

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 of the City of Albuquerque's Code of Ordinances.
- 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

Although the underlying site zoning is IP, the site is surrounded by development that consists primarily of office and retail uses. Therefore, the setbacks and building heights should be similar to those in IP zone and the nearby Journal Center area.

- a. Building setbacks shall conform to the requirements of the IP Zone, by reference from Section 14-16-2-19, IP Zone of the City of Albuquerque's Code of Ordinances except 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 Paseo del Norte and I-25 shall be setback at least 40 feet from the property line.
- b. Landscape setbacks shall conform to the requirements of Section 14-16-3-10 of the City of Albuquerque's Code of Ordinances except as noted below.
 - i. Parking areas along Lang Avenue shall be setback 20 feet from the face of curb, and on lots along Paseo del Norte and I-25 shall be setback at least 10 feet from the property line to provide space for screening of parked cars through the use of plant materials or low walls.
- c. Building heights shall be as allowed under Section 14-16-2-19, IP Zone of the City of Albuquerque's Code of Ordinances.

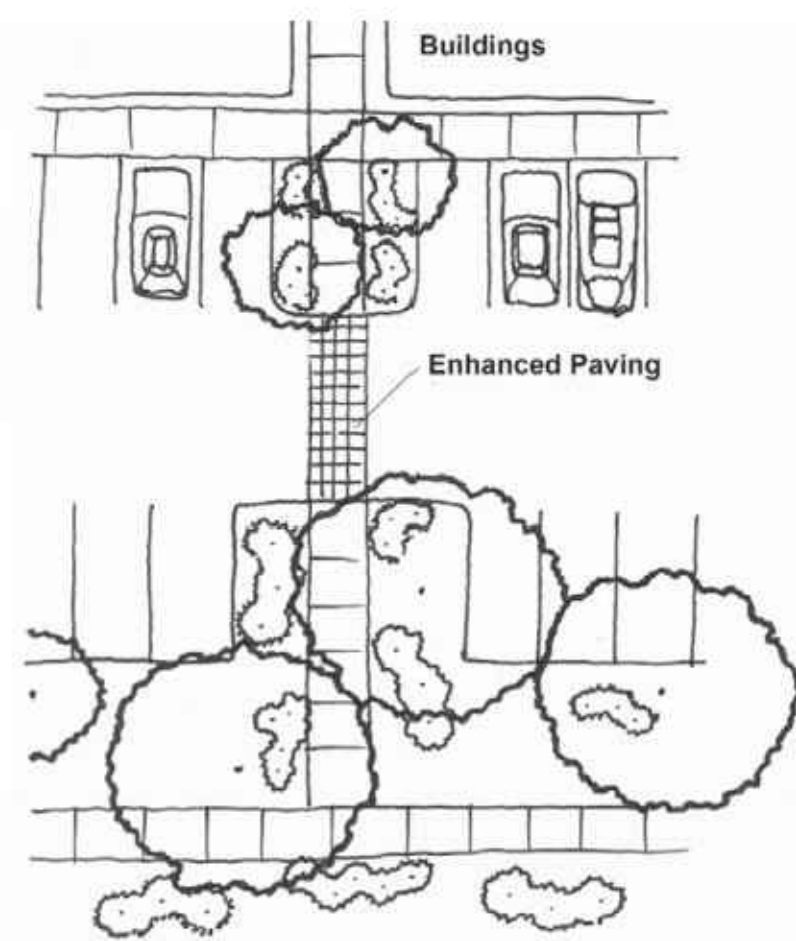
III. PARKING

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 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) 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) 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.



PARKING - pedestrian links should be provided between parking areas and building.

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. 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) 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) of 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) of the City of Albuquerque's Code of Ordinances.



PEDESTRIAN AREAS - should include shade trees

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.

- 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:

<p>Large Trees</p> <p>Raywood Ash Rio Grande Cottonwood Texas Red Oak Pinon Pine</p> <p>Small Trees</p> <p>Desert Willow New Mexico Olive</p> <p>Shrubs</p> <p>Apache Plume Bird of Paradise Blue Rubber Rabbitbrush Dwarf Fragrant Sumac Mohave Sage Threeleaf Sumac Creeping Sandcherry Shrubby Cinquefoil</p>	<p>Fraxinus velutina "Raywood" Populus wislizenii Quercus buckleyi Pinus edulis</p> <p>Chilopsis linearis Forestiera neomexicana</p> <p>Fallugia paradoxa Caesalpinia gilliesii Ericameria nauseosus "Blue" Rhus aromatica "Gro-low" Salvia mohavensis Rhus trilobata Prunus besseyi 'Pawnee Buttes' Potentilla fruticosa</p>
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- Grasses**
- Blonde Ambition Blue Grama Grass
- Deergrass
- Giant Sacaton

- Bouteloua "Blond Ambition"
- Muhlenbergia rigens
- Sporobolus wrightii

- Accents**
- Desert Spoon
- Prickly Pear Cactus
- Yellow Yucca

- Dasyliirion wheelerii
- Opuntia engelmannii
- Hesperaloe parviflora

- Perennials**
- Whirling Butterfly species
- Penstemon species
- Angelita Daisy

- Gaura lindheimeri varieties
- Penstemon species
- Hymenoxys acualuis

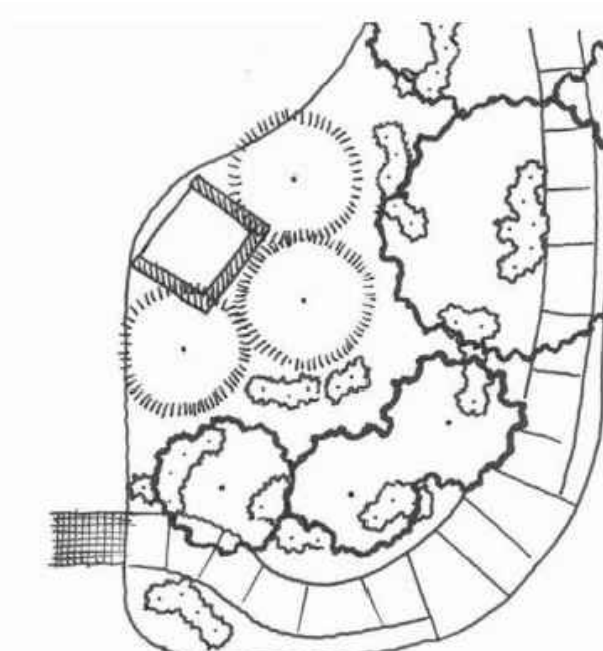
- Vine**
- Lady Banks Rose

- 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 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.



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