

DEVELOPMENT DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist developers and designers to understand the Owner's goals and objectives to create a high quality commercial center. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for development. These standards are to be used as supplement to the City of Albuquerque Zone Code and other pertinent city ordinances.

Zoning And Land Use

The existing zoning on the site is C-3 (8C). Drive-up or drive-thru liquor sales are not permitted. One drive-up service window shall be permitted on the 6.2 acre site and such window, if any, shall be restricted by section 14-16-3-18(DX5) of the zoning code. Reference paragraph 2-D for a list of uses which are not permitted and under the conditions they are not.

Setbacks, F.A.R., and Building Height Requirements

Structures shall conform to C-3 (8C) zoning regulations regarding setbacks and building heights. F.A.R. for the site shall be up to 0.5, which is the minimum target for enhanced transit corridors.

1. Site Design Standards

Because the site is located on a principal arterial (San Mateo Blvd) and in an established area of the city, access to it can be achieved by many modes. Accordingly, site design shall recognize that visitors will be arriving by foot, bicycle, and mass transit, in addition to the automobile. Conflicts between these modes shall be minimized which will result in a more desirable visitor experience and encourage people to utilize alternative modes of transportation. As such it is the Owner's desire to have the individual tracts associated with each building, within the subdivision, linked to their respective parking areas, and to each other.

1-A All development shall comply at minimum with Article 14-16-3-18 of the Zoning Code (general building and site design regulations for nonresidential uses).

1-B Drive up service windows and service areas shall be oriented away from primary pedestrian facilities and public ROW.

1-C End users for tracts B and C are not yet defined. As such, it is the intent of these standards to retain flexibility for these tracts while also creating a unified and attractive development.

1-D Tract C will be developed with a use that is not reliant on visibility from San Mateo Blvd.

1-E These standards have been written to recognize that the design of projects on individual tracts may consist of many building use types that can be developed on this site. The first use is proposed to include a family style sit down restaurant. While other uses may differ, the design standards have been written to insure an aesthetic, quality and pedestrian friendly finished development.

2. Parking and Circulation Standards

Parking and circulation (vehicular and pedestrian) within the development shall be designed to meet the site objectives listed below. Large parking fields that are not divided by landscape islands or pedestrian walkways are not permitted.

2-A The provided off-street parking for the overall site shall be in accordance with Section 14-6-3-1 of the Zoning Code. Total parking on the site shall not exceed the minimum required parking plus 10%, if the site development plan for building permit for the restaurant on Tract A is not approved (1001867, 09EPC-40043).

2-B Cross access and cross parking between parcels is required.

2-C Based on an existing contractual agreement with Golden Corral, the following parking intensive uses will not be permitted on tracts B and C, if the site plan for building permit for Golden Corral is approved: taverns, bars, cocktail lounges, automobile sales, trailer sales, recreational vehicle sales, telephone call centers, theatres, gymnasiums, and health clubs.

2-D All parking facilities adjacent to San Mateo Blvd. shall be screened. See 6-A.

3. Pedestrian Circulation and Bicycle Standards

To encourage and enhance the pedestrian activity, sidewalks are required as an integral element of each parcel. Pedestrian cross access between parcels is required.

3-A Pedestrian connections from parking areas to building entrances shall be clearly visible and their surfaces shall be constructed of textured, colored concrete or thermoplastic when crossing drive aisles, driveways and internal streets.

3-B Pedestrian paths shall be designed to be accessible to the disabled to the extent required by the American's with Disabilities Act.

3-C Pedestrian access and circulation shall provide direct connections from sidewalks (both internal and public sidewalks on San Mateo Blvd) to building entrances that minimize pedestrian/vehicular conflicts.

3-D All internal streets and driveways are required to have sidewalks running parallel on at least one of its sides (not applicable to parking drive aisles).

3-E Pedestrian crossings shall match the width of the adjoining walkway and be designated by textured, colored concrete or thermoplastic pavement markings.

3-F Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas.

3-G Pedestrian features must meet at a minimum the requirements for Pedestrian Connections pursuant to Off-Street Parking regulations of the Zoning Code (Section 14-16-3-1) and General Building and Site Design Regulations (Section 14-16-3-18 (C) (1-3)) for all tracts within the proposed development.

4. Landscaping Standards

Development of an overall landscape concept shall establish a framework that will unify each of the individual tracts within the development. The landscape design shall place an emphasis on street-side exposure. Water harvesting techniques and xeric plants are encouraged. Landscaping shall comply with the Zoning Code.

4-A Where provided between parcels, buffer areas shall include primarily evergreen trees and shrubs. Buffering shall also be provided around the perimeter of the site pursuant to the zoning code landscape regulations applicable to apartment and non-residential development requirements (Section 14-16-3-10 (E) (3)). Trees are not permitted within 10 feet of public sewer or water lines and are discouraged within dry utility easements.

4-B A landscape buffer of no less than 12 feet shall be maintained between a parking area and San Mateo Blvd. This buffer is in addition to any landscape within the right-of-way.

4-C Street trees and on-site trees shall be capable of reaching a mature height of at least twenty feet, unless they are below power lines. Parking area trees shall be deciduous and canopy-forming.

4-D 75% of landscaped areas over 36 square feet in size shall be covered with living vegetative material consisting of xeric and native plants or native turf. The maximum allowable native turf is 30% of the required living vegetative material.

4-E One tree is required for each thirty linear feet of San Mateo Blvd. frontage on average. In accordance with the street tree ordinance if clustered, trees shall be planted within not more than a fifty-foot gap between groupings. Locations shall be coordinated with existing and proposed utilities, taper lanes, and driveways.

4-F Xeric principles shall be applied to all landscape areas including the use of drought tolerant plant materials and the implementation of water harvesting techniques.

4-G High-water-use turf shall be prohibited, except as part of a turf blend mix which does not contain more than 15% high-water-use turf.

4-H Away from buildings, landscaped beds shall directly receive runoff from paving by installing curb openings and depressing the landscaped beds.

4-I All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, organic mulch or similar materials, which extends completely under the plant material. All plant material shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.

4-J Trees and shrubs shall be irrigated by an automated drip system. Turf areas can be irrigated with spray heads and arranged with uniform coverage without runoff onto landscaped areas. All irrigation shall be in compliance with the City Water Conservation Landscaping and Water Waste Ordinance. Irrigation components shall be checked periodically to ensure maximum efficiency.

4-K Areas of the site disturbed and awaiting future development shall be stabilized to control erosion and dust in accordance with E.P.A. requirements. Native seed mix shall be the preferred method of such stabilization.

5. Architectural Standards

The architectural objective is to create a site that is visually coordinated through the use of architectural materials, colors, roofing, style, and scale. Stucco, EIFS, split face or masonry textured block shall be used as the primary surface treatment. Metal siding is not allowed as a primary surface but is allowed as an accent feature.

Additionally, all buildings shall conform to the following requirements:

5-A Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Building design shall comply, at minimum with Paragraph D of Section 14-16-3-18 of the Zoning Code.

5-B Finished building materials must be applied to all exterior sides of buildings and structures.

5-C Any accessory buildings, canopies or other enclosures, whether or not they are attached to the main building, shall consist of similar design elements that are architecturally compatible with the main building.

5-D Entries to structures shall exhibit an aesthetically pleasing appearance while being architecturally tied into the overall mass and composition of the building.

5-E ATM's and drive-up service windows shall be architecturally compatible with the main building.

5-F Energy efficient building design shall be encouraged. Building orientation, quantity and type of windows, use of awnings or other shading device, use of energy efficient appliances and mechanical equipment, building envelope energy efficiency, etc. are ways to achieve a more energy efficient building and all are encouraged in this development.

5-G The first building developed on the site shall be utilized as a basis for future building colors. At least one of the earthtone hues of that building shall be utilized on other structures. Shades of this same hue are acceptable.

6. Screening, Walls and Fencing Standards

The effective use of screen devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact. The standards established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening and architectural function. The following are standards to ensure effective screening of negative site elements:

6-A All parking areas shall be screened from San Mateo Blvd. with a combination of evergreen plant materials, walls, and / or earthen berms. Such screening shall have a height of not less than 30 inches, as measured from the elevation of the existing sidewalk on San Mateo Blvd.

6-B Screen walls for parking facilities shall include wall openings to facilitate pedestrian circulation.

6-C All refuse containers shall be screened with a minimum 6-foot tall masonry enclosure, in accordance with City of Albuquerque Solid Waste Department requirements.

6-D The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building using compatible materials and colors. All refuse enclosures shall be gated.

6-E Refuse collection areas shall not be allowed between San Mateo Blvd. and the building front.

6-F The use of chain-link fencing, wood, barbed or concertina wire shall not be allowed, except where existing chain-link perimeter fencing separates the subject property from the adjoining properties.

6-G Loading, delivery and storage areas shall be screened from public areas on the site by evergreen plant materials, walls, or fences.

6-H Walls and fences shall conform at minimum to section 14-16-3-19 of the zoning code.

7. Lighting Standards

In order to enhance the safety, security and visual aesthetics of this development, careful consideration must be given to lighting design and features. To insure a quality development it is important to consider the daytime appearance of lighting fixtures. A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

7-A The maximum height of lighting poles (measured from top to grade) shall be 27 feet.

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

7-C All site lighting shall be consistent from parcel to parcel.

7-D All light fixtures shall be fully shielded horizontally with no light, lens, or bulb protruding below the bottom of the cut-off fixture so that fugitive light will not escape beyond the property line, and the illuminating light source will not be visible from the site perimeter.

7-E High pressure sodium lighting shall be prohibited. Energy efficient lighting is encouraged, including the use of compact fluorescent bulbs.

8. Signage Standards

The signage standards have been developed to regulate the quantity, size, location, type, and quality of sign elements within the development. A properly implemented signage standard will serve to direct and inform employees and visitors, provide circulation requirements and restrictions, provide for public safety, and complement the visual character of the development. The following are general standards for signage design and placement.

8-A Any signage within the site for businesses on tracts A, B, or C shall not be considered off-premise.

8-B Signs shall conform to the requirements of C-3 (8C) zoning, the City of Albuquerque general sign regulations (14-16-3-5) and area lighting regulations (14-16-3-9).

8-C Requirements for free standing signs:
• Maximum sign height= 26'
• Maximum sign area= 150 square feet for all development on this site
• No off Premise sign is allowed
• Maximum free standing sign= 1 for this development area
• The location of multi-tenant signage shall be limited to the free standing sign
• Tenant signage shall be limited to 1 per business and 2 per tract, minimum letter size shall be 9 inches
• The free standing sign shall be a monument sign
• The sign shall include a numeric address with a minimum number size of 9 inches

8-D Building mounted signs shall be limited to canopy and wall signs. Canopy signs shall be limited to one per entrance, with a maximum sign face area of 4 square feet each. Wall signs shall be limited to facades visible from San Mateo Blvd. or from public areas within the site. Wall signs shall be limited to 1 sign per fifty feet of building facade length. Total sign face area shall not exceed 12% of the building facade area.

8-E All elements of a sign shall be maintained in a visually appealing manner.

8-F Signage is not allowed to contain moving parts, make audible sounds, or exhibit blinking or flashing lights (including searchlights used for promotional events). Pennants, ribbons, streamers, and spinners are prohibited.

8-G Signs located on rocks, trees, or other natural features are not permitted.

8-H No sign shall over hang into the public right-of-way or extend above the building roof line.

8-I Each Business shall incorporate a numerical street address sign, as required by the Fire Marshal.

8-J The contrast between signage lettering and the background it is placed on shall be 70% minimum.

8-K Illumination of signage is permitted with Neon Lighting being allowed.

8-L Electronic display panels, (electronic billboards, electronic advertising signs) are not permitted.

9. Mechanical Equipment Standards

To mitigate the negative visual image presented by some utility equipment, and to ensure the overall aesthetic quality of the development, the following standards shall apply:

9-A All rooftop and ground-mounted equipment shall be screened from the public view and from the view of tracts within the site.

9-B The top of all rooftop equipment shall be below the top of parapet or screened from view by materials similar to the building's materials.

9-C Screen walls or evergreen plant materials shall conceal all ground mounted mechanical equipment with the top of equipment below the top of the screening material.

9-D Screening of equipment shall be designed to allow for access to utility facilities. Clearance of 10' shall be provided in front of the door of all ground-mounted utilities and 5'-6" at other sides for safe operation, maintenance, and repair purposes.

10. Proposed Approval Process

Site Development plans for building permit for tracts B and C shall be delegated to the Development Review Board for review and approval.

DEVELOPMENT DESIGN STANDARDS	
5207 San Mateo (Former Rowlands Site)	
Revisions	
1	8-31-09 Revisions
2	12-09 EPC Conditions
3	5-4-10 EPC Conditions
Bohannon & Huston	
Court yard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335	
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES	

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