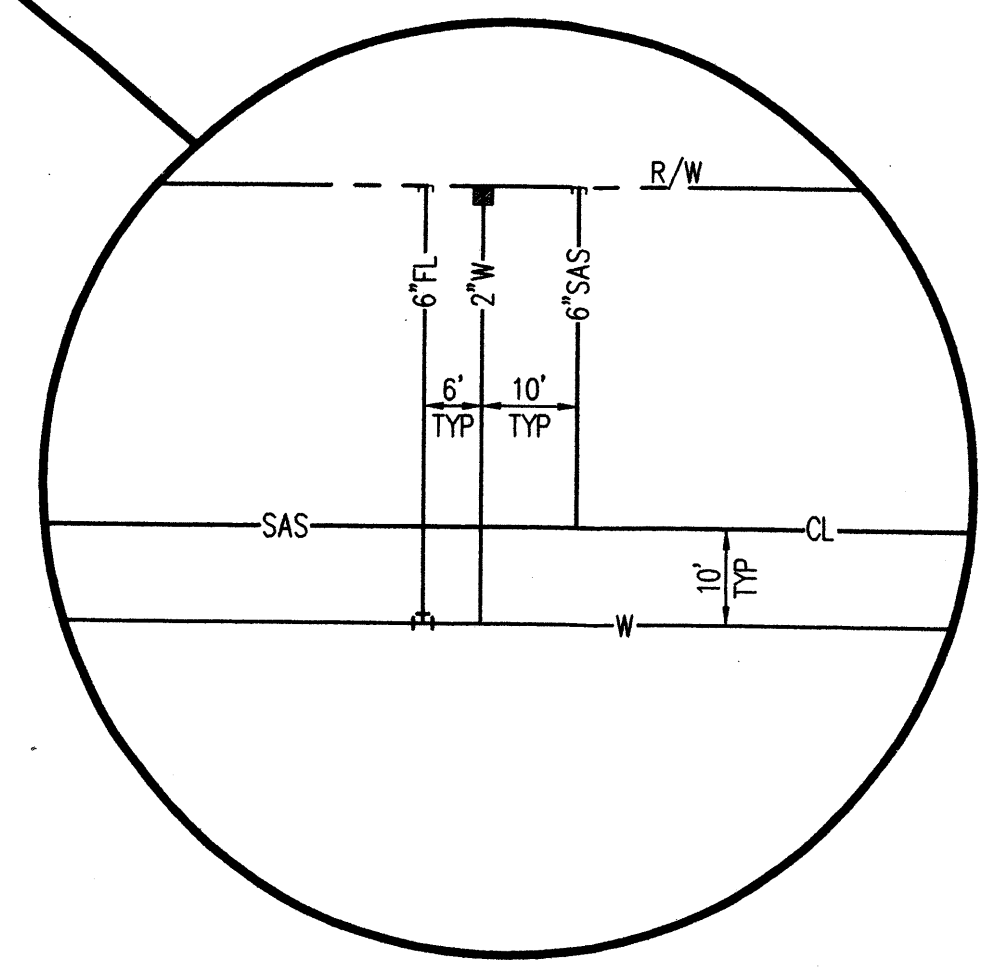
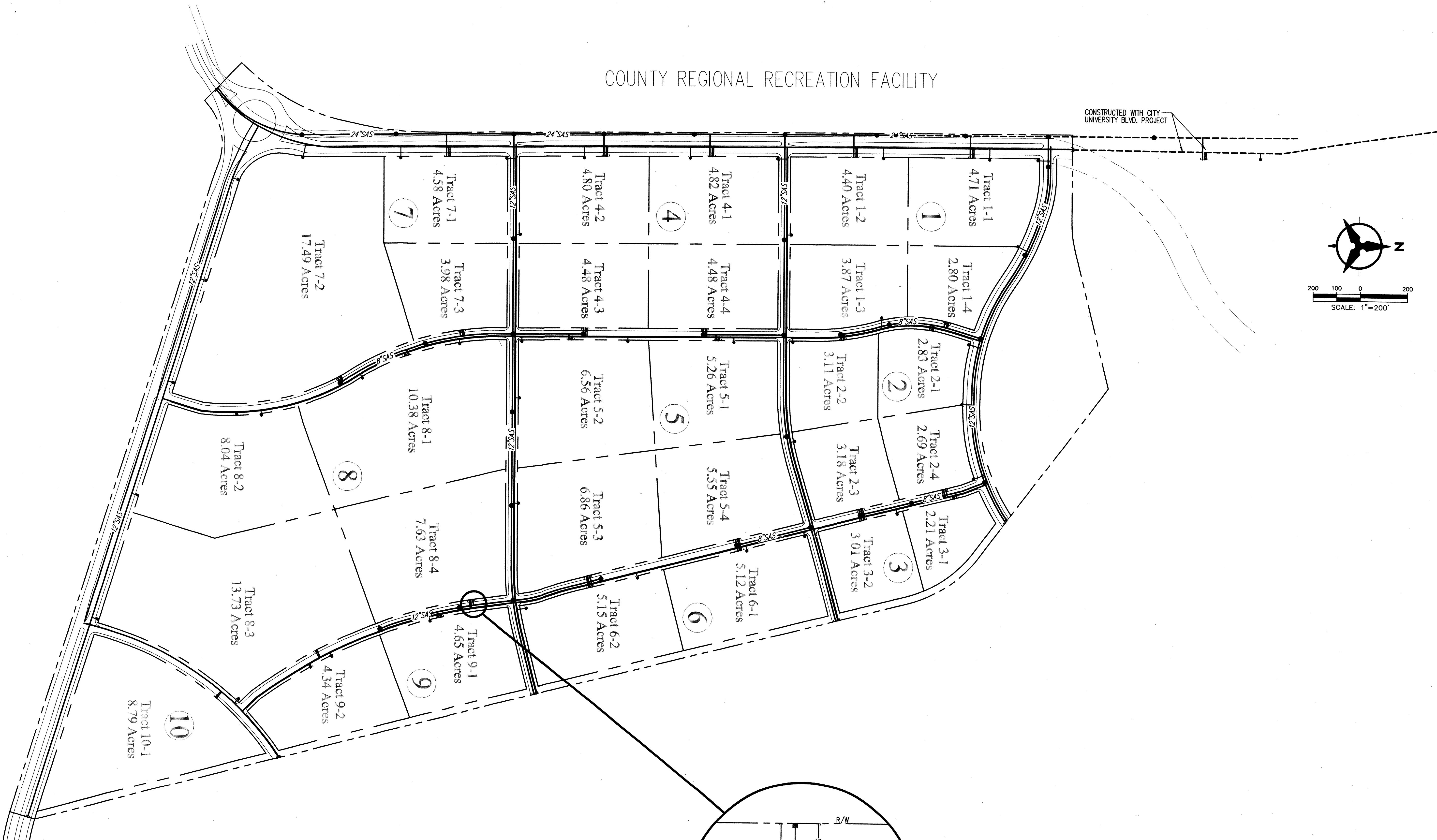
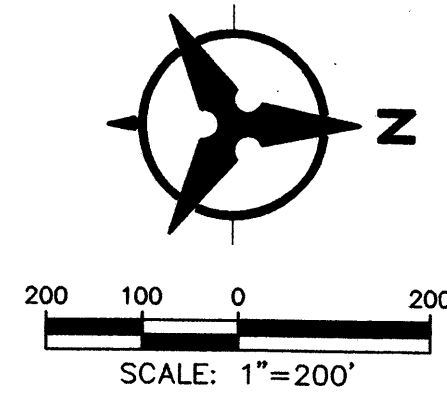
CONCEPTUAL
UTILITY
PLAN

SHEET NO.

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COUNTY REGIONAL RECREATION FACILITY

CONSTRUCTED WITH CITY
UNIVERSITY BLVD. PROJECT



TYPICAL SERVICE DETAIL
NTS

MASTER DEVELOPMENT PLAN DESIGN STANDARDS

INTRODUCTION

THE OVERALL GOAL OF THE MESA DEL SOL EMPLOYMENT CENTER PHASE ONE IS TO ESTABLISH A PREMIER, SUSTAINABLE, EMPLOYMENT CAMPUS THAT WILL DRAW AND ACCOMMODATE A WIDE VARIETY OF JOB-CREATING BUSINESSES TO THE AREA.

THESE DESIGN GUIDELINES ARE WRITTEN AS INTENT STATEMENTS WITH DESIGN STANDARDS, AND ARE TO BE OBSERVED ACCORDINGLY.

PERMISSIVE USES

THIS ZONE PROVIDES SUITABLE SITES FOR A WIDE RANGE OF INDUSTRIAL, OFFICE AND COMMERCIAL USES. PERMISSIVE USES IN THE SU-1 FOR IF ZONE INCLUDE ALL OF THE PERMISSIVE AND CONDITIONAL USES LISTED IN THE CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-2-19, INDUSTRIAL PARK ZONE.

DESIGN STANDARDS - GENERAL INTENT

THE GENERAL INTENT OF THE MESA DEL SOL EMPLOYMENT CENTER PHASE ONE DESIGN GUIDELINES IS TO:

1. ESTABLISH A PRACTICAL, INTERCONNECTED SYSTEM OF STREETS AND OPEN SPACES THAT ALLOW EASY ORIENTATION AND CONVENIENT ACCESS FOR ALL MODES OF TRANSPORTATION.
2. ACCOMMODATE A BROAD MIX OF DEVELOPMENT TYPES.
3. PROVIDE COMMON USABLE OPEN SPACE THAT IS OF MUTUAL BENEFIT TO SURROUNDING PROPERTY OWNERS, BUSINESSES EMPLOYEES AND VISITORS.
4. CONSTRUCT THE EARLY PHASES OF DEVELOPMENT IN A MANNER THAT ESTABLISHES A PATTERN, CHARACTER AND IDENTITY FOR THE LONG-TERM EVOLUTION OF THE EMPLOYMENT CENTER AND THE ENTIRE MESA DEL SOL COMMUNITY.
5. CREATE A BUILT ENVIRONMENT THAT IS IN SCALE AND CHARACTER WITH PEDESTRIAN-ORIENTED ACTIVITIES.
6. PROVIDE A FRAMEWORK FOR DEVELOPMENT THAT ENCOURAGES THE USE OF SUSTAINABLE PLANNING AND DESIGN PRACTICES.

PROJECT IDENTITY

INTENT

1. ESTABLISH AN IMAGE FOR A STATE-OF-THE-ART EMPLOYMENT CENTER THAT LOOKS APPROPRIATE AND TIMELESS IN THE HIGH DESERT SETTING.
2. CREATE INDUSTRIAL AND COMMERCIAL ARCHITECTURE THAT EMPHASIZES THE UNIQUE CHARACTERISTICS OF ARCHITECTURAL STYLES PRESENT IN NEW MEXICO.

STANDARDS

1. SITE PLANNING, ARCHITECTURE, LANDSCAPE, LIGHTING AND SIGNAGE DESIGN ARE TO BE COORDINATED IN ORDER TO REINFORCE THE PROJECT IDENTITY.
2. FOCAL AREAS FOR PROJECT IDENTITY DESIGN SHALL BE THE PRIMARY ROAD CORRIDORS, ENTRIES TO THE PROPERTY, PUBLIC BUILDING ENTRANCES, INTERNAL CIRCULATION AREAS, AND PRIVATE RECREATION AND GATHERING SPACES.
3. FOR ADDITIONAL INFORMATION, SEE DESIGN STANDARDS FOR SITE PLANNING, ARCHITECTURE, LANDSCAPE, LIGHTING AND SIGNAGE.

SITE PLANNING

INTENT

1. PROVIDE FOR COMPATIBILITY OF USE, ACCESS, AND CIRCULATION BETWEEN ADJOINING PROPERTIES.
2. ENSURE THAT STREETS ARE TREATED AS DEVELOPMENT FRONTAGE.
3. SET STANDARDS OF QUALITY THAT WILL ENSURE LONG-TERM VALUE AND MAINTAINABILITY OF PROPERTIES.
4. ENSURE THAT BUILDING PLACEMENT AND ORIENTATION IS CONSISTENT WITH PEDESTRIAN-ORIENTED DEVELOPMENT.
5. MINIMIZE NEGATIVE VISUAL IMPACTS OF SERVICE AREAS AND DISCOURAGE ANY DEVELOPMENT FROM ORIENTING POOR QUALITY BUILDING FACADES OR SERVICE AREAS TOWARD A PUBLIC STREET.
6. PROVIDE FOR THE COORDINATION OF DESIGN AND LOCATION OF WALLS AND FENCES TO MAXIMIZE THE POSITIVE INTERRELATIONSHIP OF BUILDINGS, PUBLIC STREETS AND OPEN SPACE.
7. PROVIDE AREA(S) WITHIN EACH TRACT WHERE STORM WATER RUNOFF CAN BE DIRECTED AND USED TO SUPPLEMENT AUTOMATED IRRIGATION.

8. PROVIDE OPPORTUNITIES FOR MID-BLOCK PEDESTRIAN CIRCULATION.
9. RE-ESTABLISH DESERT GRASSLAND, NEW WILDLIFE AND PLANT HABITAT CORRIDORS WITHIN THE EMPLOYMENT CENTER.

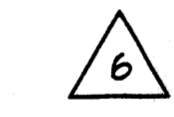
STANDARDS

1. LOTS SHALL BE DESIGNED TO MINIMIZE CONFLICTS BETWEEN AUTOMOBILES, TRUCKS, BIKES, AND PEDESTRIANS, AS WELL AS TO CREATE AN ORGANIZED SYSTEM OF ENTRANCES, DRIVEWAYS, PARKING LOTS AND DELIVERY AREAS.
2. NO DEVELOPMENT SHALL BE PERMITTED TO PLACE OR ORIENT BUILDINGS, PARKING, CIRCULATION, OR SERVICE FACILITIES ON A LOT IN SUCH A WAY AS TO TREAT PRIMARY STREET FRONTAGE(S) AS A REAR LOT LINE.
3. ALL BUILDING FRONTAGES VISIBLE FROM A STREET SHALL HAVE THE EQUIVALENT TREATMENT OF THE PRIMARY BUILDING FACADE AND COMPLETELY SCREEN ALL SERVICE AND LOADING FACILITIES.
4. LARGE BUILDINGS OVER 30,000 SQUARE FEET SHALL BE LOCATED TO MINIMIZE THE IMPACT OF WINDOWLESS WALLS AND SERVICE AREAS ON PUBLIC STREETS.
5. WALLS AND FENCES:
 - a. IF PROVIDED, WALLS AND FENCES SHALL COMPLY WITH THE INTENT OF THE CITY'S DESIGN MANUAL FOR SUBDIVISION ACCESS AND PERIMETER WALLS. CHAIN LINK FENCING IS NOT ALLOWED.
 - b. WALLS AND FENCES EXCEEDING FOUR FEET IN HEIGHT THAT ARE LOCATED WITHIN THE SETBACK AREA ADJOINING A PUBLIC STREET, SHALL PROVIDE VARIETY AND ARTICULATION AT INTERVALS NOT EXCEEDING 100 FEET THROUGH NOT LESS THAN TWO OF THE FOLLOWING METHODS:
 - i. CHANGES IN PLANE OF NOT LESS THAN TWO FEET;
 - ii. EXPRESSION OF STRUCTURE, SUCH AS POST, COLUMN, OR PILASTER NOT LESS THAN ONE FOOT IN WIDTH;
 - iii. VARIATION OF MATERIAL; AND/OR
 - iv. VARIATION OF FORM, SUCH AS FROM SOLID TO OPEN PICKETS.
 - v. THE DESIGN AND MATERIALS FOR WALLS AND FENCES SHALL BE COORDINATED WITH THE DESIGN AND MATERIALS OF THE PRINCIPAL BUILDINGS IN TERMS OF COLOR, QUALITY, SCALE AND DETAIL.
6. STORAGE AREAS MUST BE SCREENED.
7. ACCESSIBLE ROUTES SHALL BE PROVIDED BETWEEN BUILDINGS, AND BETWEEN BUILDINGS AND ACCESSIBLE PARKING.



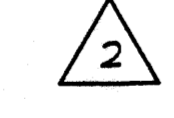
8. IN ORDER TO FACILITATE PEDESTRIAN ACCESS FROM NON-WAREHOUSE/NON-INDUSTRIAL USE AREAS TO FUTURE TRANSIT SERVICE ALONG ENHANCED TRANSIT CORRIDORS, THE CREATION OF A NETWORK OF PEDESTRIAN PATHS BETWEEN PROPOSED LOTS WILL BE ENCOURAGED AND ALLOWED. ADDITIONALLY THE CONCEPTUAL SITE PLAN ON SHEET 11 OF 12 ILLUSTRATES THE APPLICANT'S INTENTION TO CREATE PEDESTRIAN ACCESS WITHIN THE LARGER BLOCKS THAT ARE DESIGNATED FOR NON-INDUSTRIAL, PRIMARILY OFFICE BUILDINGS.

9. ACCESS AND DRAINAGE EASEMENTS SHALL BE PROVIDED ALONG THE REAR TRACT LINES, IN THE MIDDLE OF THE BLOCKS.
10. SERVICE AND EMERGENCY SERVICE LANES SHALL BE DESIGNED AS PART OF THE SITE CIRCULATION AND SHALL NOT BE USE DEDICATED LANES THAT ADD IMPERVIOUS SURFACE.
11. SERVICE AREAS AND STORAGE AREAS SHALL NOT FRONT ONTO STREETS AND OPEN SPACES.



12. REFUSE STORAGE AND PICK-UP AREAS SHALL BE COMBINED WITH OTHER SERVICE AND LOADING AREAS TO THE EXTENT PRACTICABLE. UNLESS NOTED OTHERWISE, ALL DEVELOPMENT SHALL COMPLY WITH THE SWMD ORDINANCES AND REQUIREMENTS.

13. WHERE POSSIBLE, UTILITY EQUIPMENT SHALL BE LOCATED TO FACILITATE ACCESS AND CONNECTION TO MULTIPLE PROPERTIES.
14. UTILITY APPURTENANCES WITHIN THE RIGHT-OF-WAY SHALL BE LOCATED BEHIND THE SIDEWALK AND OUT OF THE LANDSCAPE ZONE BETWEEN THE CURB AND SIDEWALK. IF THEY MUST BE LOCATED NEAR THE CURB, EQUIPMENT SHALL BE CENTERED IN THE LANDSCAPE SPACE.



15. SUSTAINABLE SITE PLANNING, BUILDING DESIGN AND CONSTRUCTION AS OUTLINED BELOW IS REQUIRED:

- a. SITE PLANS MUST INCLUDE INTEGRATED GRADING AND DRAINAGE, ARCHITECTURE AND LANDSCAPE DESIGN, AND SHALL BE CREATED TO ACHIEVE OPTIMUM SUSTAINABILITY.
- b. SUSTAINABLE DESIGN PRINCIPLES, ENVIRONMENTALLY-RESPONSIBLE BUILDING CONCEPTS, AND EARTH-FRIENDLY PRODUCTS SHALL GUIDE DESIGN AND DEVELOPMENT OF FUTURE SITE DEVELOPMENT PLANS.



16. SITE PLANS FOR BUILDING PERMIT THAT ARE ADJACENT TO UNIVERSITY BLVD. (BLVD. "A" IN THE SUBMITTAL) SHALL SHOW PEDESTRIAN CONNECTIONS TO THE STREET AND PROVIDE ENTRANCES THAT ARE ORIENTED TOWARDS UNIVERSITY BOULEVARD (BOULEVARD A).

PARKING

INTENT

1. ENCOURAGE COMPREHENSIVE, MULTI-USE PARKING STRATEGIES THAT MINIMIZE REDUNDANT ACCESS AND THAT MAXIMIZE OPEN SPACE AND LANDSCAPING AS WELL AS CONVENIENT AND SAFE AUTO AND PEDESTRIAN CIRCULATION WITHIN AND BETWEEN SITES.

2. CREATE A CLEARLY ORGANIZED SYSTEM OF ENTRANCES, DRIVEWAYS, PARKING AREAS, AND PEDESTRIAN CIRCULATION.

3. MITIGATE HEAT/GLARE THROUGH THE PROVISION OF LANDSCAPING.

4. MINIMIZE THE VISUAL IMPACT OF PARKING AREAS ON STREETS, AND ADJOINING DEVELOPMENT. GENERALLY LOCATE PARKING LOTS TO THE SIDE OR REAR OF BUILDINGS. MAXIMIZE THE POSITIVE CHARACTER OF STREETS AND BUILDINGS THROUGH CONTINUITY OF BUILDINGS AND LANDSCAPE FRONTAGE.

5. UTILIZE STORM WATER SURFACE RUNOFF TO SUPPLEMENT AUTOMATED LANDSCAPE IRRIGATION.

STANDARDS

1. PARKING SPACE QUANTITY AND DIMENSION REQUIREMENTS SHALL BE PER THE CITY OF ALBUQUERQUE'S COMPREHENSIVE ZONING CODE AND DEVELOPMENT PROCESS MANUAL.
2. CITY AREA REQUIREMENTS FOR PARKING LOT LANDSCAPING SHALL APPLY.
3. PARKING AREAS SHALL BE SUBDIVIDED INTO SUB AREAS WITH LANDSCAPING AND PEDESTRIAN CIRCULATION CORRIDORS SO THAT NO SUB AREA CONSISTS OF MORE THAN 150 PARKING SPACES.
4. CLEAR PEDESTRIAN CONNECTIONS SHALL BE PROVIDED THROUGH PARKING AREAS.
5. ADA-COMPLIANT PARKING SHALL BE LOCATED ADJACENT TO MAIN BUILDING ENTRIES.
6. PARKING AND VEHICULAR CIRCULATION BETWEEN STREETS AND BUILDINGS SHALL BE LIMITED. SHARED PARKING AND CIRCULATION IS ENCOURAGED WHEREVER PRACTICAL.
7. NO TRUCK PARKING OR DOCKS ARE PERMITTED FACING ANY BOULEVARD OR CONNECTOR STREET.
8. WATER HARVESTING, WATER COLLECTION, POROUS PAVING AND OTHER SUSTAINABLE SITE DEVELOPMENT METHODS MAY BE APPLIED IN THE PARKING LOTS TO REDUCE DEPENDENCE ON IRRIGATION AND REDUCE SURFACE STORM-WATER RUN-OFF.
9. PARKING SHALL BE SCREENED FROM CONTIGUOUS PUBLIC STREETS. SCREENING MAY INCLUDE EARTH BERMS, LANDSCAPING, PERIMETER OR RETAINING FENCES OR WALLS, IF FENCES OR WALLS ARE USED, THEY SHALL BE DESIGNED TO INTEGRATE WITH THE MATERIALS AND DESIGN OF ADJACENT BUILDINGS AND THE EMPLOYMENT CENTER AS A WHOLE.
10. CAR/VANPOOL PREFERRED PARKING SHALL BE PROVIDED NEAR BUILDING ENTRANCES AND SHALL BE CLEARLY DEMARGATED.

BICYCLE FACILITIES

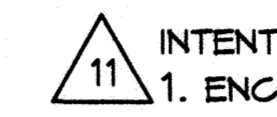
INTENT

1. DESIGN A SAFE, CONVENIENT AND INTER-CONNECTED SYSTEM OF BICYCLE FRIENDLY STREETS, PATHS AND ROUTES.
2. ACCOMMODATE BICYCLE ACCESS BY PROVIDING DEFINED ROUTES TO PRIMARY BUILDING ENTRIES.
3. SUPPORT ALTERNATIVE MODES OF TRANSPORTATION IN AND AROUND THE MESA DEL SOL PHASE ONE EMPLOYMENT CENTER.

STANDARDS

1. BICYCLE PARKING FOR EMPLOYEES SHALL BE PROVIDED TO PROMOTE ALTERNATIVE VEHICLE USE. ONE BICYCLE RACK SPACE PER 50 PARKING SPACES IS REQUIRED, AND SHALL BE CONVENIENTLY LOCATED NEAR BUILDINGS.
2. COVERED AND SECURED BICYCLE STORAGE FOR 10 PERCENT OF THE REQUIRED BICYCLE PARKING SHALL BE PROVIDED.
3. A CONVENIENT SHOWER FACILITY SHALL BE AVAILABLE TO BICYCLISTS AND OTHER EMPLOYEES.
4. BICYCLE ACCESS SHALL BE PROVIDED BETWEEN BICYCLE LANES OR TRAILS AND ON-SITE BICYCLE PARKING AREAS.

SETBACKS



1. ENCOURAGE THE PLACEMENT OF BUILDINGS TO DEFINE ORDERLY STREET SPACES AND URBAN CHARACTER IN A CONSISTENT MANNER. THE DEVELOPER SHALL CREATE ONE OR MORE STREET CORRIDORS IN WHICH THE BUILDINGS FRAME BOTH SIDES OF THE STREET. IT IS RECOMMENDED THAT THESE BE LOCATED ON THE BOULEVARD WHICH ESTABLISH THE CHARACTER FOR THE EMPLOYMENT CENTER AND/OR SELECTED AREAS INTERNAL TO THE EMPLOYMENT CENTER.

2. CREATE BUILDINGS THAT PROVIDE HUMAN SCALE, INTEREST AND VARIATION IN THEIR OVERALL FORM.

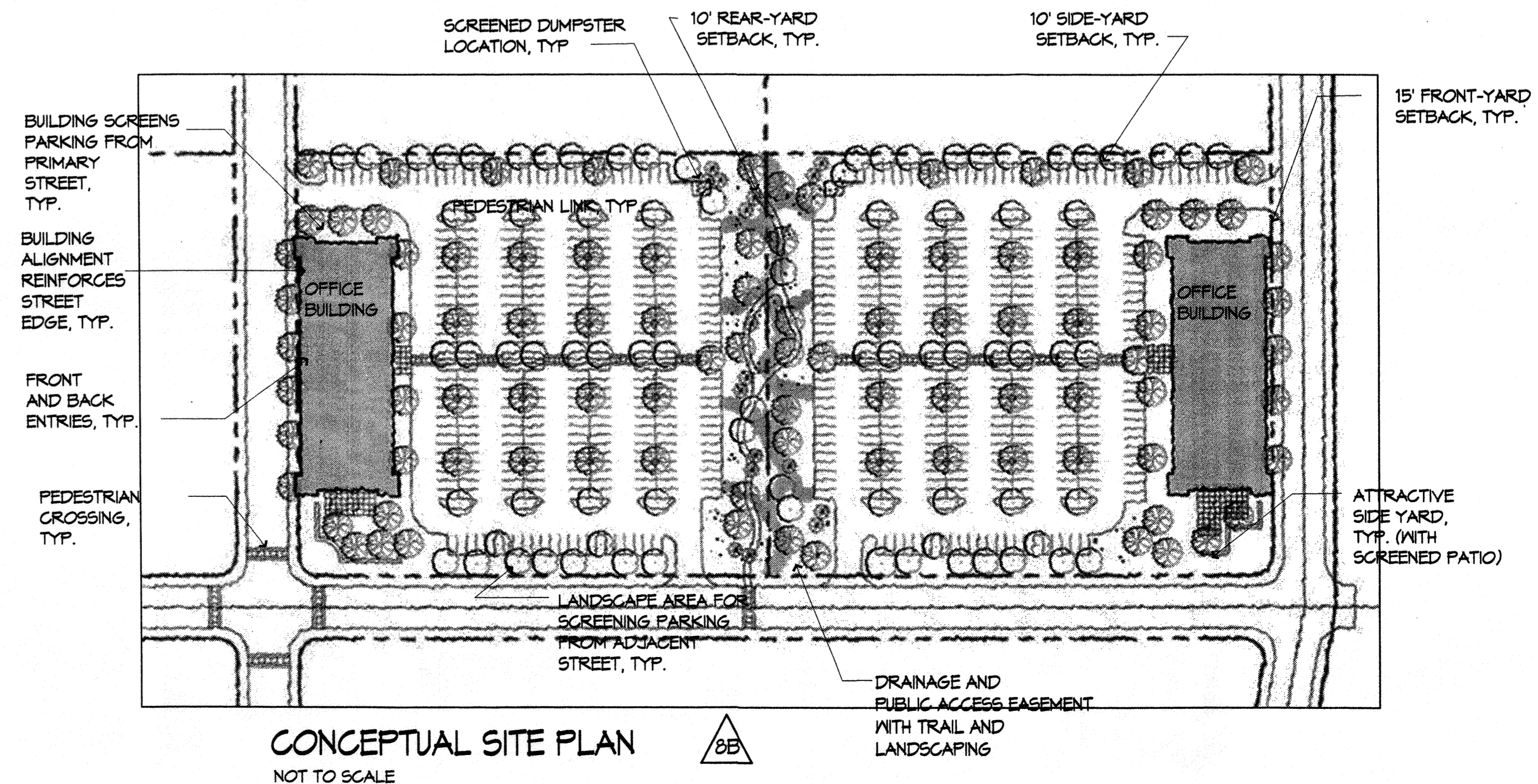
STANDARDS

1. BUILDINGS SHALL BE LOCATED ACCORDING TO THE FOLLOWING SETBACK DIMENSIONS:
 - a. FRONT-YARD SETBACK: 15 FEET;
 - b. SIDE-YARD SETBACK: 10 FEET;
 - c. REAR-YARD SET BACK: 10 FEET.
2. PARKING SETBACKS:
 - a. A MINIMUM LANDSCAPED STRIP OF TEN FEET SHALL BE MAINTAINED BETWEEN PARKING AREAS AND THE STREET RIGHT-OF-WAY LINE, REGARDLESS OF SITE SIZE;
 - b. A MINIMUM LANDSCAPED STRIP OF 6 FEET SHALL BE MAINTAINED BETWEEN PARKING AREAS AND ADJACENT LOTS, REGARDLESS OF SITE SIZE.

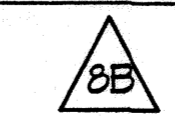
ARCHITECTURE

INTENT

1. ENCOURAGE BUILDING FORMS THAT WILL DEFINE HIGH QUALITY, ORDERLY AND REGULAR STREET SPACES, COMPATIBLE RELATIONSHIPS TO ADJOINING SITES, AND URBAN CHARACTER.
2. CREATE BUILDINGS THAT PROVIDE HUMAN SCALE, INTEREST AND VARIATION IN THEIR OVERALL FORM.
3. USE ARCHITECTURAL STYLES AND MATERIALS THAT REFLECT THOSE FOUND IN REGIONAL ARCHITECTURE.
4. PROVIDE HUMAN SCALE AND VISIBLE ACTIVITY WITHIN THOSE PORTIONS OF BUILDINGS THAT FACE STREETS.
5. PROVIDE MATERIALS OF QUALITY, DURABILITY, AND SCALE APPROPRIATE TO PEDESTRIAN ACTIVITY AND CONTACT IN AREAS WHERE THIS MAY OCCUR.
6. ENCOURAGE BUILDING FORMS AND ARCHITECTURE THAT WILL SERVE AS MODELS OF SUSTAINABILITY IN THE REGION.



CONCEPTUAL SITE PLAN
NOT TO SCALE



MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

REVISIONS	
△ 4-26-05	EPC SUBMITTAL REVISIONS EPC # 05EPC00516/00514
△ 5-4-05	EPC SUBMITTAL REVISIONS
△ 10-10-05	DRB SUBMITTAL
△	

DRAWN BY	SZ, MB
REVIEWED BY	DPS
DATE	OCTOBER 10, 2005
PROJECT NO.	05064
DRAWING NAME	

**DESIGN STANDARDS -
MASTER
DEVELOPMENT
PLAN**

DESIGN STANDARDS (CONT'D.)

3

ARCHITECTURE STANDARDS

1. ALL BUILDINGS SHALL MEET OR EXCEED THE CURRENT IP-ZONE REQUIREMENTS OF THE CITY OF ALBUQUERQUE ZONING CODE EXCEPT AS NOTED IN THIS DOCUMENT, AND CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-3-18 GENERAL BUILDING AND SITE DESIGN REGULATIONS FOR NON-RESIDENTIAL USES.

2. ALL BUILDINGS WILL BE REQUIRED TO MEET OR EXCEED ADDITIONAL DESIGN STANDARDS AS IDENTIFIED BY THE MESA DEL SOL EMPLOYMENT CENTER DESIGN REVIEW COMMITTEE.

3. BUILDINGS SHALL BE DESIGNED TO RELATE DIRECTLY TO AND REINFORCE THE PEDESTRIAN SCALE AND QUALITY OF STREET, CIVIC AND OPEN SPACES. THE FOLLOWING TECHNIQUES MAY BE USED TO MEET THIS OBJECTIVE:

- a. SHIFTS IN BUILDING MASSING, VARIATIONS IN HEIGHT, PROFILE AND ROOF FORM;
- b. MINIMIZING LONG EXPANSES OF WALL AT A SINGLE HEIGHT OR PLANE.

4. BUILDINGS SHALL BE DESIGNED TO PROVIDE HUMAN SCALE, INTEREST AND VARIETY. THE FOLLOWING TECHNIQUES MAY BE USED TO MEET THIS OBJECTIVE:

- a. VARIATION IN BUILDING FORM, SUCH AS RECESSED OR PROJECTED BAYS;
- b. EXPRESSION OF ARCHITECTURAL OR STRUCTURAL MODULES OR DETAIL;
- c. DIVERSITY OF WINDOW SIZE, SHAPE OR PATTERNS THAT RELATE TO INTERIOR FUNCTIONS;
- d. EMPHASIS ON BUILDING ENTRIES THROUGH PROJECTED OR RECESSED FORMS, DETAIL, COLOR, OR MATERIALS;
- e. VARIATION OF MATERIAL, MATERIAL MODULES, EXPRESSED JOINTS AND DETAILS, SURFACE RELIEF, COLOR AND TEXTURE TO BREAK UP LARGE BUILDING FORMS AND WALL SURFACES.
- f. USE OF OPEN COURTYARD DESIGNS TO FORM TRANSITIONS BETWEEN PARKING AREAS AND BUILDINGS.

5. BUILDING FACADES FACING THE PRIMARY STREET SHALL EITHER INCLUDE THE PRIMARY ENTRY FACADE OR SHALL CONSIST OF COMPARABLE QUALITY IN TERMS OF ARCHITECTURE, MATERIALS AND DETAILING.

6. ROOFTOP MECHANICAL EQUIPMENT AND GROUND MOUNTED UTILITIES SHALL BE SCREENED FROM THE VIEW OF PUBLIC STREETS AND OPEN SPACE.

7. SCREENING ENCLOSURES SHALL BE INCORPORATED INTO BUILDING ARCHITECTURE AND UTILIZE THE SAME MATERIALS AS THE PRIMARY BUILDING TO THE GREATEST DEGREE PRACTICABLE.

8. BUILDING MATERIALS:

- a. ALL PRIMARY BUILDINGS SHALL USE MATERIALS THAT ARE DURABLE, ECONOMICALLY MAINTAINED, AND OF A QUALITY THAT WILL RETAIN THEIR APPEARANCE OVER TIME.
- b. DURABLE, LONG-LASTING MATERIALS THAT ALSO PROVIDE SCALE AND DETAIL SHOULD ALWAYS BE INCORPORATED CLOSE TO PEDESTRIAN AREAS AND NEAR STREETS AND ENTRIES. MATERIAL QUALITY IS MOST IMPORTANT ON BUILDING FACADES FACING PUBLIC STREETS AND SPACES AND AT PRIMARY BUILDING ENTRIES.
- c. BUILDING DESIGN, MATERIALS AND COLORS SHALL BE USED TOGETHER TO REFLECT THE UNIQUE CHARACTERISTICS OF ARCHITECTURAL STYLES PRESENT IN NEW MEXICO, MATERIALS MAY INCLUDE, BUT ARE NOT LIMITED TO, STUCCO, STONE, MASONRY, GLASS CURTAIN WALL, BRICK, METAL AND EIFS.
- d. SUSTAINABLE BUILDING DESIGN PRINCIPLES INCLUDING, BUT NOT LIMITED TO, ORIENTATION, MATERIALS, MECHANICAL SYSTEMS, ROOF SYSTEMS, GLAZING TYPE AND PERCENTAGES, AND SHADING TECHNIQUES, SHALL RESPOND TO ENVIRONMENTAL AND ECONOMIC FACTORS THAT IMPACT PROJECT SUSTAINABILITY.
- e. LARGE WALLS OF GLASS SHOULD INCORPORATE A VARIETY OF MULLION PATTERNS, BAY DIMENSIONS, GLASS TYPES OR DETAILING TO PROVIDE HUMAN SCALE.

LANDSCAPE

INTENT

1. ESTABLISH AN AESTHETIC THAT IS CONSIDERATE OF THE SITE'S EXISTING HIGH DESERT GRASSLAND CONTEXT AND COMPLEMENTARY TO THE ANTICIPATED EMPLOYMENT CENTER IMAGE.

2. PROMOTE QUALITY IN LANDSCAPE DESIGN, COMPATIBILITY BETWEEN LOTS, MITIGATION OF THE IMPACTS OF LARGE BUILDINGS AND PAVED AREAS, WATER CONSERVATION AND A WELL-MAINTAINED APPEARANCE.

3. CREATE OPEN SPACE SUITABLE FOR PASSIVE RECREATION.

4. PROVIDE TRANSITIONS BETWEEN DEVELOPED AND NATURAL AREAS, AND BUFFERS BETWEEN DIFFERENT USES.

STANDARDS

1. LANDSCAPE DESIGN:

- a. LANDSCAPE DESIGN FOR INDIVIDUAL LOTS SHALL BE DEVELOPED ACCORDING TO A LANDSCAPE PLAN.
- b. ALL LANDSCAPE PLANS SHALL COMPLY WITH THE CITY'S WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, POLLEN ORDINANCE AND CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-3-10 LANDSCAPING REGULATIONS APPLICABLE TO APARTMENT AND NONRESIDENTIAL DEVELOPMENT.
- c. XERISCAPE PRINCIPLES SHALL BE APPLIED TO ALL LANDSCAPE DESIGNS, INCLUDING THE USE OF DROUGHT TOLERANT PLANT MATERIALS, NATIVE PLANT SEED MIXES, SOIL AMENDMENTS, MULCHES AND WATER HARVESTING AREAS WHERE PRACTICAL.
- d. ALONG ALL STREETS, CONTINUITY OF LANDSCAPE TREATMENT SHALL BE MAINTAINED TO THE GREATEST DEGREE POSSIBLE WITH ALLOWANCE MADE FOR REQUIRED ACCESS DRIVES.
- e. LANDSCAPE AREAS SHALL BE CONTINUOUS FROM ONE LOT TO ANOTHER AND SHALL INCORPORATE LANDSCAPE MATERIALS THAT ARE COMPATIBLE WITH LANDSCAPING ON ADJACENT LOTS, PUBLIC STREETS, DRAINAGE CORRIDORS, AND LANDSCAPE EASEMENTS.
- f. EARTH BERMS WITHIN ANY REQUIRED SETBACK AREA SHALL HAVE A MAXIMUM SLOPE OF 3:1 AND SHALL BE PLANTED WITH GROUND COVER TO PREVENT EROSION, OR SHALL USE EQUALLY EFFECTIVE MITIGATION MEASURES.
- g. ALL PLANTING AREAS SHALL BE STABILIZED WITH EITHER MULCH, PLANTING, SEEDING OR TURF.
- h. LANDSCAPE BUFFERS SHALL BE PROVIDED BETWEEN THE SITE AND ADJACENT PROPERTIES AND STREETS. A MINIMUM BUFFER OF 6' SHALL BE USED ALONG SIDE AND REAR PROPERTY BOUNDARIES. A MINIMUM BUFFER OF 10' SHALL BE MAINTAINED BETWEEN PARKING AREAS AND THE STREET RIGHT-OF-WAY.
- i. GRAVEL MULCH, COBBLE, AND SIMILAR MATERIALS ARE ACCEPTABLE AS A TOP DRESSING FOR LANDSCAPE AREAS. HOWEVER, THEY ARE NOT TO BE CONSIDERED A FOCAL LANDSCAPE ELEMENT.
- j. WATER HARVESTING AND COLLECTION TECHNIQUES ARE ENCOURAGED.
- k. FUTURE DEVELOPMENT AREAS WITHIN THE SITE SHALL BE MAINTAINED IN THEIR NATURAL CONDITION. IF THESE AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED WITH NATIVE SEED MIX APPROPRIATE FOR THIS REGION.
- l. TREE PLANTING AND/OR THE USE OF HIGH ALBEDO PAVING SHALL BE UTILIZED TO REDUCE HEAT ABSORPTION IN DEVELOPED AREAS OF THE SITE.

2. STREET TREES:

- a. STREET TREE PLANTINGS SHALL BE REQUIRED ALONG BOULEVARDS, CONNECTOR AND LOCAL STREETS.
- b. STREET TREES IN THE RIGHT-OF-WAY SHALL BE CENTERED IN LANDSCAPE ZONES.
- c. WHERE HIGH LEVELS OF PEDESTRIAN ACTIVITY ARE ANTICIPATED, PAVING AND TREES IN TREE GRATES MAY BE SUBSTITUTED FOR LARGER LANDSCAPE AREAS.
- d. TREE GRATE AND TREE PLANTER AREAS MUST BE AT LEAST 36 SF.
- e. STREET TREES MAY INCLUDE NATIVE, NON-TRADITIONAL SPECIES.
- f. STREET TREE SPECIES SHALL BE SELECTED TO MAXIMIZE THE COHESIVENESS OF EACH BLOCK OR SERIES OF BLOCKS, WITHOUT CREATING MONOCULTURES THAT MAY BE SUSCEPTIBLE TO DISEASE.

3. PLANT MATERIALS:

- a. ALL PLANT MATERIALS SHALL MEET MINIMUM STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, OR IN THE CASE OF NATIVE PLANT MATERIALS, SHALL MEET REGIONAL STANDARDS FOR NURSERY STOCK AS ESTABLISHED BY A CONSENSUS OF LOCAL GROWERS, LA SEMILLA AND MESA DEL SOL REPRESENTATIVES.
- b. THE EXISTING SITE IS A HIGH DESERT GRASSLAND IN VARYING CONDITIONS OF DENSITY AND ESTABLISHMENT. THE SITE HAS STRONG VISUAL CONNECTIONS TO NEAR AND DISTANT MOUNTAINS AS WELL AS THE VALLEY. THE LANDSCAPE DESIGN WILL FEATURE NATIVE AND DROUGHT TOLERANT GRASSES TO REINFORCE THE SENSE OF PLACE AND REDUCE DEMANDS FOR SOIL AMENDMENT AND IRRIGATION.

- c. ALL PLANT MATERIALS SHALL BE MAINTAINED BY THE OWNER IN A LIVING, ATTRACTIVE CONDITION.
- e. SIGNIFICANT PLANT MATERIAL EXISTING ON THE SITE MAY BE SALVAGED FOR USE ELSEWHERE ON THE SITE.

4. IRRIGATION:

- a. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED TO SUPPORT SITE LANDSCAPING. THE SYSTEM SHALL BE DESIGNED TO AVOID OVER-SPRAYING ONTO WALKS, BUILDINGS, FENCES, ETC.
- b. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ACCOMMODATE NON-POTABLE WATER.

5. INSTALLATION SIZES/MINIMUM PLANTING SIZES: PLANTING SIZES WILL VARY BY GENUS AND SPECIES AND AVAILABILITY. IN GENERAL, THE PLANT SIZES WILL BE LARGER IN HIGH VISIBILITY AREAS, WHERE THE SPECIFIED PLANTS ARE AVAILABLE AND WILL DO BETTER WHEN PLANTED IN LARGER SIZES. SMALLER PLANTING SIZES WILL BE USE FOR QUICK GROWING, ADAPTABLE PLANT MATERIAL.

6. PLANT PALETTE:

- a. PROVIDES OPPORTUNITIES FOR CREATIVITY, WITH A NON-TRADITIONAL NATIVE HIGH DESERT PLANT PALETTE.
- b. PLANT MATERIAL MARKED BY AN ASTERISK IS NATIVE TO THE SITE, BUT MAY NOT CURRENTLY BE ALLOWED TO BE PLANTED, WHEN/IF NATIVE JUNIFERS ARE ALLOWED TO BE PLANTED, WE WOULD ENCOURAGE THEIR USE AT MESA DEL SOL.
- c. LIST OF APPROVED PLANTS:

TREES:
 ASPEN FINE, PINUS ELDARICA
 ASH (MOCCOSTO), FRAXINUS VELUTINA "MODESTO"
 ASH (FRONCOSO), FRAXINUS ANGUSTIFOLIA "RAYWOOD"
 CHAMISE TREE, VITEX AGNUS-CASTUS
 CHINESE POTASH, PISTACHIA CHINENSIS
 CHITALPA, CHITALPA TASHKENTENSIS
 COTTONWOOD SPECIES, POPULUS SP.
 DESERT MULLION, CHILOPSIS LINEARIS
 ELDER SPECIES, SAMBUCUS SP.
 GOLDENRAN TREE, KOEHLERIA PANICULATA
 * JUNIFER SPECIES, JUNIFERUS SP.
 LOCUST SPECIES, ROBINIA SP.
 NEW MEXICO OLIVE, FORESTIERIA NICHOMEXICANA
 MESQUITE SPECIES, PROSOPIUS SP.
 OAK SPECIES, QUERCUS SP.
 PINON, PINUS EDULIS
 REDWOOD SPECIES, CERCIS SP.
 SHEETSUM, LIQUIDAMBER STYRACIFLUA

SHRUBS:
 AFRICAN FLUME, FALLOUISA PARADOXA
 CHAMISA, CHRYSOTHAMNUS NANCEOUS
 CHERRY BARGE, SALVIA GREGGII
 COTTONWOOD VAR., COTONASTER VAR.
 COTTONWOOD VAR., COTONASTER VAR.
 CREOSOTE BUSH, LARREA TRIDENTATA
 BLUE HISS SHRUB, GARYOPTERIS GLANDIGERIS
 BROOM SPECIES, CYTISUS SP., GENISTA SP., BACCHARIS SP.
 BUTTERFLY BUSH VAR., BUDDLEIA VAR.
 FERNBUSH, CHAMBERLATARIA MELLEIFOLIA
 JUNIFER SPECIES, JUNIFERUS SP.
 MORMON TEA, EPHEDRA SP.
 NARGO FINE, PINUS MEXICO MARGO
 SALTBUCH VAR., ATRIFLEX VAR.
 SAGE VAR., ARTEMISIA VAR.
 ROSEMARY (SEM-FRUITING), ROSEMARINUS
 PROSTRATUS VAR.
 THOMPSON BROOM, BACCHARIS "STARRY" THOMPSON
 THREE LEAF SUMAC, Rhus TRILOBATA
 TURPENTINE BUSH, ERIGONIA LARGIFOLIA

ACCENTS AND ORNAMENTAL GRASSES:
 AGAVE SPECIES, AGAVE SP.
 BEARGRASS, NOLINA SP.
 BLUESTEM SPECIES, ANDROPOGON SP.
 DEER GRASS, MULLENBERGIA ROSENII
 DESERT SPICON, SOTOL
 FESCUE SPECIES, PISTACHA SP.
 GALLETTA GRASS, GALLETTA SP.
 INDIAN GRASS, ORYZOPSIS SP.
 INDIAN RICEGRASS, SORGHASTRUM SP.
 LEGHUMELLA, AGAVE LEGUMELLA
 PRICKLY PEAR CACTUS, OPUNTIA SP.
 REED YUCCA, HESPERALOE PARVIFLORA
 MULLENBERGIA SPECIES, MULLENBERGIA SP.
 SACATON SPECIES, SPOROBOLUS SP.
 FEATHERGRASS, NAELLA TENNESSEA, STIPA SP.
 YUCCA VAR., YUCCA VAR.

GROUND COVERS, GRASSES, SEED MIXES:
 BERBERIS GRASS BLEND, CINCODON DACTYLOID
 BLUE GRAMA GRASS, BOUTELOUA GRACILIS "MAGENTA"
 BUFFALO GRASS, BISHOPBLE DACTYLOIDES "LESIACT"
 GALLETTA GRASS (VIVA), HILARIA JAMESI "VIVA"

SEED MIXES:
 PLANTS OF THE SOUTHWEST DRYLAND BLEND, SANDY SOIL STABILIZER, HIGH DROUGHT MILLET/ONION MIX, GURTIS AND GURTIS, PIONEER'S PRIDE OR, HONDIHEADER'S GAGEE NATIVE GRASS SEED BLEND, LLANO ESTACADO OR SHORRY PLAINS AND JUNIFER HILLS WILDFLOWER MIXES.

LIGHTING

INTENT

1. CREATE A WELL BALANCED, INTEGRATED LIGHTING PLAN FOR PUBLIC AND PRIVATE PROPERTIES THAT ENHANCES VEHICULAR AND PEDESTRIAN VISIBILITY WHILE MINIMIZING LIGHTING GLARE AND CONTRAST.

2. CREATE A CONSISTENT LIGHTING THEME THAT EMPHASIZES PUBLIC AND PRIVATE FEATURES AND DESTINATIONS BY USING A MINIMUM AMOUNT OF LIGHT TO MEET THESE OBJECTIVES.

STANDARDS

1. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.

2. ALL LIGHT FIXTURES INCLUDING STREETLIGHTS, PARKING AREA, WALKWAY AND ENTRY FIXTURES SHALL NOT EXCEED A MAXIMUM HEIGHT OF 30 FEET, AND ALL STREET, PATH, PARKING AREA AND PEDESTRIAN LIGHT FIXTURES SHALL BE OF UNIFORM DESIGN.

3. LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE STANDARDS AND REVIEW OF PNM, UNLESS MAINTENANCE FOR RIGHT-OF-WAY LIGHTING IS THE FULL RESPONSIBILITY OF OTHER PARTIES.

4. LIGHTING DESIGN FOR PEDESTRIAN AREAS SHALL MINIMIZE HOT SPOTS, DARK SPOTS AND GLARE, AND INCLUDE VISIBLE LIGHT SOURCES THAT CLEARLY INDICATE THE PATH OF TRAVEL AHEAD.

5. LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT, AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS.

6. ACCENT LIGHTING SHALL BE IN CHARACTER WITH THE ARCHITECTURAL AND LANDSCAPE DESIGN CHARACTER OF THE DEVELOPMENT.

7. SECURITY AND SERVICE AREA LIGHTING SHALL BE CONFINED WITHIN THE SERVICE AREA BOUNDARY AND ENCLOSURE WALLS. NO SPILLOVER SHALL OCCUR OUTSIDE THE SERVICE OR STORAGE AREA, AND THE LIGHTING SOURCE SHALL NOT BE VISIBLE FROM THE STREET OR COMMON AREA OPEN SPACE. LIGHTS AT SERVICE OR EXIST DOORS SHALL BE LIMITED TO LOW WATTAGE DOWNCAST OR LOW CUT-OFF FIXTURES THAT MAY REMAIN ON THROUGHOUT THE NIGHT.

SIGNAGE

INTENT

- 1. CREATE A CONSISTENT SIGNAGE THEME THAT REINFORCES THE PROJECT IDENTITY, AND IS AN EFFECTIVE WAYFINDING TOOL.
- 2. CREATE A SEAMLESS FRAMEWORK FOR BOTH DIRECTIONAL AND PROMOTIONAL SIGNAGE THAT ESTABLISHES A CONSISTENT LEVEL OF QUALITY, VISUAL INTEREST AND CONTINUITY FOR THE PROJECT.

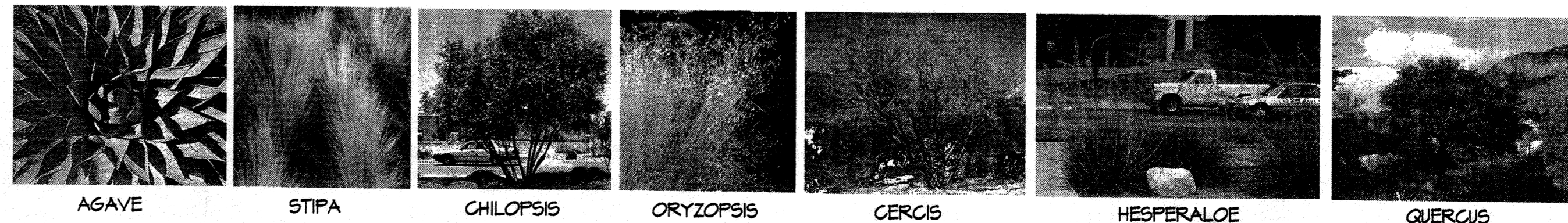
STANDARDS

- 1. SIGNAGE DESIGN AND PLACEMENT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE'S IP INDUSTRIAL PARK ZONE.
- 2. SIGNAGE IS TO BE OF SIMPLE, CLEAN DESIGN AND CONSTRUCTED OF DURABLE MATERIALS WHICH ARE CONSISTENT AND COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- 3. PROPOSED PLANS FOR SIGNAGE, TEMPORARY AND PERMANENT, INCLUDING DETAILS OF DESIGN MATERIALS, LETTERING, LOCATION, MOUNTING SIZE, COLOR AND LIGHTING, ARE TO BE SUBMITTED TO THE DRC FOR APPROVAL.
- 4. MONUMENT SIGNS SHALL NOT EXCEED 20 FEET IN HEIGHT AND MAY BE A MAXIMUM OF 300 SQUARE FEET IN SIGN FACE.

REVISIONS	
4-26-05	EPC SUBMITTAL REVISIONS
5-4-05	EPC # 05EPC00516/00519
5-4-05	EPC SUBMITTAL REVISIONS
10-10-05	DRS SUBMITTAL

DRAWN BY	MB
REVIEWED BY	DPS
DATE	OCTOBER 10, 2005
PROJECT NO.	08064
DRAWING NAME	

DESIGN STANDARDS -
MASTER
DEVELOPMENT
PLAN



AGAVE

STIPA

CHILOPSIS

ORYZOPSIS

CERCIS

HESPERALOE

QUERCUS