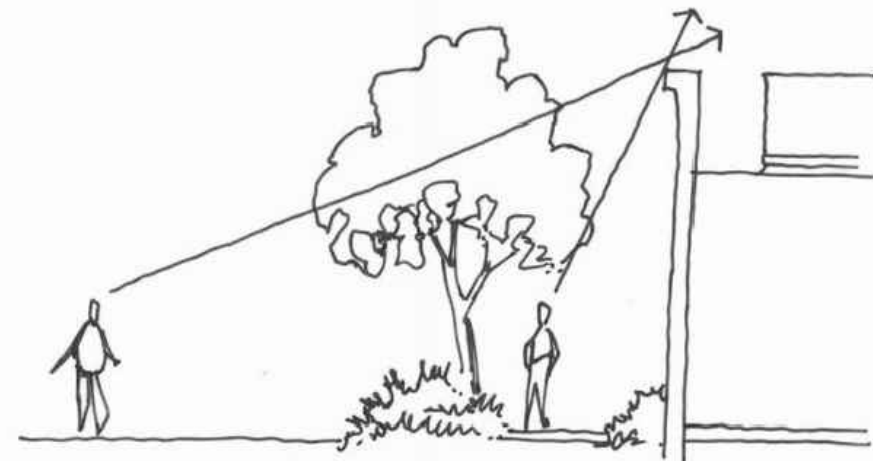


DESIGN STANDARDS (continued)

VII. UTILITIES

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

- All new electrical distributions lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. If prefabricated enclosures are used, they shall be appropriately screened from view with walls and/or landscaping.



MECHANICAL SCREENING - should be screened from public view

VIII. ARCHITECTURE

Architectural design of buildings and site features should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations. All proposed designs shall be reviewed by the Journal Center Architectural Review Committee for consistency and appropriateness with the Journal Center.

- All development shall comply with General Building & Site Design Regulations for Non-Residential Uses of the City of Albuquerque's Code of Ordinance (14-16-3-18).
- Architectural Style for Non-Residential and Residential
 - The development shall provide a cohesive material and color palette among all buildings.
 - All buildings shall be "modern" in design.
 - Historical references to traditional New Mexico styles should be a modern interpretation of those styles.
- Architectural Style for Residential
 - Residential buildings should utilize architectural elements and detailing to distinguish between individual building units and add residential character.
 - Accessory structures within residential developments such as carports, garages, storage areas and recreation/laundry building shall be in a similar or complimentary design to the main buildings.
- Articulation for Non-Residential and Residential
 - Buildings shall have a variety of structural forms to create visual character and interest.
 - Long unarticulated facades shall be avoided. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, or fenestration.
 - Massing elements shall be reinforced with color variation or material distinctions.
- Articulation for Residential
 - The design standards of 14-16-3-18(C)(2)(a), (b), (c), (d) and (e) General Building & Site Design Regulations for Non-Residential Uses of the City Comprehensive Zoning Code shall apply.
 - The design standards of 14-16-3-18(D)(2), except section (h), Building & Site Design Regulations for Non-Residential Uses of the City Comprehensive Zoning Code shall apply.
 - A minimum of 30% of the ground floor shall have windows. For facades with doors, the percentage of windows may be reduced by 20%.
 - Upper floors shall have a minimum of 20% glazing.
 - The primary entry to the building shall be oriented toward the street or within 50 feet of a central courtyard.
- Materials for Non-Residential and Residential Buildings
 - The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate.
 - Individual building elements shall be of excellent design and quality materials such as:
 - Metal wall panels
 - Porcelain tile
 - Natural stone panels
 - Concrete
 - Split-face concrete masonry units
 - Glass
 - Stucco or Exterior Insulation & Finish System
 - Brick or decorative concrete masonry units

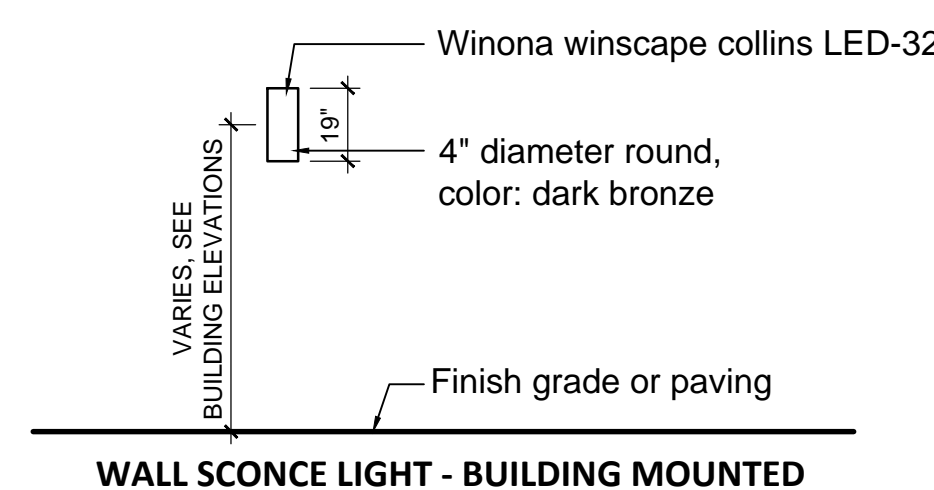
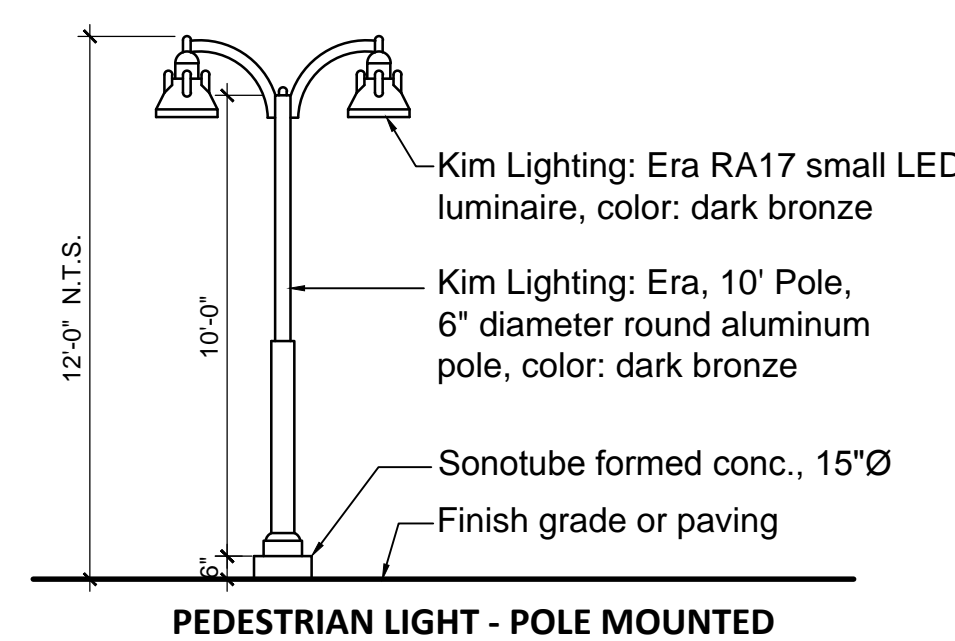
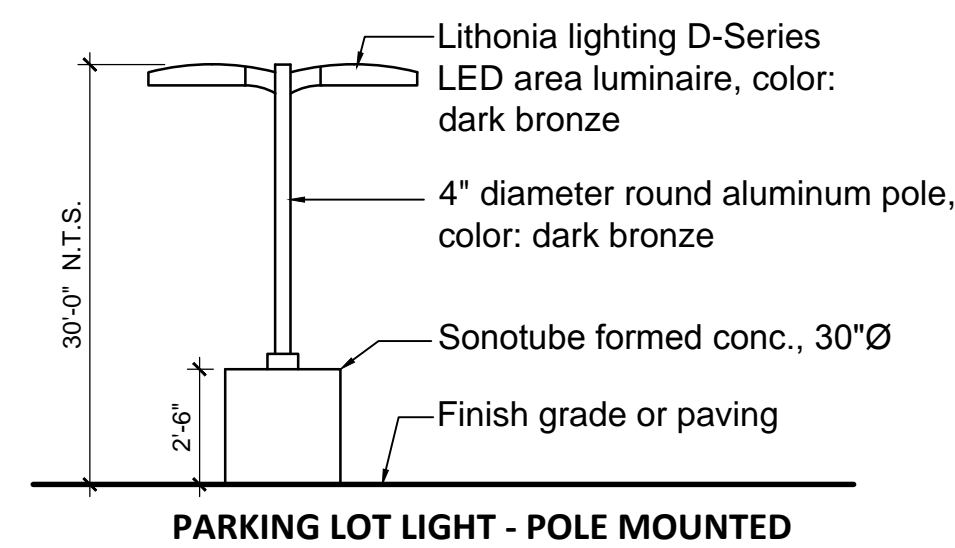
iii. The following external building materials shall be prohibited:

- Engineered wood paneling
 - Vinyl or plastic siding
 - Plain concrete masonry units
- iv. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.
- v. Canopies, trellises, and awnings shall be of durable materials such as metal, corrugated metal, or steel.
- vi. Colors shall include light to medium earth tones with accent colors in limited areas.
- No more than one accent color shall be used per building.
 - The use of contrasting colors for shade elements or awnings is encouraged.

IX. LIGHTING

To enhance safety, security and visual aesthetics, daytime and night-time appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

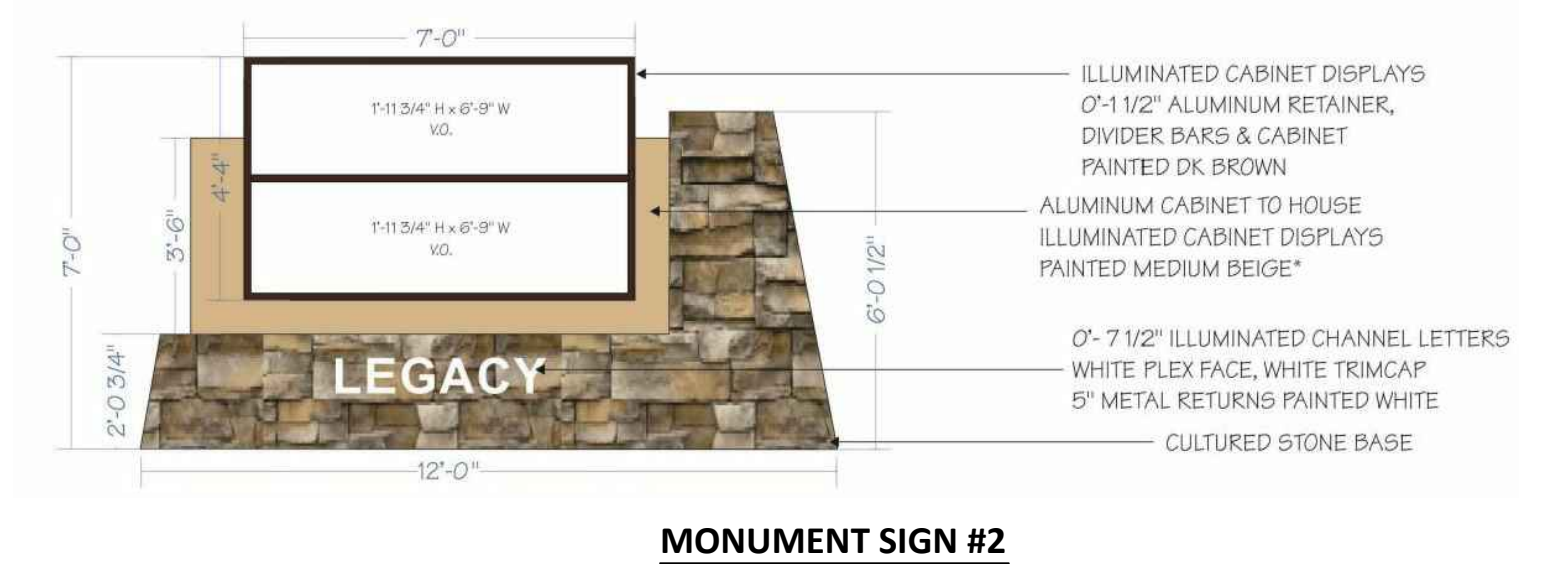
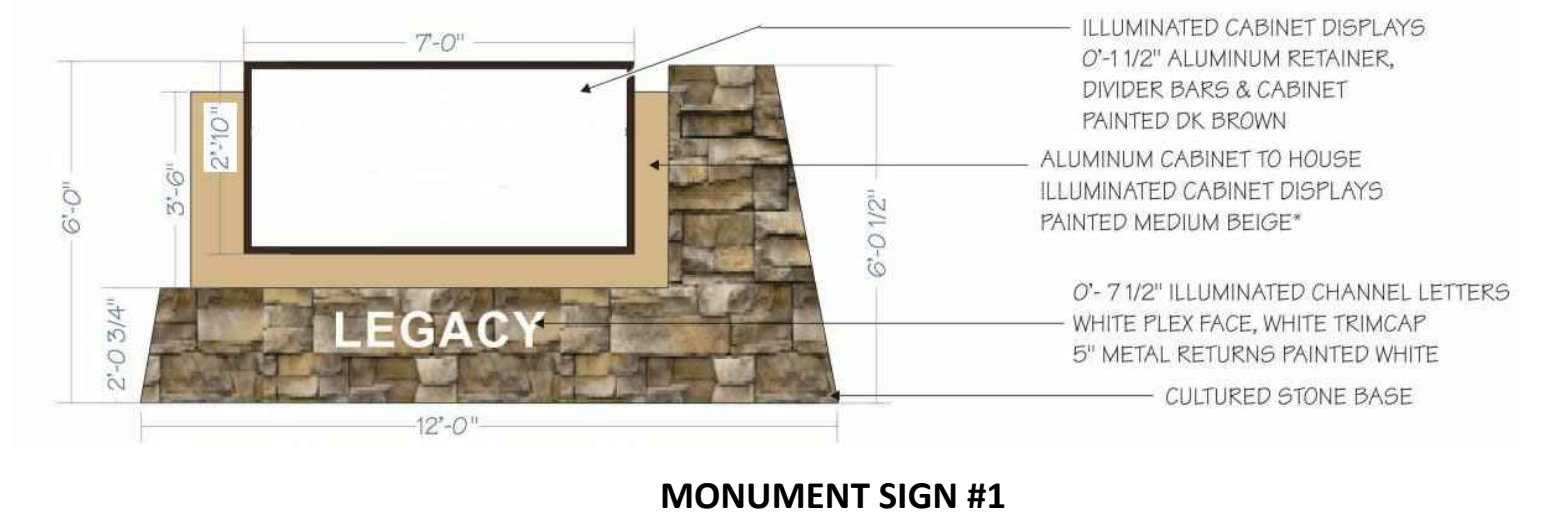
- All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the City of Albuquerque's Code of Ordinances.
- Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).
- All free-standing lights shall be of consistent design throughout the site.
- Light fixtures shall be located on Site Development Plans for Building Permit
- The height of street lights and off-street parking areas lights shall not exceed 30 feet.
- All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- Pedestrian lighting shall not exceed 12 feet in height.
- Parking lot lighting shall comply with Section 14-16-3-9 of the City of Albuquerque's Code of Ordinances.
- Tree canopy lighting may be used to accent and enhance pedestrian connections.
- Exterior elevations of buildings fronting the public right-of-way may be feature lighted to enhance the identity of the building.
- Residential common open space areas shall be well lit to enhance the pedestrian experience and create a safe environment.



X. SIGNAGE

Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

- Signage shall comply with the Section 14-16-3-5 General Sign Regulations of the City of Albuquerque's Code of Ordinances and the Journal Center Project Standards Sign Code.
- Monument signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices for support and not to exceed 60 square feet per face, double cited (see illustration below).
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- Signs shall not overhang into the public right-of-way or extend above the building roof line.
- Off-premise signs and portable signs are prohibited.
- Monument signs at each of the points of entry from Lang are permissible. These signs shall be coordinated to have the same appearance (height, size, color, material, text height, style etc.) at all locations (see illustrations below).
- Building mounted signs shall have contrasting colors from the background and text height and font that ensures readability. Residential building numbers and individual unit numbers shall be placed in a readily visible, consistent location and compatible with the overall design of the development.
- No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features per the Journal Center Project Standards Sign Code.



XI. PROCESS

Site Development Plans for Building Permit shall submitted to the Journal Center Corporation Architectural Review Committee (as per the Journal Center Project Standards) for review and approval, and then be delegated to the Development Review Board and shall be consistent with the Design Standards established by this Site Development Plan for Subdivision. The Architectural Review Committee shall evaluate all future Site Development Plans for Building Permit against the EPC approved Site Development Plan for Subdivision Design Standards for 16EPC-40044, as well as against the approved Journal Center Project Standards (the more restrictive design standard / project / park standard shall prevail).

**DEKKER
PERICH
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ARCHITECT

ENGINEER

PROJECT

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Albuquerque, New Mexico 87109

REVISIONS

NO.	DATE	DESCRIPTION
1	2/23/2017	INCORPORATE EPC CONDITIONS OF APPROVAL
2		
3		
4		

DRAWN BY

REVIEWED BY

DATE March 7, 2017

PROJECT NO. 16-0068.003

DRAWING NAME

SITE DEVELOPMENT
PLAN FOR SUBDIVISION
DESIGN STANDARDS

SHEET NO.

SPSB-4
OF