DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for this multi-use property. The primary goal for this property is to achieve a vibrant destination that fosters pedestrian accessibility and is an asset to the community and the City of Albuquerque as a whole. These Design Guidelines supplement the Architectural Program completed as part of the Westside Multigenerational Center Feasibility Study on behalf of the Department of Senior Affairs and apply to civic and commercial areas only within the SU-1 portions of the site. The multi-family tract zoned (R-2) is not subject to these Design Guidelines.

Subsequent Site Plans for Building Permits shall be consistent with the Design Guidelines established by this Site Plan for Subdivision and shall be approved administratively, with the exception of the 5-acre commercial retail site, which shall be approved by the Environmental Planning Commission. Minor amendments to this Site Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-16-2-22 (A)(6) Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission.

1. ACCESS AND CIRCULATION

Access is provided from Ellison Drive and Cibola Loop. Primary access will be from Ellison Drive from a right-in, right-out, left-in access point. Secondary access is from Cibola Loop that aligns with existing roadways.

1.1 Access and circulation for vehicles required to perform maintenance to recreation areas and buildings shall be maintained.

1.2 Fire access shall be provided in accordance with the International Fire Code and adopted and amended by the State of New Mexico and the City of Albuquerque, and with current regulations of the Albuquerque Fire Department.

2. PEDESTRIAN AND SITE AMENITIES

The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for Cibola Loop.

2.1 The use of a consistent design for all types of site furniture will serve to unify different areas of the property. Site furniture will be located in areas of more active recreation or pedestrian movement and consist of the following: benches, picnic tables, trash receptacles, bicycle racks, bollards, and informational signage. Selection of fixtures should be based on design compatibility, durability/maintenance needs, vandal-resistance, cost, comfort, and handicap accessibility.

2.2 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).

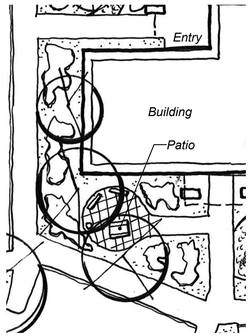
2.3 Accessible drop off areas shall be provided at the front entries of each of the three City facilities.

2.4 Pedestrian connections shall be provided from parking lots to buildings, adjacent roadways, public sidewalks, and trails.

2.5 Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles. Speed tables and similar traffic-calming devices are encouraged at major crossings.

2.6 Freestanding restaurants shall provide outdoor patios shaded by trees and/or a shade structure that is architecturally integrated with building architecture.

2.7 Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts.



Outdoor patio shaded by trees.

2.8 All sidewalks, ramps (including required truncated domes) curb cuts, and curb and gutter located within City right-of-way shall be built per City of Albuquerque Standard Drawings: sidewalks (2430), ramps (2440), curb cuts (2426), and curb and gutter (2415 A).

3. PARKING

In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design. The goal for the City facilities is to allow shared parking.

3.1 Handicapped parking spaces shall be provided adjacent to building entries.

3.2 The number of parking spaces shall be as provided below:

- Multigenerational Center: maximum of 300 spaces, including a minimum of 20 handicapped spaces with 10 being van accessible spaces
- Library: maximum of 110 spaces, including 8 handicapped spaces with 2 being van accessible spaces
- Swimming Pool: maximum of 100 spaces, including 4 handicapped spaces with 1 being van accessible spaces
- Commercial retail: minimum number of spaces per the C-1 zone; no minimum number of spaces are required

3.3 Bicycle parking shall be 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 Comprehensive Zoning Code.

3.4 A shared parking agreement shall be required for the three civic uses and the commercial retail use.

3.5 Specific design of parking areas and access roads shall be in accordance with the City's Development Process Manual (DPM), and in compliance with the City's Comprehensive Zoning Code, Section 14-16-3-1. Minimum widths and radii for fire access shall be maintained in accordance with 1.2 above.

3.6 Alternative surfacing treatments for the parking areas should be explored to allow for water permeability. Opportunities to harvest water in planted islands should also be considered (See Section 14).

4. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes.

4.1 Minimum setback for buildings:

- 30 feet from the R.O.W. line of Ellison Drive
- 30 feet from the R.O.W. line of Cibola Loop

4.2 Minimum setback for parking areas:

- 20 feet from the R.O.W. line of Ellison Drive
- 20 feet from the R.O.W. line of Cibola Loop

4.3 Playground areas:

- 30 feet from adjacent street or parking lot, unless a physical barrier, such as walls or fencing is provided to restrict access to the street.

5. SITE VISIBILITY AND VIEWS

Visibility from Ellison is important for both the Library and the commercial retail site. The primary views from the site are towards the Sandias to the east and northeast. The west and northwest of the site afford the best views due to the grade differential from west to east and the distance from existing and potential neighboring development, as described in the Architectural Program completed for the three civic uses.

5.1 Multigenerational Center: The Multigenerational Center should be easily visible from Ellison Drive and the access to parking and drop-off area should be clear and easy to navigate. Views to the Sandias from many of the Center's primary program areas are important and should be provided from the second level.

5.2 Library: Good visibility from Ellison Drive should be provided to the Library. Views from the Library's primary program areas towards the Sandias should be provided.

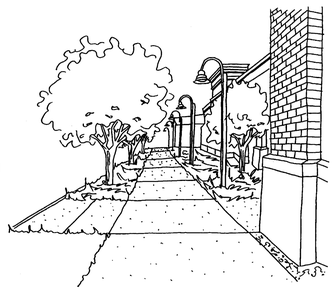
5.3 Swimming Pool: Direct visibility from Ellison Drive is not essential, but good wayfinding for access from Ellison Drive and Cibola Loop should be provided. Views would be a benefit, but are not essential.

6. LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the property. The landscape design should emphasize native and naturalized plant species, but is not limited to those species. All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These guidelines are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

6.1 Plant materials will be used for a variety of purposes, including:

- Buffer/screen - plant materials will be used to buffer certain facilities from noise and wind, and screen views to/from objectionable elements;
- Shade/climate control - shade trees will be used along pedestrian paths and around activity centers;
- Define uses or activities - trees and shrubs will be used to define specific areas;
- Highlight specific features - trees and shrubs will be used to frame elements, provide foreground and background interest, etc.
- Sensory stimulation - fragrant and flowering trees and shrubs will be used to stimulate the senses of sight, smell, and touch; and
- Education - native landscape materials appropriate to our high desert environment will be used to demonstrate how natives can be water efficient and attractive in a "designed" landscape.



Shaded walkways.

6.2 Individual lot owners shall 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 owner in a living, attractive condition.

6.3 Common area landscaping shall be maintained by an association established for that purpose.

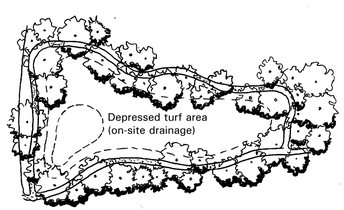
6.4 A minimum of 15 percent of site area (minus the building square footage) shall be devoted to landscape materials.

6.5 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 75 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.

6.6 All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.

6.7 Appropriate landscape headers (e.g. steel, brick, concrete) shall be used to separate any turf and groundcover areas.

6.8 One shade tree shall be planted for every ten parking spaces, with no parking space being more than 100 feet from a tree trunk. Parking area trees shall have a mature height and canopy of at least 25 feet.



Outdoor recreation areas designed for dual use.

6.9 Outdoor recreation areas should be designed for dual use (recreation and on-site drainage).

6.10 An automatic underground irrigation system shall be provided to support all required landscaping.

6.11 Minimum plant sizes at time of installation shall be as follows:

- Trees: 1.5 inch caliper, or 10 to 12 feet in height
- Shrubs & Groundcovers: 1 gallon
- Turf grasses shall provide complete ground coverage within 1 growing season after installation.

7. SCREENING / WALLS AND FENCES

The effective use of screening devices for mechanical equipment, parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the property.

7.1 All mechanical equipment shall meet the screening requirements of Section 14-16-3-1(E)(4) of the Comprehensive City Zoning Code. All mechanical equipment shall be screened from public view by materials of the same nature as the basic materials of the building.

7.2 All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of 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 the PNM Electric Service Guide at www.pnm.com for specifications.

7.3 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. Trash enclosures shall be screened with plant materials.

7.4 The Multigenerational Center shall include a 30 yard self contained compactor and shall be screened with an 8 foot wall.

7.5 The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.

7.6 No refuse collection areas shall be allowed between streets and building fronts.

7.7 Parking areas shall be screened with plant materials, walls, earthen berming, or a combination of the above. Such screening shall have a minimum height of 3 feet.

7.8 Walls and fences shall comply with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls.

7.9 Fencing for the Swimming Pool shall comply with Chapter 10 Amusement, Recreation, and Culture, Article 3 Swimming Pools, Section 10-3-2-3 Barrier, which requires pools to be completely surrounded by a barrier at least 48 inches in height, the spaces between bars no greater than 4 inches in width, and the bottom rail or bar to be a maximum of 4 inches above the deck or grade.

7.10 Fencing shall be provided for chemical screening at the Swimming Pool area. Fencing materials should allow for passive surveillance of the chemical screening area.

7.11 The maximum height of retaining walls is 10 feet facing the interior of the site. Maximum height of retaining walls facing public rights-of-way shall be in compliance with 7.8 above. Areas requiring greater retainage are required to be terraced.

7.12 Barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.

7.13 Clear site distances will be maintained at all driveway locations.

7.14 Materials acceptable for retaining walls are masonry block (no unfinished), split face block, burnished block, architectural concrete, and stone.

CIBOLA LOOP

DESIGN GUIDELINES

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December 12, 2016

8. ARCHITECTURE

The architectural design should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations. The following guidelines are intended to provide design flexibility while maintaining design consistency for all architectural elements throughout the property.

8.1 The maximum height for civic buildings at Cibola Loop shall not exceed 38 feet, as measured from the highest adjacent finished grade. The maximum height for commercial buildings at Cibola Loop shall not exceed 26 feet, as measured from the highest adjacent finished grade.

8.2 All non-residential 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, as well as other local building and fire codes.

8.3 Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

8.4 Generic franchise building elevations or canopies are prohibited.

8.5 Building entry ways shall be clearly defined and include a canopy, portal, or awning that is architecturally integrated with the building. No plastic or vinyl building panels, awnings, or canopies are allowed.

8.6 Buildings should employ variety in structural forms to create visual character and interest, and avoid long, unarticulated facades. Facades should have varied front setbacks, with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment.

8.7 Building edge treatments shall “step down” to relate to the scale of pedestrians. Building masses should be arranged to cast shadows on each other in order to emphasize the contrast of light and shaded surfaces at corners and edges.

8.8 Windows and doors are key elements of any structure’s form and should relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes. Glazing should respond to climate, view, and orientation.

8.9 Highly reflective surfaces; exposed, untreated, precision block walls; and materials with high maintenance requirements are undesirable and should be avoided.

8.10 Materials should be chosen that can be easily repaired and can withstand abuse by vandals, accidental damage by machinery, heavy sun, or southwest climate.

8.11 Cell towers shall be architecturally integrated.

9. LIGHTING AND NOISE

The primary design objective of the site lighting system shall be to maximize public safety, while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

9.1 All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and guidelines shall conform to state and local safety and illumination guidelines. All exterior installations must be provided with ground-fault interruption circuits.

9.2 All lights shall be shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing “dark sky”. All lighting shall be compliant with the State of New Mexico Night Sky Protection Act, NMSA 1978, 74.12. Cobra and sodium lights are prohibited.

9.3 Maximum height for light fixtures shall be as follows:

- Parking Areas and Interior Streets: 30 feet
- Pedestrian/bicycle paths: 16 feet
- Building lighting shall not cause glare or night sky pollution.
- 42 inches maximum height for bollard lights

9.4 Lighting for all outdoor recreation areas shall be programmed to turn off at 10:00 p.m.

9.5 Area lighting should be used to highlight public spaces and walkways. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.

9.6 Individual site lighting shall blend with the architectural character of the buildings and other site fixtures.

9.7 Site lighting shall be restricted to a maximum off-site luminance of 1,000 lamberts from any point and 200 foot lamberts from any residential property line.

9.8 Accent lighting is permitted, however, surface lighting is limited to an average of 2 footcandles measured 4 feet from the surface level of any point on the building surface being lighted.

9.9 Noise generated from the outdoor recreation areas shall be subject to the City’s Noise Control Ordinance, Article 9: Noise Control.

10. SIGNAGE

The following signage guidelines were developed to regulate the size, location, type, and quality of sign elements within Cibola Loop. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.

10.1 All signs shall be in compliance with Section 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code.

10.2 Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings. A Monument Sign is defined as a freestanding sign where the base of the sign structure is connected to the ground and integrated into the landscape, with no clear space for the full width of the sign between the bottom of the sign and the surface of the ground.

10.3 One project monument sign is allowed at each of the project entries at Ellison Drive and Cibola Loop. The monument sign at Ellison Drive shall be a maximum of 15 feet in height, with a maximum sign area of 75 square feet. The monument sign at Cibola Loop shall be a maximum of 10 feet in height, with a maximum sign area of 50 square feet. These project monument signs shall be of similar design and materials.

10.4 One individual monument sign is allowed for each civic building and for the commercial parcel. Maximum height for individual monument signs shall not exceed 8 feet and shall have a maximum signage area not to exceed 40 square feet.

10.5 Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.

10.6 No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.

10.7 Signs shall not overhang into the public right-of-way or extend above the building roof line.

10.8 Off-premise signs and portable signs are prohibited.

10.9 Building-mounted signs shall not exceed 6 percent of the facade area. Maximum logo size shall not exceed 3 feet by 5 feet.

10.10 Building-mounted signs shall:

- Identify the name and address of the building;
- Have a maximum of 4 different colors;
- Have a significant contrast between the background and the text in order to ensure readability; and
- Not intrude upon any architectural features, including windows, columns, mouldings, or other decorative features.

10.11 No illuminated plastic panel signs are allowed except business logos.

10.12 Lighted signs shall not face residential neighborhood.

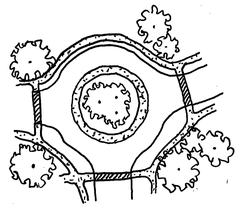
10.13 Directional signs for pedestrian and bicycle trails, parking areas, etc. may be up to 8 feet in height. Directional signs shall be made of stone/masonry, concrete, or any anodized, oxidized, or powder coated metal.

11. ROUNDABOUT

A roundabout will be utilized as a traffic calming device within the project interior. A character defining element will be located north of the roundabout and may include signage.

11.1 Roundabouts shall meet design requirements of Publications FHWA-RD-OO-067 and AASHTO and shall accommodate required fire access.

11.2 Raised islands with rolled curbs will be used to direct traffic counter-clockwise and prevent left turn movements. Crosswalks will provide clear separation between vehicular and pedestrian movements.



Roundabout at the internal road intersection.

12. TRANSPORTATION DEMAND MANAGEMENT

In order to reduce single-occupancy vehicles, Transportation Demand Management (TDM) will help mitigate traffic impacts of a development.

12.1 Designated carpool parking spaces shall be provided at Cibola Loop civic buildings to encourage carpooling, and shall be noted on future Site Development Plans.

12.2 The City departments should work with their employees to encourage carpooling, bus ridership, and alternative modes of transportation.

12.3 The City departments should post the City trail map and bus route information in public lobbies, employee break rooms, or other locations easily accessible to employees.

12.4 Conveniently located bicycle racks and facilities shall be provided to encourage bicycle commuting.

13. UTILITIES

To ensure the overall aesthetic quality of the property, the visual impact of utilities and equipment should be minimized.

13.1 All new electric distribution lines shall be placed underground.

13.2 Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening of transformers, utility boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.

13.3 When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

13.4 PNM Coordination: Development shall abide by all conditions or terms of utility easements prior to development, contact shall be made to PNM’s new Service Delivery Department to coordinate electric service and options for the location of electrical service connection. Any existing or proposed public utility distribution easements are to be indicated on subsequent Site Plan for Building Permit utility sheets.PNM’s standard for public utility distribution easements is 10 feet in width to ensure adequate, safe clearances.

14. SUSTAINABILITY AND STORM WATER CONTROL

14.1 Energy efficient techniques shall be utilized to reduce energy and water consumption.

14.2 Water harvesting techniques, such as curb cuts for drainage to landscaped areas, permeable paving, bioswales to slow and treat storm water runoff, or cisterns for the collection and reuse of storm water and gray water shall be provided, where appropriate.

14.3 Storm water control measures shall be designed to manage the first flush and control runoff generated by contributing impervious surfaces.

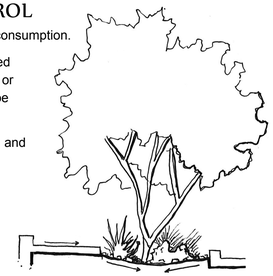
14.4 Where feasible, roofs shall drain water to areas which are landscaped appropriately for such run-off.

14.5 Buildings shall be oriented to take advantage of heat gain in the winter where possible while coordinating with shading strategies to inhibit solar gain in the summer.

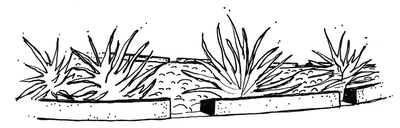
14.6 Grasses and other ground vegetation should be placed near project edges to help filter and slow runoff as it exits and enters the site.

14.7 Convenient recycling collection facilities shall be provided by all tenants of the site.

14.8 The use of sustainable design principles, environmentally-responsible building concepts, and earth-friendly procedures is encouraged.



Depressed planting beds for water harvesting.



Curb-cuts allow drainage to landscape areas.

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