

Vistas de La Luz Design Standards

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for the property. The primary goal for this property is to achieve a mixed use, mixed density community. The Design Standards are intended to help facilitate the design of buildings which respect the natural conditions of the site and maintain and highlight the views of the Sandia and Manzano Mountains.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, and signage that will create the visual image desired for Vistas de La Luz. They are intended to be complementary to the surrounding area. These standards address the entire project, which includes non-residential (i.e. commercial and office) and the residential (single-family and townhome) development. This Site Plan for Subdivision shall comply with all design regulations in the Coors Corridor Plan.

Minor amendments to this Site Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the City Comprehensive Zoning Code, Section 14-16-2-22 (A)(6) Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission.

I. PEDESTRIAN and SITE AMENITIES

The creation of a pedestrian-friendly environment will be a primary design objective for Vistas de La Luz. Objectives to achieve this goal include maintaining a high quality and consistency in style for site amenities including benches, walkways, lighting, etc. Landscaped private common areas shall be provided where the residents of the development can gather and enjoy the space.

Trails and sidewalk systems will be provided at Vistas de La Luz. The City's Trails and Bikeway's Facility Plan proposes a Primary Trail to cross underneath Coors Boulevard and follow the San Antonio Arroyo. Vistas de La Luz will provide a connection to this future trail from its southern property line, which will connect to the City's overall trail system.

- All pedestrian paths shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design, except where topography makes this unfeasible).
- Sidewalks along Maduri Avenue and Vidal Drive shall be six feet in width. All other sidewalks shall be 4 feet in width.
- Pedestrian connections to buildings shall be provided in parking lots with greater than 50 spaces and shall connect to adjacent roadways, sidewalks, and pathways.
- Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles.
- Restaurants shall provide outdoor patios and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture.
- Non-residential projects shall provide secure bicycle storage racks that are conveniently 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.
- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.

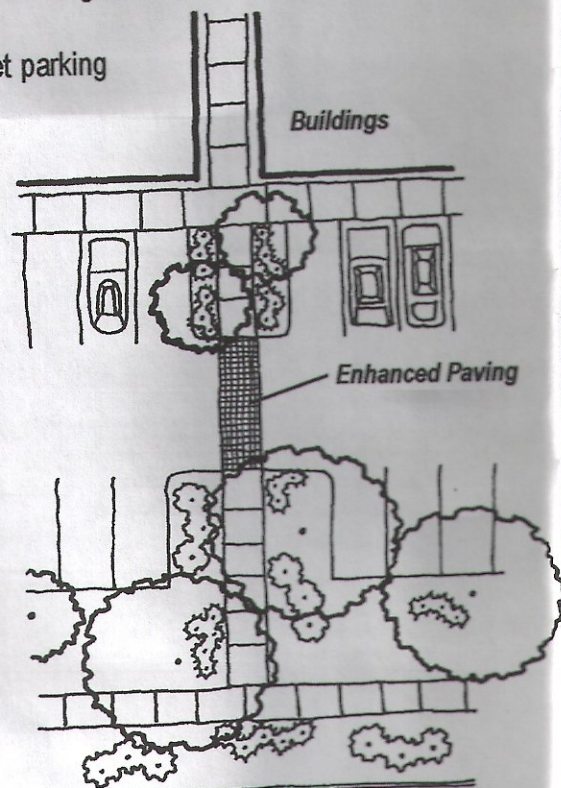


PEDESTRIAN AREAS - should include shade trees

II. PARKING

In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design. An effort should be made by site designers to lessen the impact of parking facilities on the land.

- Handicapped parking spaces shall be provided adjacent to building entries.
- The total maximum amount of parking provided shall meet parking requirements in the City Zoning Code, plus 10 percent.
- Parking areas shall be designed to include a pedestrian link to buildings.
- Parking areas setback shall be a minimum of 15 feet to allow for an appropriately sized landscape buffer adjacent to roadways.
- Landscape for screening purposes shall be provided where parking is adjacent to roadways. Screen walls, if used, shall be architecturally compatible with the surrounding buildings and shall not exceed 3 feet in height.
- Parking shall be placed on at least 2 sides of a building.
- Large parking areas shall not dominate street frontages.



PARKING - pedestrian links should be provided between parking areas and buildings

- In order to lessen the visual impact of parking areas, facilities should be broken into a series of smaller parking areas.

III. BUILDING STANDARDS

All development (non-residential, townhomes, and single-family residential) shall comply with the following building standards, except where noted.

A. ROOF COLORS AND MATERIALS

- Roofs may be flat, pitched, or combination of both and shall be made of non-reflective materials. Non-metal roof colors shall be limited to sand, tan, brown, and sage green.
- Metal roofs may only be used on the non-residential buildings as accents and colors shall be limited to green, brown, and silver.

B. ACCESSORY BUILDINGS AND REMODELS

- All accessory buildings and/or building remodeling under 200 square feet are permitted without special approval from the City. Projects that are larger than 200 square feet are required to apply for administrative approval from the City Planning Director.

C. BUILDING HEIGHTS

- Non-residential building heights shall be limited to the regulations for the O-1 zoning district from the City Comprehensive Zoning Code.
- Residential building heights shall not exceed 26 feet in height and shall be consistent with City Comprehensive Zoning Code, unless otherwise restricted as described below.
- All of the lots along the west boundary of the entire site shall be 1-story, flat-roofed, and not to exceed 15 feet in height. In addition, Lots 12, 21, 22, 31, 32, 41, 42, 51, 52, 61, 62, and 72 shall be 1-story, flat-roofed, and not to exceed 15 feet in height.
- Lots 11, 25, 57, and 58 of the single family detached area (south) shall have a finished pad elevation 22 feet below the top of the westernmost perimeter wall.

- Highly reflective surfaces shall be screened from public view.

- Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. High intensity colors, such as metallics, black or fluorescent colors are prohibited as predominate colors on facades.

- Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, brown, and green.

- Windows may be wood, metal or solid vinyl. All windows on non-residential buildings that are visible from nearby streets and paths shall be glazed with clear, non-reflective glass. Reflective film is prohibited.

- Exterior doors, including garage doors, shall be stained or painted wood, or painted metal.

- The minimum residential lot size is 2,700 square feet for the townhouse lots in the north area of the subdivision and 4,500 square feet for the single family detached lots in the south area of the subdivision.

J. NON-RESIDENTIAL

Permissive land uses are per the PRD, O-1, and C-1 zones. Conditional uses in the O-1 and C-1 zones are prohibited. In addition, some permissive uses within the O-1 and C-1 zones have been further restricted as listed on Sheet 1, General Notes.

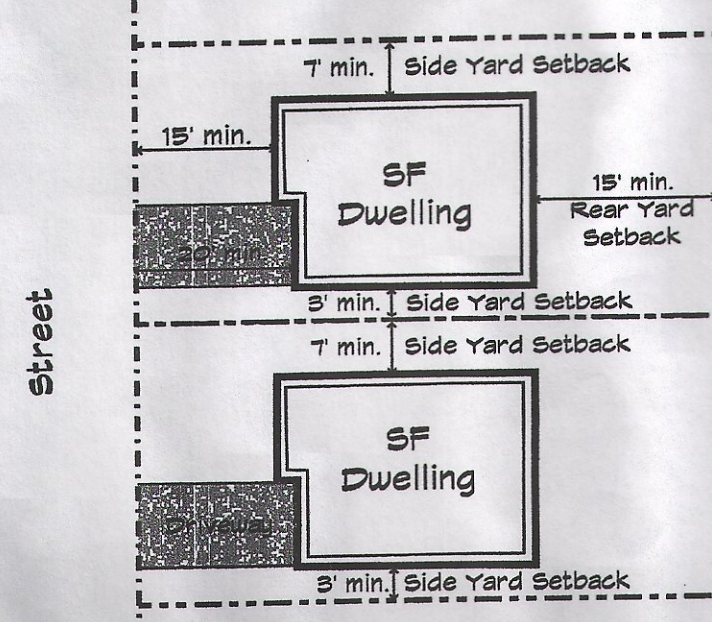
- All non-residential buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive Zoning Code, as well as other local building and fire codes.
- Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- Generic franchise building elevations or canopies are prohibited.
- No plastic or vinyl building panels, awnings, or canopies are allowed. Awnings and canopies, if used, shall be integrated with building architecture.
- Maximum building height shall be per the O-1 zone in the Comprehensive Zoning Code.
- Entry ways to non-residential buildings shall be clearly defined.
- The maximum floor area ratio shall be 0.25.

IV. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks shall be pedestrian walkways and screening materials, including landscaping and walls. All development at Vistas de La Luz shall comply with the setback requirements of the Coors Corridor Plan.

A. SINGLE FAMILY DETACHED

- Minimum Front Yard Setbacks: 15 feet, except 20 feet for garage doors. For houses with a three car garage, the third garage shall meet the minimum front yard setback.
- Minimum Rear Yard Setbacks: 15 feet.
- Minimum Side Yard Setbacks: 3 feet on one side and 7 feet on the opposite side, for a total separation of 10 feet between single family units. 10 feet on the street side of corner lots.



SINGLE-FAMILY DETACHED SETBACKS

B. TOWNHOMES

- Minimum Front Yard Setbacks: 15 feet, except 20 feet for garages.
- Minimum Rear Yard Setbacks: 15 feet.

- Minimum Side Yard Setbacks: Zero lot line is allowed, 10 feet on the street side of corner lots and 5 feet from a side lot line separating the townhome area from the single-family detached area.

C. GARAGES

- In order to de-emphasize the garages, the building setbacks shall be staggered as follows:
 - In the single-family detached area (south), no more than 3 houses in a row with garages facing the street can have the same setback. The minimum off-set for houses shall be 3 feet.
 - For the townhouse area (north), architectural features (courtyard walls) have been added to the units that project in front of the garages and garages are offset by 3 feet.

D. NON-RESIDENTIAL

- Setbacks shall comply with the setback requirements of the O-1 zone in the Comprehensive City Zoning Code and the Coors Corridor Plan.

V. LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the property. The goal is to provide a richly landscaped community with tree-lined streets and common landscaped areas. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City Comprehensive Zoning Code. Trees west of the north-south dashed line (see Sheet 2, Landscape Plan, General Note #1) shall be no greater than 25 feet in height at full maturity. Trees east of this line shall be no greater than 45 feet in height.

The following are minimum standards for the development of specific landscape plans:

A. RESIDENTIAL

- For single family residential projects, street trees shall be provided along roadways at a rate of approximately one tree per lot. For the townhome area, street trees shall be provided where they do not interfere with the driveways leading to attached garages.
- Individual lot owners will be responsible for the installation and maintenance of the landscape on their property, including the street tree planted in the right-of-way in front of the lot. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the lot owner in a living, attractive condition.
- Landscape within the private common areas shall be maintained by the homeowners association.
- The homeowners association shall maintain trees planted in the right-of-way to ensure the trees' survival.

B. NON-RESIDENTIAL

- Landscape buffers along Coors Boulevard and the east side of Vidal Drive shall be the responsibility of the developer of the non-residential projects.
- A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials.
- At least 20% of the parking lot area shall be landscaped.
- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 75 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material. Bark shall only be utilized as mulch and not as a permanent ground cover.
- Appropriate landscape headers shall be used to separate any turf and groundcover areas.
- Interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.
- Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.

VI. LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and night-time 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.

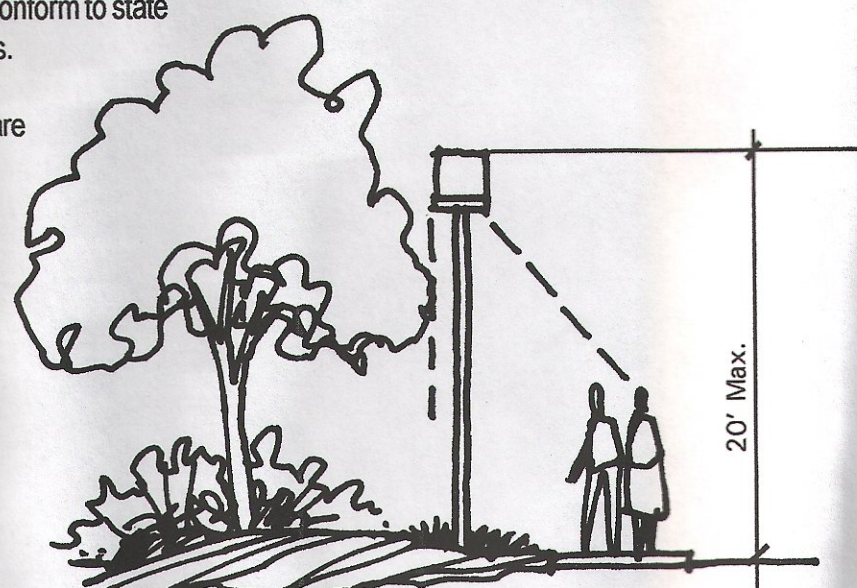
- Placement of fixtures and standards shall conform to state and local safety and illumination standards.

- All lights shall be shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra and sodium lights are prohibited.

- Parking lot light fixtures shall be a maximum of 20 feet in height, except where they are within 70 feet of residential uses, they shall be a maximum of 16 feet.

- All building-mounted exterior light fixtures in the non-residential areas shall be mounted at a height no greater than 16 feet from the finished floor of the building.

- Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.



LIGHTING - should be shielded source, with the height kept to a minimum necessary to meet safety standards

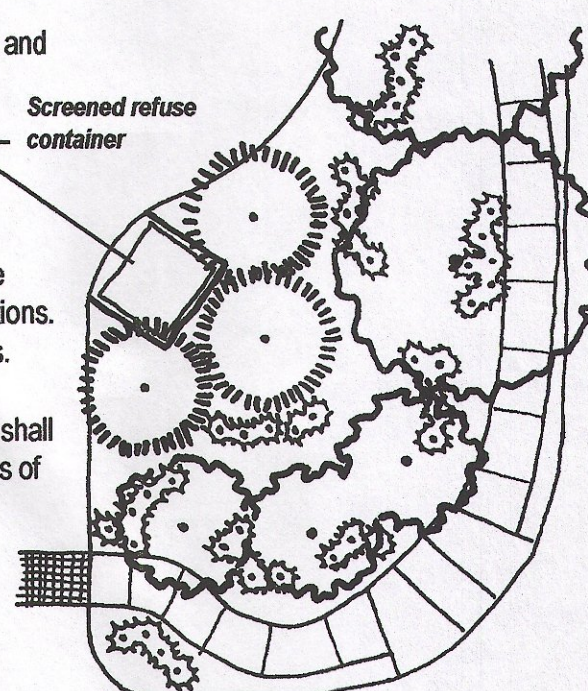
- Site lighting shall be restricted to a maximum off-site luminance of 1,000 lamberts from any point and 200 foot lamberts from any residential property line.
- Accent lighting is permitted, however, surface lighting is limited to an average of 2 footcandles measured 4 feet from the surface level of any point on the building surface being lighted.
- Average light levels shall be limited to 2 footcandles with maximum levels limited to 16 footcandles as measured from 4 feet above the surface level of any point on the site.

VII. SCREENING / WALLS and FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the property. The site orientation of these elements shall be away from any street or pedestrian area. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

A. SCREENING

- Parking areas shall be located away from adjacent streets and properties and shall be screened with plant materials, walls, or earthen berming. Such screening shall have a minimum height of 3 feet.
- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections. Trash enclosures shall be screened with plant materials.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.
- No refuse collection areas shall be allowed between streets and building fronts.

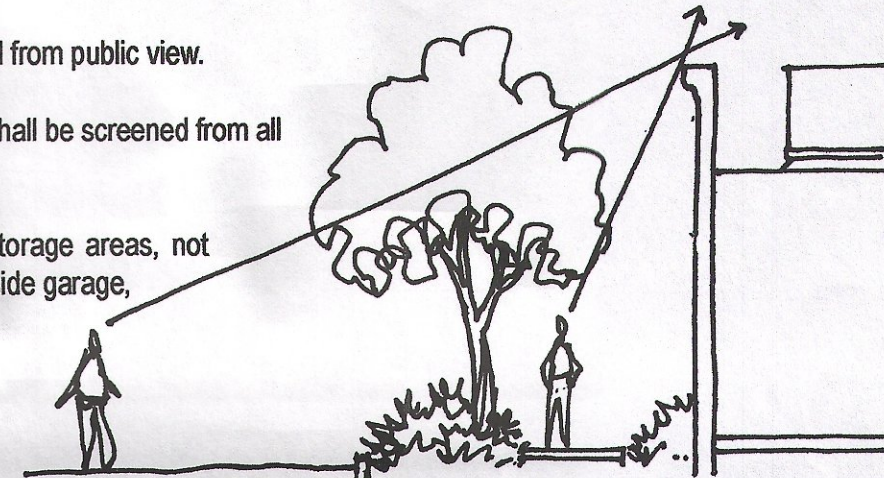


REFUSE CONTAINERS - shall be screened by a 6 foot tall enclosure and plant materials

- Loading areas shall be screened from public view.
- Exterior trash and utility boxes shall be screened from all views.
- The development shall have storage areas, not visible from street or location inside garage, for residential automated carts.

B. WALLS/FENCES

- Perimeter walls are allowed on the property; however, an effort should be made by the site designer to lessen its visual impact through landscaping, providing insets, or openings.
- Walls and fences shall comply with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls.
- Unfinished block walls and barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
- Development adjacent to the San Antonio Arroyo shall comply with Section F, Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links of the Facility Plan for Arroyos.
- The maximum height of retaining walls is 8 feet. Areas requiring greater retainage are required to be terraced in 6 foot vertical segments with a 4 foot horizontal separation, as required in the City Wall Regulations.
- Yard walls shall be constructed of adobe, cast pumice, concrete masonry, rastra or stuccoed masonry block and shall be finished to match adjoining exterior house walls. Walls shall not exceed 6 feet in height except at the gate opening unless approved by the Architectural Control Committee and the City of Albuquerque.
- The maximum height of the wall adjoining the open space, private commons areas, or pathways is 6 feet.



MECHANICAL SCREENING - should be screened from public view

DESIGN STANDARDS Vistas de La Luz SUBDIVISION

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