

DESIGN STANDARDS

I. PURPOSE & INTENT

The purpose of these Design Standards is to provide a framework for designers to understand the vision and development goals for the property, and assist them in decision making to achieve the vision and goals. The intent of these standards is to create an aesthetically pleasing, pedestrian friendly, mixed use development that adds supporting retail / restaurant amenities to the Journal Center area. Intended uses include retail and restaurants along Lang Avenue and Headline Blvd.

- a. Goals:
 - i. Aesthetic treatments and material selection that provides consistency in design across the entire property.
 - ii. A pedestrian friendly environment that provides pleasant outdoor spaces for users and achieves a 'park once and walk' outcome.
- b. Permissive and conditional uses shall be as allowed under the IP Zone and C-2 zones of the City of Albuquerque's Code of Ordinances, plus residential up to 75 du/ac.
- c. All Design Standards are intended to meet or exceed the requirements of the City of Albuquerque's Code of Ordinances.

II. SETBACKS & BUILDING HEIGHT LIMITATIONS

The site is surrounded by development that consists primarily of office and retail uses. Therefore, the setbacks and building heights are based on the Journal Center Project Standards.

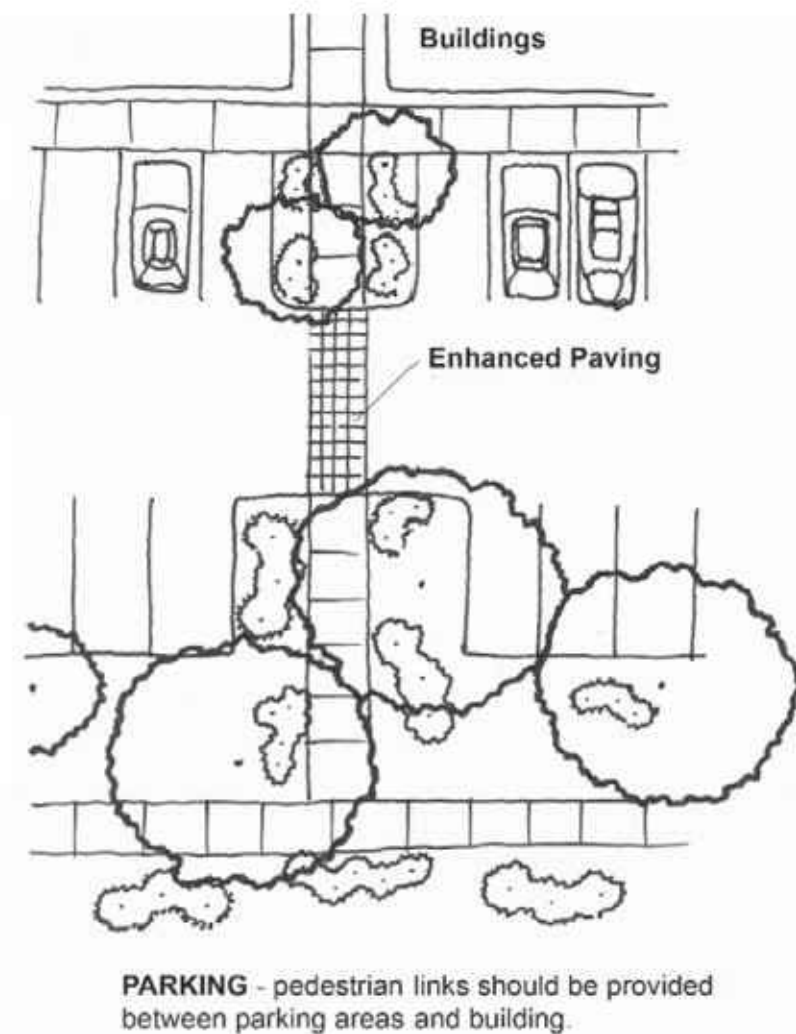
- a. Building setbacks shall conform to the requirements of the Journal Center Project Standards as noted below.
 - i. Buildings on lots along Lang Avenue shall be setback at least 30 feet from the face of curb, and on lots along Jefferson Street and Headline Blvd shall be setback at least 40 feet from the face of curb.
- b. Landscape setbacks shall conform to the requirements of the Journal Center Project Standards as noted below.
- i. Parking areas along Lang Avenue shall be setback 20 feet from the face of curb, and on lots along Jefferson Street and Headline Blvd shall be setback at least 30 feet from the face of curb to provide space for screening of parked cars through the use of plant materials or low walls.
- c. Building heights shall be as allowed by the Journal Center Park Development Standards.
 - i. Structure height up to 26 feet is permitted in any legal location. The height and width of the structure over 26 feet high shall fall within 45-degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet high may not exceed the northern boundary of these 45-degree planes, but may be sited in any other direction within planes drawn at a 60-degree angle from the same boundaries or centerline. Antennas will have no limitations as to height but will be subjected to review by the Journal Center Design Review Committee.

III. PARKING

In order to support the goal of creating a pedestrian friendly environment, careful attention should be given to parking area design. To lessen its visual impact, parking should be broken into a series of smaller areas, and views of parking from off-site should be interrupted with screening materials.

- a. Off-street parking areas, including space size, aisle widths, pedestrian pathways, and screening, shall comply with Section 14-16-3-1 *Off-street parking Regulations* of the City of Albuquerque's Code of Ordinances.
- i. Parking areas shall be designed to include a 6 foot wide minimum pedestrian link to buildings.
- ii. Pedestrian links across parking drive aisles shall be distinguished with striping or materials distinguishable from the roadway material.
- iii. Parking shall be placed behind buildings or screened from surrounding neighborhoods by means of 2.5 to 3 foot high walls or landscaping. Walls shall be architecturally compatible with surrounding buildings.
- b. Bicycle parking shall comply with Section 14-16-3-1(B) *Off-street parking Regulations* of the City of Albuquerque's Code of Ordinances.
- i. To encourage non-vehicular travel, provisions for convenient on-site secure bicycle parking shall be provided near building entrances.

- c. Motorcycle parking shall comply with Section 14-16-3-1(C) *Off-street Parking Regulations* of the City of Albuquerque's Code of Ordinances.
- d. Building orientation shall allow for clear visibility of the main entry from parking areas and pedestrian connections.
- e. Grading & drainage design of parking areas shall comply with Chapter 22 of the City of Albuquerque's Code of Ordinances, and shall incorporate low impact development principles.
 - i. Parking islands shall allow flow of water as a water harvesting device and as required to maintain proper drainage of the site.



IV. PEDESTRIAN CONNECTIONS & AMENITIES

Pedestrian connectivity plays a major role in providing a pleasing environment. The following requirements are intended to help meet the property's goal of creating a pedestrian friendly atmosphere.

- a. All developments shall provide internal pedestrian pathways that connect individual buildings together and link the development with adjacent developments, community open spaces, sidewalks and trails.
- b. Pedestrian connections within parking lots shall comply with Section 14-16-3-1(H) of the City of Albuquerque's Code of Ordinances.
 - i. Pedestrian pathways shall be clearly demarcated with a contrasting material such as textured concrete.
 - ii. Pedestrian movement from off-site and between buildings shall be encouraged by providing continuous pedestrian connections through parking areas and at the site's perimeter.
 - iii. Parking areas shall include pedestrian connections to all buildings within the property.
 - iv. Shade provided with trees or shade structures shall be provided at pedestrian connections to enhance the pedestrian experience.
 - v. Sidewalks shall be 8'-0" wide along facades of buildings per section 14-16-3-18(C)(1) *General Building and Site Design Regs for Non-Residential Uses* of the City of Albuquerque's Code of Ordinances.
- b. A minimum 200 square feet of public space shall be provided at each restaurant establishment for outdoor seating or gathering. Public spaces for multiple restaurants may be combined into one with a total area equal to 200 square feet per establishment.
 - i. Public space or outdoor seating shall have areas of shade and be adjacent to landscape areas including trees or shrubs per Section 14-16-3-18(C)(4) *General Building and Site Design Regs for Non-Residential Uses* of the City of Albuquerque's Code of Ordinances.
 - ii. Shade provided may include shade sails, canopies, canvas umbrellas at tables, trees, or planting materials significant enough to provide shade and refuge from the sun.
- c. Major facades greater than 100 feet in length shall incorporate outdoor seating per the requirements of Section 14-16-3-18(C)(3) *General Building and Site Design Regs for Non-Residential Uses* of the City of Albuquerque's Code of Ordinances.
- d. For multi-family development, at least 10% of the site area shall be designed as common open space.

Common open space may include shared, outdoor open space areas, private yards or balconies, rooftop gardens, landscaped pathways that are at least 10 feet away from adjacent streets or driveways, perimeter landscaped areas, and open or landscaped areas not occupied by principal or accessory structures.



V. LANDSCAPING

The site development landscape shall serve to enhance the visual aesthetic of the site and aid in reinforcing the street presence and pedestrian experience. The intent is to provide year round color and interest and reflect the natural environment of New Mexico landscape. A clear theme and image for the development shall be enforced throughout by consistent paving materials, plantings, signage, etc.. Standards are based on Section 14-16-3-10 *Landscape Regulations* of the City of Albuquerque Code of Ordinances in collaboration with Journal Center Corporation Project Standards).

- a. Street trees shall be provided as per the Street Tree Ordinance (6-6-2-1 et seq., Street Tree Ordinance)
- b. A minimum of 15% of the net site area shall be devoted to landscape materials.
- c. Gravel, mulch, cobble, bark, and other similar materials are acceptable as a top dressing for the landscape areas.
- d. All plant material shall be maintained by the Owner in a living, attractive condition. All areas shall be free of weeds.
- e. Minimum plant material sizes at the time of installation shall be:
 - i. Canopy Trees - 2" Caliper
 - ii. Evergreen Trees - 10' Minimum height
 - iii. Accent Trees - 2" Caliper
 - iv. Shrubs and Groundcovers - 1 gallon minimum
- g. Landscape plans must comply with the City's Water Conservation Ordinance and Pollen Ordinance.
- h. Drought tolerant species shall be used at landscape areas. Live plant materials shall cover a minimum of 75% of landscape areas at maturity.
- i. An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to avoid over-spraying onto wall, buildings, fences, sidewalks, etc. Irrigation components shall be checked periodically to ensure maximum efficiency.
- j. The irrigation system serving landscaped areas shall be a fully automated system with centralized computer controls.
- k. Landscape Plans shall be designed using plants selected from the following palette:

Large Trees		
Raywood Ash		Fraxinus velutina "Raywood"
Rio Grande Cottonwood		Populus wislizenii
Texas Red Oak		Quercus buckleyi
Pinon Pine		Pinus edulis
Small Trees		
Desert Willow		Chilopsis linearis
New Mexico Olive		Forestiera neomexicana
Shrubs		
Apache Plume		Fallugia paradoxa
Bird of Paradise		Caesalpinia gilliesii
Blue Rubber Rabbitbrush		Ericameria nauseosus "Blue"
Dwarf Fragrant Sumac		Rhus aromatica "Gro-low"
Mohave Sage		Salvia mohavensis
Threeleaf Sumac		Rhus trilobata
Creeping Sandcherry		Prunus besseyi 'Pawnee Buttes'
Shrubby Cinquefoil		Potentilla fruticosa
Grasses		
Blonde Ambition Blue Grama Grass		Bouteloua "Blond Ambition"
Deergrass		Muhlenbergia rigens
Giant Sacaton		Sporobolus wrightii
Accents		
Desert Spoon		Dasyliion wheelerii
Prickly Pear Cactus		Opuntia engelmannii
Yellow Yucca		Hesperaloe parviflora

Perennials		
Whirling Butterfly species		Gaura lindheimeri varieties
Penstemon species		Penstemon species
Angelita Daisy		Hymenoxys acaulis
Vine		
Lady Banks Rose		Rosa banksiae

VI. WALLS & FENCES

Screening of less attractive areas such as utility items, as well as management of grade changes that exceed simple slopes, should be accomplished through the use of walls and fences that are designed to be an integral part of the project's overall aesthetic.

- a. Trash receptacles, mechanical equipment, and loading docks shall be screened from public streets through the use of solid walls, solid fences, berms, or dense evergreen foliage.
 - i. Trash enclosures shall be consistent with the architectural theme and materials of adjacent buildings.
 - ii. 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.
 - iii. Trash enclosures shall have solid, opaque gates as tall as the enclosure. Trash compactors within dock areas shall be screened with walls but are not required to have gates.
- c. Walls and fences shall be at least as tall as the objects they are intended to screen.
- d. All screening devices shall be in compliance with the City of Albuquerque Clear Sight Triangle regulations.
- e. All mechanical equipment shall meet the screening requirements of Section 14-16-3-18(C)(6) of the City of Albuquerque's Code of Ordinances.
 - i. All mechanical equipment shall be screened from public view by materials of the same nature as the adjacent buildings.
- f. Walls and fences shall comply with Section 14-16-3-19 *General height and design regulations for walls, fences and retaining walls* of the City of Albuquerque's Code of Ordinances.
- g. Perimeter walls shall include openings at all pedestrian connections to ensure convenient access to adjacent tracts.
- h. The use of razor ribbon, razor wire, barbed wire, chain link fencing with or without slats, cyclone fencing or unfinished solid CMU is prohibited.
 - i. Acceptable wall & fence materials include but are not limited to:
 - i. Stucco over concrete masonry units (CMU)
 - ii. Split face block
 - iii. Brick
 - iv. Stone
 - v. Curved interlock blocks
 - vi. Tubular steel, wrought iron bars, or other grill work
 - j. The finish of walls & fences shall be attractive and compatible with the building materials of adjacent buildings on the site.
 - k. The site is fairly level, but may require retaining walls at some locations to make up grade.
 - i. Retaining walls are permitted, but they must be shown and approved on the Site Development Plan for Building Permit.
 - ii. Retaining walls, seat walls, or elements intended to compensate for a slope in the site, shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
 - iii. Pedestrian sidewalks and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes within the site.
- l. Grading and Drainage plans must comply with the City of Albuquerque's Drainage Ordinance.
 - i. All measures shall be taken to provide public safety at the pond locations.
 - ii. Site ponding shall be integrated with the landscape plan.
- m. Screening shall be designed to allow for access to utility facilities. All screening and vegetation surrounding ground mounted transformers and utility pads are to allow 10 feet or clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to PNM Electrical Service Guide at www.pnm.com for specifications.

