

McMAHON MARKET PLACE DESIGN STANDARDS

The purpose of these written Design standards shall serve to supplement site plans for building permit and subdivision included within the application. These standards are also subject to the Westside/McMahon corridor Transportation and Land User Guide (April 1999), and the Westside Strategic Plan. The written Design Standards and Site Plan for building permit shall be used together to control future amendments to the McMahon Market Place plan.

Subsequent Site Plans for Building Permits which are in substantial compliance with the Design Standards and Approved Site Plans for building permit are to be reviewed administratively by the Planning Director in accordance with the Comprehensive City Zoning Code Section 14-16-2-22 (A) (6)

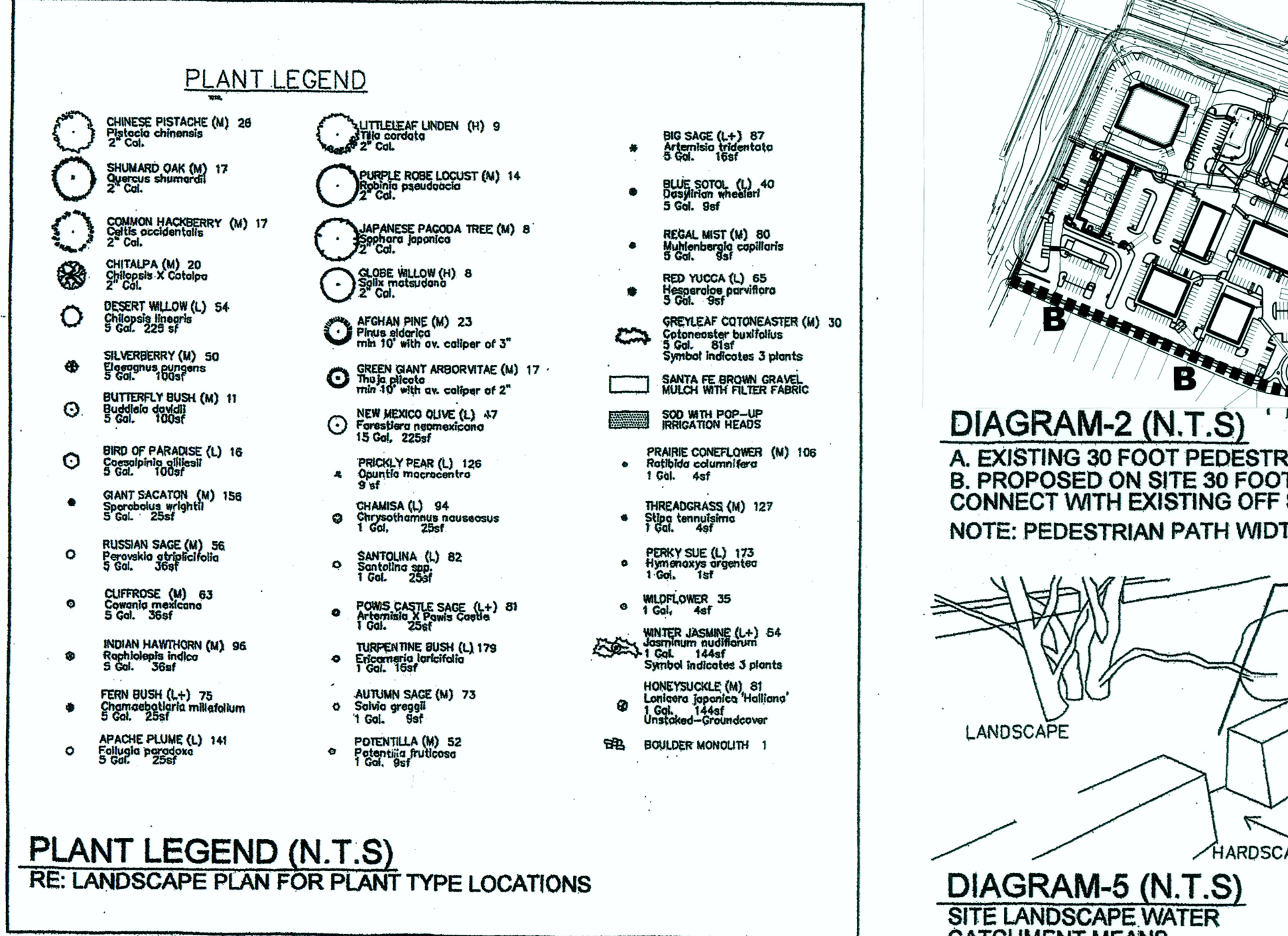
Subsequent Site Plans for Building Permit which vary significantly from the approved site plan are to be reviewed by the Environmental Planning Commission.

A. LAND USE CONCEPT

McMahon Market Place is a pedestrian oriented neighborhood center with a mix of viable retail, office and restaurant users within walking distance to adjacent neighborhoods (re diagrams 2 thru 4). The proximity of the site to neighborhoods, allows easy pedestrian access which will reduce automobile trips. A select few drive up users are a key component of the center. Allowing these users in the site will eliminate trips by neighbors to similar uses miles away. Expanding the existing package liquor zoning to include package liquor with a pharmacy will also reduce lengthy trips from the area. Drive up users, including pharmacy, constitute 36% of the total building area, with the remaining 64% of building area encompassing uses other than drive up. Drive-thru uses shall be limited to a total of four with three available for a restaurant use within the current site plan for building permit and subdivision.

The second tier of building structures along the southern portion of the site are designed to buffer the neighborhood from McMahon. Two (2) smaller buildings are located adjacent to McMahon's landscape buffer. The adjacency of structure to street creates a more pleasing streetscape, and further serves to help screen interior parking pod areas. All buildings are interconnected by a pedestrian access network which is directly tied to the adjacent neighborhood.

A pharmacy with pharmacy pick-up lanes, a coffee shop and two fast food with drive-up facilities are wrapped around the edges of the center. Each drive-up facility is designed to minimize vehicle and pedestrian conflicts, i.e. cars accessing the drive-up do not have to drive through the main parking field and risk conflict with shoppers who park and go into the facilities



B. SITE PLANNING

The goal for McMahon Market Place is to achieve a consistent high quality, well integrated development. These Design Standards are provided to supplement the site plans for building permit. These documents are to be used together to prepare future amendments to site plans for building permit.

1) Freestanding restaurants shall provide a min 600 sf outdoor patio and shall be shaded by trees, umbrellas, or shade structure that is architecturally integrated with building architecture. Shading devices shall cover a min of 30 percent of the min req. seating area.

2) Commercial development 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.

3) Each commercial parcel developer shall be required to provide a minimum outdoor plaza space of 300 sf for non restaurant uses. this area shall have a minimum of 30% shading, provided by a trellis, trees, or umbrellas. Each developer is responsible for providing pedestrian walkways around the building(s) and connecting the plaza area to adjacent developments following the approved site plan. Should any future site plan layout modifications be made, the pedestrian connectivity shall adhere to the intent and spirit of the approved development plan.

4) Drive-up and pick-up windows shall be oriented away from pedestrian areas and residentially zoned areas in accordance with Section 14-16-3-18 (D) (5) of the Zoning Code.

B.1. PEDESTRIAN FEATURES

1) 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.

2) Pedestrian connections to buildings shall be provided in parking lots and shall connect to adjacent roadways, sidewalks, and pathways. (RE: DIAGRAMS 2 AND 3 WITHIN THIS DOCUMENT)

3) Pedestrian crossings shall be clearly demarcated with 8' wide textured, colored concrete where they cross vehicular entrances and drive aisles.

C. PARKING

Future site plans for building permit must provide for required parking on its respective parcel, or provide cross parking agreements. Sites shall follow approved Site Plan concepts to insure that each site is integrated into the overall traffic circulation plan and that each parking area is separated into small pods of parking with pedestrian connections and planters. See Landscape section.

1) Handicapped parking spaces shall be provided adjacent to building entries, per IBC 2003.

2) Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided from off site circulation paths to structures within the McMahon Market Place pedestrian circulation network.

3) Parking areas shall be designed to include a pedestrian link to buildings.

4) In cases where parking is adjacent to roadways continuous, landscaping for screening purposes shall be required. Architecturally compatible screening walls or earth berms may be used in lieu of continuous landscape screening.

5) Off-street parking areas to be planned to minimize pedestrian/vehicular conflicts. Head-in parking directly adjacent to building sidewalks is encouraged.

6) Off-street parking requirements:
PARKING SHALL BE PER COA ZONING CODE, EACH BUILDING PERMIT SHALL HAVE ENOUGH PARKING

* Retail and financial businesses shall be required to have 1 parking spaces per 200 sf of leased building area
* One bicycle parking space shall be provided for every 20 parking spaces for cars.
* Motorcycles parking shall be provided as required by the Comprehensive City Zoning Code.

* Office use shall be required to have 1 parking spaces per 200 sf of net leasable area on the ground floor and 1 space per 300 sf of office area on structures other than the first floor net leasable area in the basement areas and on all floors above the ground floor.
* Shared parking shall be permitted between onsite lot areas

2) 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. 2003 IBC and other local building and fire codes.

D. Landscape

The landscape concept for the McMahon Market Place is to establish the following standards to insure that the landscape fabric of the center will enhance and unify the entire development. The landscape palette shall emphasize native and naturalized plant species. These standards shall supplement the Water Conservation Landscaping and Waste Water Ordinance, the Pollen Ordinances, and landscape regulations of the City of Albuquerque Comprehensive City Zoning Code.

Landscape buffer yards at site perimeters bordering rights of way are to enhance streetscapes, screen parking areas and shade pedestrian walks. Landscape buffer yards adjacent to residential zones provide transition area and landscape screening to protect adjacent neighborhoods. Landscape adjacent to structures is provided to enhance architecture and provide for shading of walks and gathering spaces. Landscaping of parking areas is provided to visually break up the parking areas and shade pedestrian walks. The general landscape theme shall be based on low water use plants.

The enclosed landscape plans for building permit establish the landscape standard. Buffer yard widths, density and size of plant materials, and types of non-living ground cover areas are shown to establish the minimum standards for the McMahon Market Place.

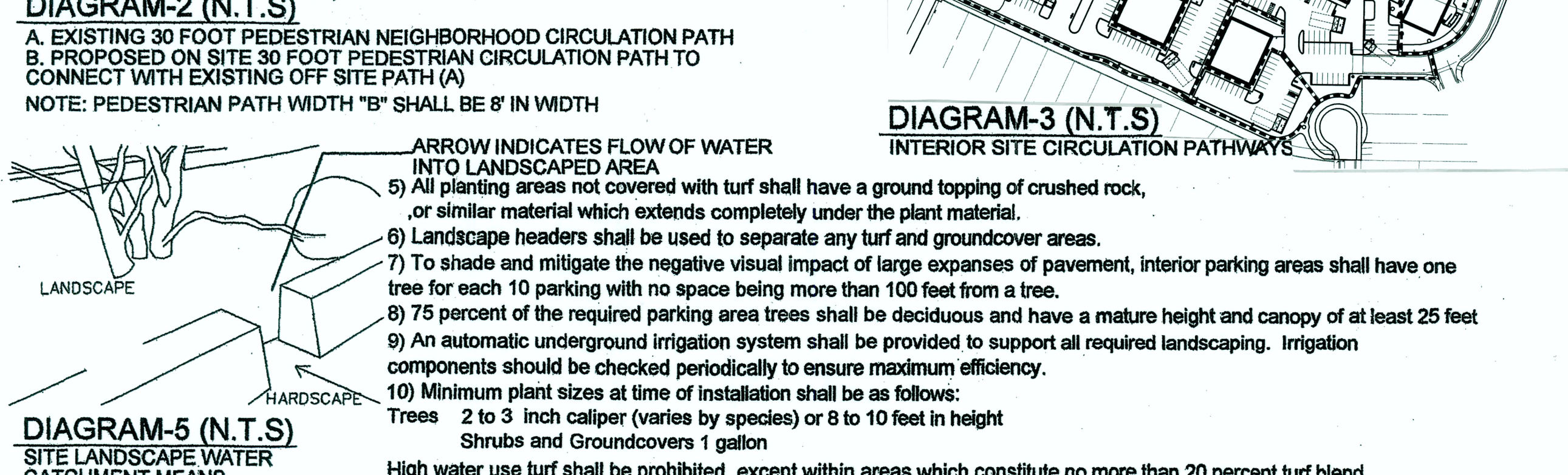
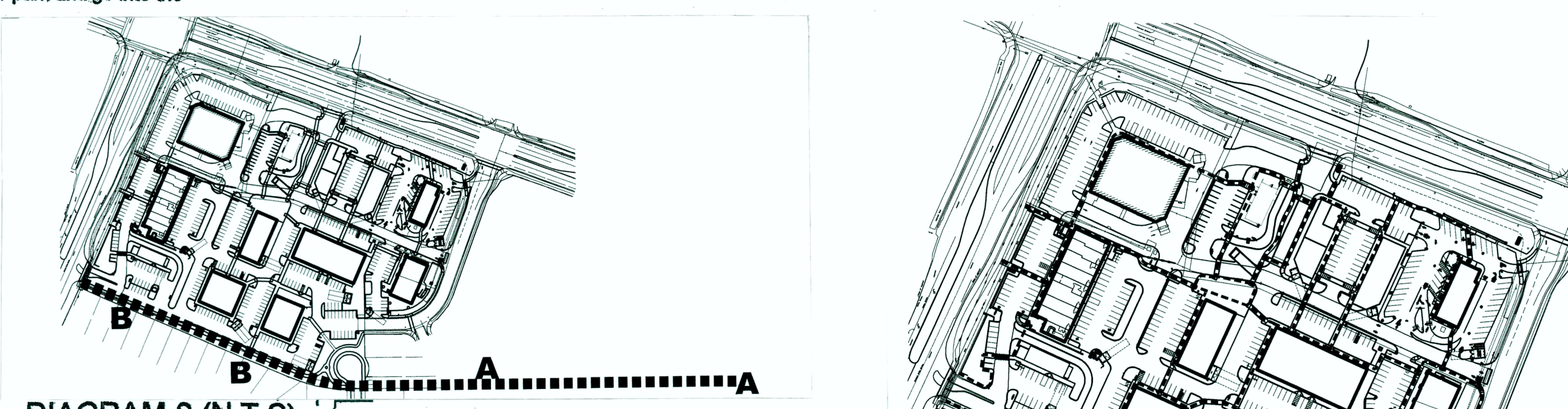
The following are minimum standards for the development of specific landscape plans:

1) Street trees shall be provided along roadways at a rate of one tree per 25' linear feet. They may be randomly or regularly placed.

2) The developer/owner will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the property owner in a living, attractive condition.

3) A minimum of 15 percent of the site area for commercial projects (minus the building square footage) shall be devoted to landscape materials.

4) 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 80 percent of landscaped areas. The area and percentage is calculated based on the mature size of all plant materials, with the exception of tree canopies.



High water use turf shall be prohibited, except within areas which constitute no more than 20 percent turf blend.

11) Proposed gravity fed water harvesting system shall be sized as follows for shops buildings 1,2,3, and junior anchor 1
A. Water storage devices shall be above ground only, constructed of a material suitable for containment of harvested water.
B. Containers shall be tied into a building roof gutter system w/ filter screen at tank inlet. Gutter systems shall provide additional piping as req. to bypass storage devices once full. Water harvesting gutter system shall in no way impede drainage flows from building roof tops.

C. Cisterns shall have a capacity of 85 percent of the adjacent rooftops at a 1 inch rainfall.
D. Water provided by the water harvesting system shall be supplemental to the irrigation system.

12) Onsite parking runoff shall be allowed to flow into interior landscape areas as an additional means of onsite water harvesting. (Re: diagram-5 for illustration)

13) Gravel bark and riverrock shall not be used as ground cover, but may be used as mulch.

E. BUILDING ARCHITECTURAL DESIGN THEME GUIDELINES

The general architectural character for retail pad structures shall be modern new Mexican, with earth tone colors and materials. This architectural vocabulary for the McMahon Market Place site plan will provide a high level of architectural compatibility with the adjacent developments. The basic architectural vocabulary of the proposed development shall be that of a contemporary style w/ certain key architectural elements similar to that of the adjacent neighborhood areas, and traditional northern New Mexico architectural elements. Neighboring residential buildings are primarily stucco, and building structures within the development shall be stuccoed as well. The homes are stuccoed in a variety of subtle earth tone colors.

Neighborhood walls are of integrally colored split face masonry units. McMahon Market Place will utilize at least three colors selected to blend with the residential areas. Structures may be pitched or flat roofed. Pitched roof elements are to be roofed with the standing seam metal roof style described in the color palette. Portals (covered walkways) and other building appendages may be roofed with metal roofing. These roofs are to be shed type with the high point abutting the main building wall below the top of the parapet. Roofs may be terminated with either a gable end or hip. Maximum building parapet height is limited to 26'. Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building is to be based on the average height between the plate and ridge.

1) Maximum building parapet height is limited to 26' Architectural accents such as towers and entry elements may extend above the maximum parapet height between the plate and ridge.

2) 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. 2003 IBC and other local building and fire codes.

3) 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. Illumination of awnings shall be from pendant mounted fixtures located above the awning. Accent colors on awnings shall be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal to amend this plan.

4) Reflective and bronze tinted glazing are prohibited. Clear glass is permitted.

5) No plastic or vinyl building panels, awnings, or canopies are allowed.

6) Pedestrian scale lighting shall be required to illuminate gathering, pedestrian areas and walkways within the planned development.

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The following are minimum architectural standards for the commercial development:

1) Maximum building parapet height is limited to 26' 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) 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. 2009 IBC and other local building and fire codes.

3) Awnings are permitted above window areas. 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. Illumination of awnings shall be from pendant mounted fixtures located above the awning. Accent colors on awnings shall be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal to amend this plan.

4) Reflective and bronze tinted glazing are prohibited. Clear glass is permitted.

5) No plastic or vinyl building panels, awnings, or canopies are allowed.

F. 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 will be pedestrian walkways and screening materials, including landscaping, earthen berms and/or walls.

1) Minimum building setbacks for the commercial parcels include:

* Unser Boulevard McMahon Boulevard and Fineland dr. Frontage: 10 foot minimum.

* Adjacent residential lot lines: 30 foot minimum.

* Internal rear-side yards: 0 foot minimum

G. LIGHTING

Basic site lighting shall provide adequate illumination to create a safe and secure environment in parking areas. Pedestrian scale decorating fixtures illuminate plazas and accent lighting of landscaping and architecture is encouraged.

The following minimum standards shall be required for the design of the lighting system:

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.

2) Site lighting shall not exceed 25 feet from the finished grade to the top of the pole. Parking lot lights within 130 feet of residential areas shall be a maximum of 16 feet high from finished grade to the top of the pole.

3) Exposed, unshielded light fixtures are prohibited. All lamps shall be shielded shoe box-type fixtures.

4) Pedestrian scale light fixtures for pedestrian walks and plaza areas not to exceed 16' high.

5) Comply with State of New Mexico Dark Sky Ordinance. Uplight of any kind shall be prohibited.

6) Pedestrian scale lighting shall be required to illuminate gathering, pedestrian areas and walkways within the planned development.

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| 1 | 7/6/07 | S | DRB COMMENTS |
| 2 | 5/10/07 | S | NOTICE OF DECISION COMMENTS |
| 3 | 5/10/07 | S | PER OFFICIAL NOTICE OF DECISION COMMENTS |
| 4 | 1/25/07 | S | REV SUBMITAL |

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| PROJECT MANAGER STEPHEN DUNBAR AIA | SHEET TITLE DES |