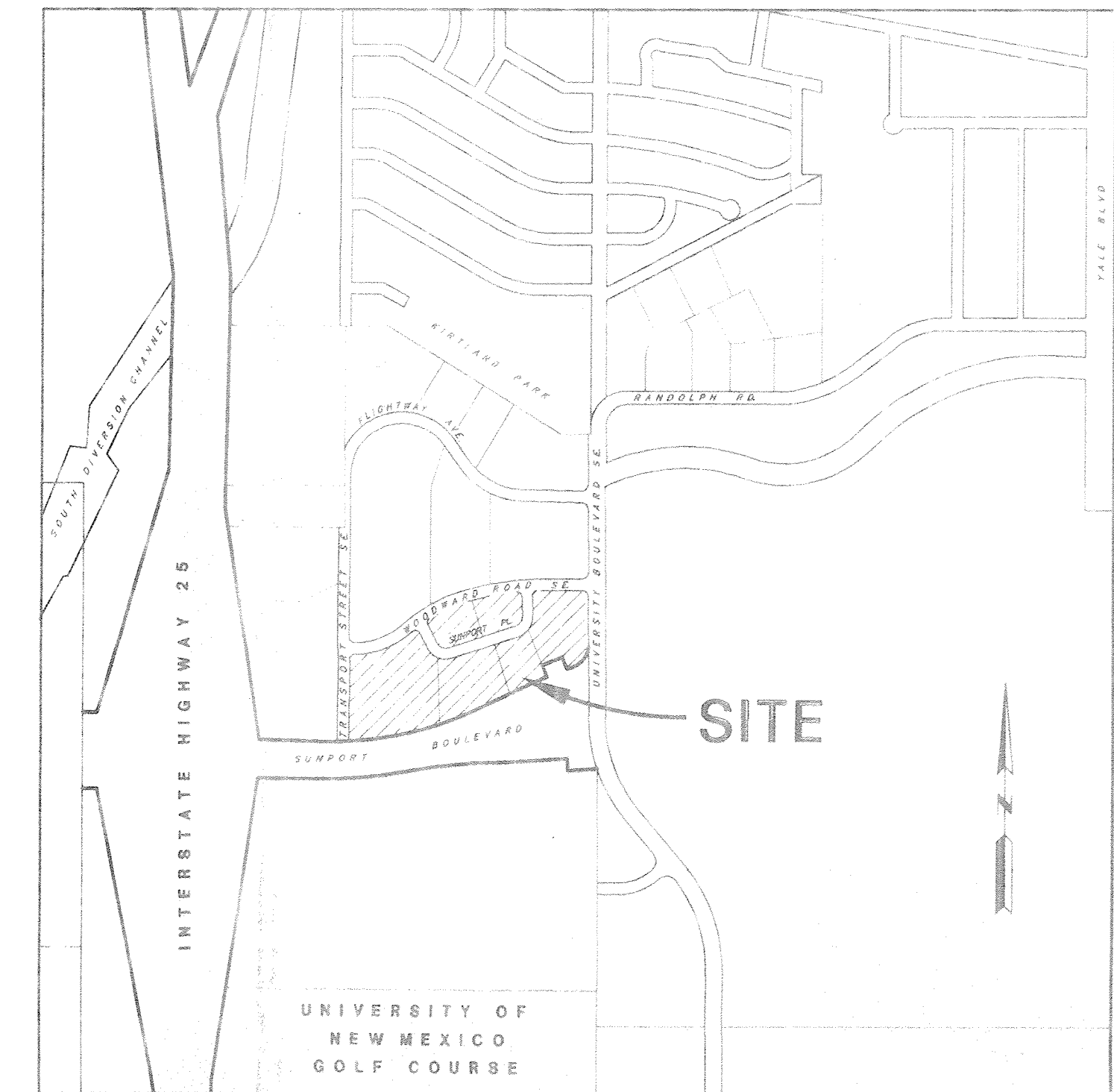


SUNPORT PARK BLOCKS 4-A AND 4-B SITE DEVELOPMENT PLAN FOR SUBDIVISION



LOCATION MAP

ZONE ATLAS MAP No. M-15
SCALE: 1" = 750'

PREPARED BY:

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APPROVALS

DRB-96-131

THIS PLAN OF BLOCKS 4-A AND 4-B AMENDS THAT PORTION OF THE SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON MARCH 6, 1986, Z-85-98-1, AND SIGNED OFF BY THE DEVELOPMENT REVIEW BOARD ON APRIL 1, 1986. A SITE DEVELOPMENT PLAN FOR EACH PARCEL SHALL BE SUBMITTED AND APPROVED AT A PUBLIC HEARING BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD PRIOR TO ISSUANCE OF A BUILDING PERMIT.

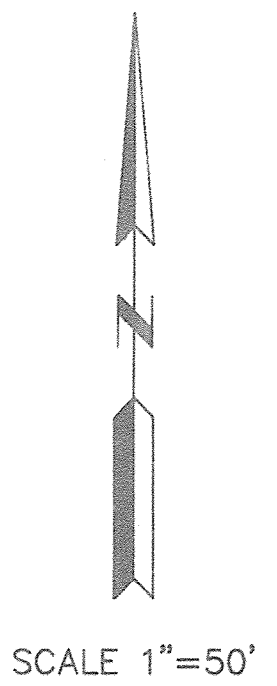
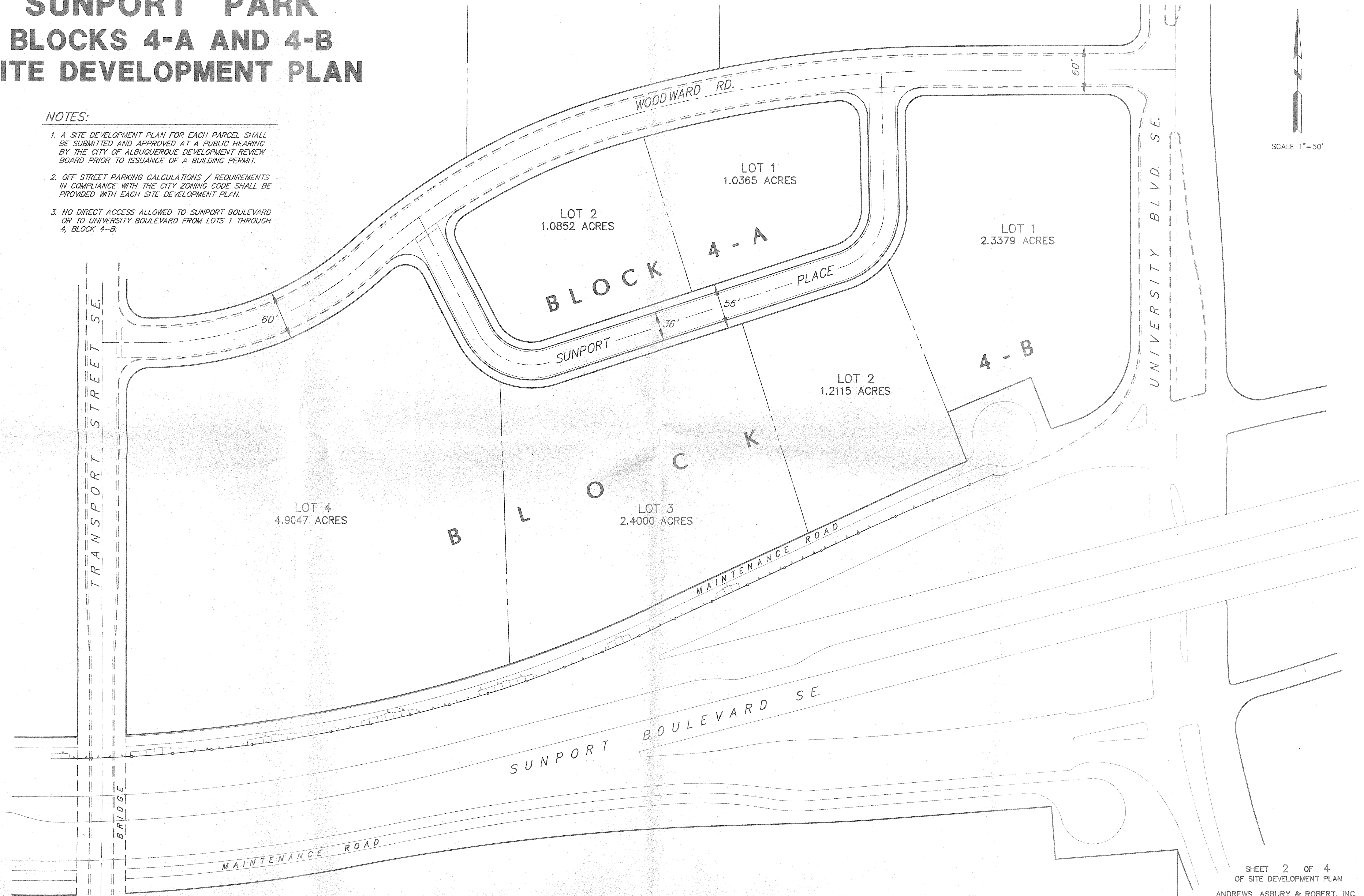
<i>Kym L. Davis</i>	3-7-97
PLANNING DEPARTMENT	DATE
<i>Richard Davis</i>	1-28-97
TRANSPORTATION DEVELOPMENT	DATE
<i>Edward A. Strong</i>	2-3-97
PARKS AND GENERAL SERVICES	DATE
<i>Paul J. Argue</i>	3-7-97
CITY ENGINEER / AMAFCA	DATE
<i>John M. Strong III</i>	1-28-97
UTILITY DEVELOPMENT	DATE

DRB-96-131

SUNPORT PARK BLOCKS 4-A AND 4-B SITE DEVELOPMENT PLAN

NOTES:

1. A SITE DEVELOPMENT PLAN FOR EACH PARCEL SHALL BE SUBMITTED AND APPROVED AT A PUBLIC HEARING BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. OFF STREET PARKING CALCULATIONS / REQUIREMENTS IN COMPLIANCE WITH THE CITY ZONING CODE SHALL BE PROVIDED WITH EACH SITE DEVELOPMENT PLAN.
3. NO DIRECT ACCESS ALLOWED TO SUNPORT BOULEVARD OR TO UNIVERSITY BOULEVARD FROM LOTS 1 THROUGH 4, BLOCK 4-B.



DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the Owner's goals and objectives for high quality development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for Sunport Park. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code and other pertinent City ordinances. These standards shall apply to all properties within Blocks 4A and 4B of the Sunport Park. Current zoning is IP. Plans must meet or exceed IP zoning requirements.

LANDSCAPE CONCEPT

The development of an overall landscape concept will establish a framework that unifies the individual sites within the Sunport Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project. These standards 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 including the City of Albuquerque Comprehensive City Zoning Code.

The following are minimum standards for the development of specific site landscape plans:

REQUIREMENTS

Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.

A minimum of 20 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure.

Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The area and percentage is calculated based on the mature canopy size of all plant materials.

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

Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.

To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten parking stalls with no stall being more than 85 feet from a tree.

Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least twenty-five feet.

A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way.

Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 feet in height; shrubs and groundcovers shall be a one gallon container; and, turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.

All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of pervious filter material.

Landscape areas shall be a minimum of 36 s.f., and the minimum dimension shall be 4'.

SUGGESTIONS

A maximum of 20 percent of the provided landscape area may be covered with turf grasses. Areas of turf should be located at prominent visual points to create view corridors into specific sites.

The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale, or form to highlight these areas.

PLANT PALETTE

The plant materials for this project were selected based on qualities such as, cold hardness, fast growth rate, minimal maintenance requirements, water conservation, aesthetic appeal, etc.

Street Trees

Fraxinus spp.	Ash varieties
Gleditsia spp.	Honey locust varieties
Picea pungens	Blue Spruce
Pinus nigra	Austrian Pine
Pinus sylvestris	Scotch Pine
Platanus chinensis	Chinese Platane
Platanus wrightii	Arizona Sycamore
Prunus spp.	Flowering Plum varieties
Rubus x ambigua	Purple Robe Locust

Parking Area Plant Materials

Trees	
Fraxinus spp.	Ash varieties
Gleditsia spp.	Honey locust varieties
Pinus nigra	Austrian Pine
Platanus chinensis	Chinese Platane
Zelkova serrata	Japanese Zelkova

Shrubs and Groundcovers

Fallugia paradoxa	Apache Plum
Chrysothamnus nauseosus	Chamisa
Juniperus chinensis	Juniper varieties
Juniperus horizontalis	Juniper varieties
Juniperus sabinna	Juniper varieties
Perovskia atriplicifolia	Russian Sage
Potentilla fruticosa	Shrubby Cinquefoil
Rhus microphylla	Littletop Sumac
Ribes aureum	Golden Currant
Salvia greggii	Cherry Sage

General Use Plant Materials

Trees	
Cercis occidentalis	Western Redbud
Chilopsis linearis	Desert Willow
Cupressus glabra	Arizona cypress
Crotalaria phaneropyrum	Washington Hawthorn
Elaeagnus angustifolia	Russian Olive
Forestiera neomexicana	New Mexico Olive
Fraxinus spp.	Ash varieties
Gleditsia spp.	Honey locust varieties
Koeleruteria paniculata	Goldenrain Tree
Pinus flexilis	Limber Pine
Pinus nigra	Austrian Pine
Pinus sylvestris	Scotch Pine
Platanus chinensis	Chinese Platane
Platanus acerifolia	London Planetree
Platanus wrightii	Arizona Sycamore
Populus fremontii	Fremont Cottonwood (male only)
Prunus spp.	Flowering Plum/Cherry varieties
Pyrus calleryana	Ornamental Pear
Quercus spp.	Oak varieties
Vitex agnus - castus	Chaste Tree
Zelkova serrata	Japanese Zelkova
Abelia spp.	Abelia varieties
Artemisia filifolia	Sand Sage
Artemisia tridentata	Big Leaf Sage
Atriplex canescens	Four-wing Saltbush
Baccharis glulueria	Dwarf Coyotebush
Berberis thunbergii	Japanese Barberry
Buxus spp.	Boxwood varieties
Ceanothus gilliesii	Bird of Paradise
Caryopteris clandonensis	Blue Mist
Chrysothamnus nauseosus	Chamisa
Clematis ligusticifolia	Western Virginibower
Colonsaker spp.	Columbeaster varieties
Delosperma cooperi	Iceplant
Echinacea purpurea	Purple Coneflower

General Use Plant Materials (cont'd)

Shrubs, Groundcovers, Flowers, and Vines	
Euonymus spp.	Euonymus varieties
Forsythia intermedia	Forsythia
Hedera spp.	Ivy varieties
Hemerocallis spp.	Daylily varieties
Hibiscus syriacus	Rose of Sharon
Ilex spp.	Holly varieties
Juniperus chinensis spp.	Juniper varieties
Juniperus horizontalis spp.	Juniper varieties
Juniperus sabinna spp.	Juniper varieties
Ligustrum japonica	Wax-leaf Privet
Lonicera japonica halliana	Hall's Honeysuckle
Mahonia aquifolium	Oregon Grape
Mahonia repens	Creeping Mahonia
Mirabilis multiflora	Giant Four O'clock
Nandina domestica spp.	Heavenly Bamboo varieties
Nepeta faassenii	Catmint
Parthenocissus inserta	Virginia Creeper
Perovskia atriplicifolia	Russian Sage
Phloxia fraseri	Phloxia
Phloxia glabra	Japanese Phloxia
Potentilla fruticosa	Shrubby Cinquefoil
Pyraecantha spp.	Pyraecantha varieties
Raphirolepis indica	India Hawthorn
Rhus microphylla	Littletop Sumac
Rhus trilobata	Threeleaf Sumac
Ribes aureum	Golden Currant
Ribes cereum	Wax Currant
Rosmarinus officinalis	Rosemary
Salvia dorrii	Desert Sage
Salvia greggii	Cherry Sage
Santolina chamaecyparissus	Lavender Cotton
Spartium junceum	Spanish Broom
Spiraea spp.	Spiraea varieties
Syringia spp.	Lilac varieties
Verbena bipinnatifida	Fern Verbena
Verbena rigida	Verbena
Wiegela spp.	Wiegela varieties
Wisteria spp.	Wisteria varieties

Lawn Grasses

Buchloe dactyloides	Buffalo Grass
Bouteloua gracilis	Blue Grama
Festuca spp.	Tall Fescue varieties
Poa spp.	Kentucky Bluegrass varieties

Prohibited Plant Materials

Celtis spp.	Hockberry varieties
Populus spp.	Poplar varieties
Sophora japonica	Japanese Pagoda
Tamarix spp.	Salt Cedar varieties
Thuja spp.	Arborescent varieties
Ulmus spp.	Elm varieties

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways, screening devices and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of Sunport Park.

Building Setbacks

Buildings shall be located on each site according to the following setback dimensions except as provided in 14-16-3-3 of the zoning code:

Front setback of not less than 20' from the R.O.W. line
Side setback of not less than 10' from the R.O.W. line
Rear setback of not less than 10' from the R.O.W. line

Parking Area Setbacks

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

10' from the R.O.W. line

SIDEWALKS/BIKEWAYS

In addition to the required sidewalks, the City of Albuquerque has established a bikeway network. The Trails and Bikeways Facility Plan identifies University Blvd. as a Trail Plan Study Corridor.

SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service function shall be away from any street or pedestrian area. The guidelines 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 function within the Sunport Park landscape. However, if walls are not required for a specific screening or security purpose, they should not be utilized. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

The following are standards to ensure effective screening of negative elements:

REQUIREMENTS

Employee and customer/client parking areas shall be screened from adjacent streets and properties with a combination of plant materials, walls, and earthen berms. Such screening shall have a minimum height of 3 feet.

Areas for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with a masonry wall of no less than 6 feet in height above adjacent grade.

All outdoor refuse containers shall be screened with a minimum 6 foot tall masonry enclosure which is large enough to contain all refuse generated between collections.

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

No refuse collection areas shall be allowed between any street and building front.

Barbed wire or concertina wire are not allowed in the Sunport Park.

SUGGESTIONS

Visitor parking should not be completely screened from adjacent streets. Appropriate signage and/or highlighted landscaping should be used to direct visitors.

When security fencing is required, it should be a combination of masonry pillars or short, solid wall segments combined with decorative wrought iron or similar decorative fencing. (The use of chain link fencing is not acceptable.)

LIGHTING STANDARDS

In order to enhance the safety, security and visual aesthetics of the Sunport Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

The following are a few general guidelines to consider for the design of the lighting system:

REQUIREMENTS

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

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.

The height of parking area lights shall be in the range of 20 to 30 feet.

LIGHTING (cont'd)

SUGGESTIONS

Individual site lighting standards should blend with the architectural character of the building and other site fixtures.

Area lighting should be used to highlight public spaces and walkways. Area lighting standards may range from 10 to 15 feet in height. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.

Additional landscape lighting is encouraged to enhance certain landscape features. Such lighting should be either ground level "bullet" lights concealed by plant materials, flush mounted "can" lights with waterproof enclosure, or be mounted in trees to "moonlight" areas.

SIGNAGE STANDARDS

These signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within Sunport Park. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development. These guidelines are to be used in conjunction with the City of Albuquerque Sunport Boulevard Design Overlay Zone requirements.

The following are general guidelines for signage design and placement:

REQUIREMENTS

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

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

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

All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.

No sign shall overhang into the public right-of-way or extend above the building roof line.

Free-standing signs shall be allowed per the Sunport Boulevard Design Overlay Zone, City Council Bill R453.

Wall mounted signs shall be allowed per the Sunport Boulevard Design Overlay Zone, City Council Bill R453.

If signage is to be illuminated, it shall be in accordance with the City of Albuquerque Sign Regulations.

SITE/ARCHITECTURAL OBJECTIVES

Site

The creation of an active pedestrian environment in the Sunport Park is dependent upon creative site and architectural design. It is the Owner's desire to have the individual sites within the Park linked together as well as the surrounding neighborhoods. Important to the formation of a pedestrian-oriented development is the relationship between the buildings and the street. Too often buildings are placed in the center of the site and surrounded by parking, with no pedestrian connection between the structure and the street.

REQUIREMENTS

Parking areas shall be designed so that pedestrians walk parallel to moving cars. Minimize the need for pedestrians to cross parking aisles and landscaped islands.

Parking areas shall be designed to include a pedestrian link to the street sidewalk network.

All pedestrian paths shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).

SUGGESTIONS

Pedestrian linkages in parking areas should be clearly visible and highlighted with enhanced paving and/or signage.

Long stretches of parking facilities adjacent to the streets should be avoided whenever possible.

New structures should be sited in a manner that will act to complement and provide linkages between surrounding structures.

New structures should be clustered to create plazas or pedestrian malls that include site amenities such as shade, seating, landscaping, etc.

Locate structures and on-site circulation systems to minimize pedestrian/vehicle conflicts and link structures to the public sidewalk where possible with textured paving, landscaping, etc.

Structures should be sited, keeping in mind the creation of "outdoor rooms" which may be used for pedestrian activities.

Architectural

Specific architectural style shall not be dictated. The design shall, however, demonstrate a high degree of quality ensuring pleasing aesthetics throughout the project. Architectural design should respond to climate, views, solar access, and aesthetic considerations, with development design being in harmony with adjoining projects.

Additionally, all buildings shall conform to the following requirements:

REQUIREMENTS

Buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

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

The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.

All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials.

SUNPORT PARK BLOCKS 4-A AND 4-B SITE DEVELOPMENT PLAN DESIGN GUIDE LINES

SUGGESTIONS

Employ variety in structural forms that create visual character and interest. 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 (i.e. 3' minimum offset, fenestration, material change, etc.).

Entries to structures should portray a quality appearance while being architecturally tied into the overall mass and building composition.

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 help to provide depth and contrast on elevation planes.

Sensitive alteration of colors and materials should be used to produce diversity and enhance architectural forms.

The staggering of planes should be used along with an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of facade.

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

Wall materials should be chosen that will withstand abuse by vandals or accidental damage by machinery. Wall materials shall be easily repaired.

Berms in conjunction with landscaping should be used at the building edge to reduce structure moss and height along facades.

UTILITIES

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of the Sunport Park:

REQUIREMENTS

All electric distribution lines within the Park shall be placed underground except that existing overhead lines may remain.

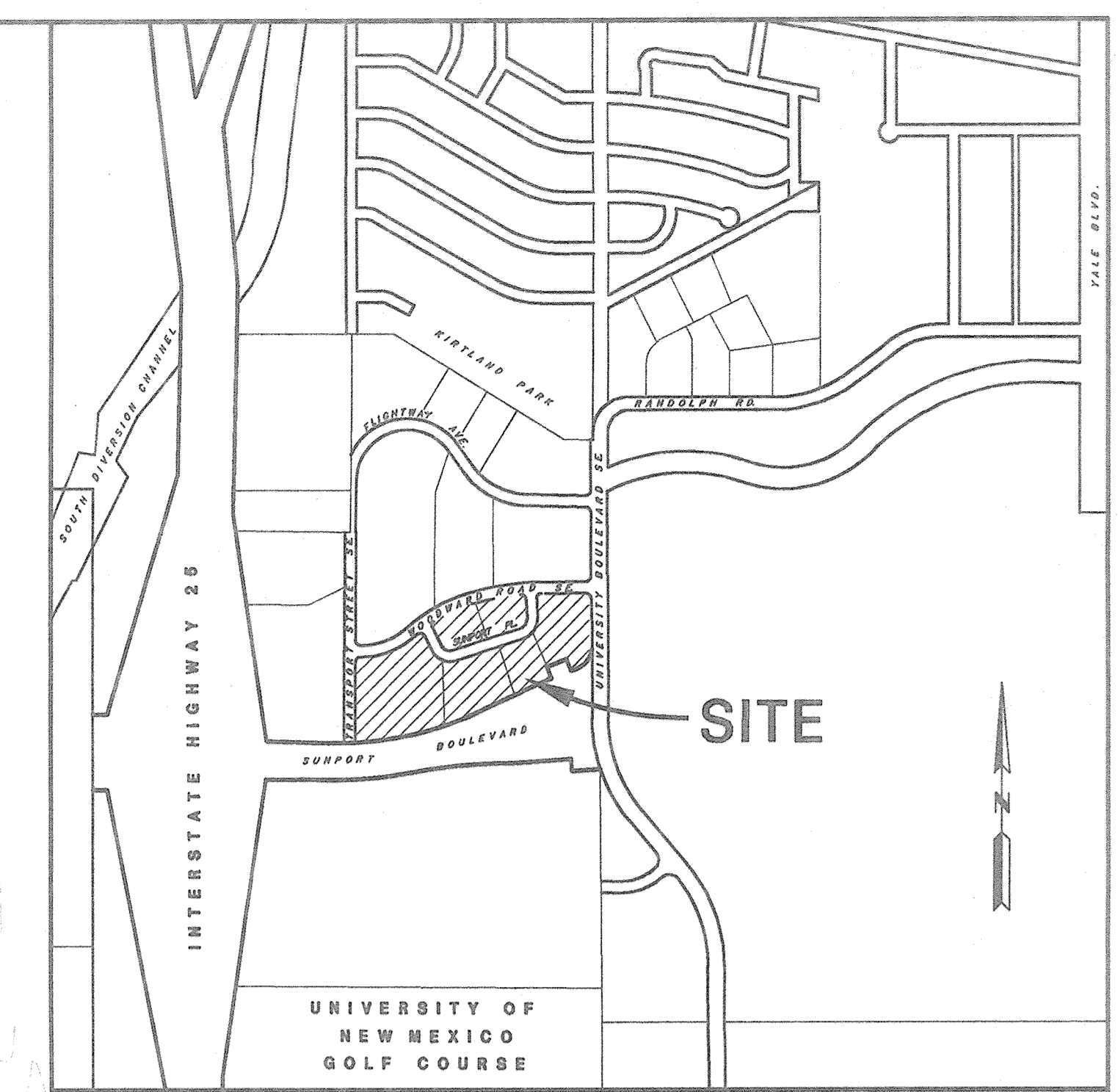
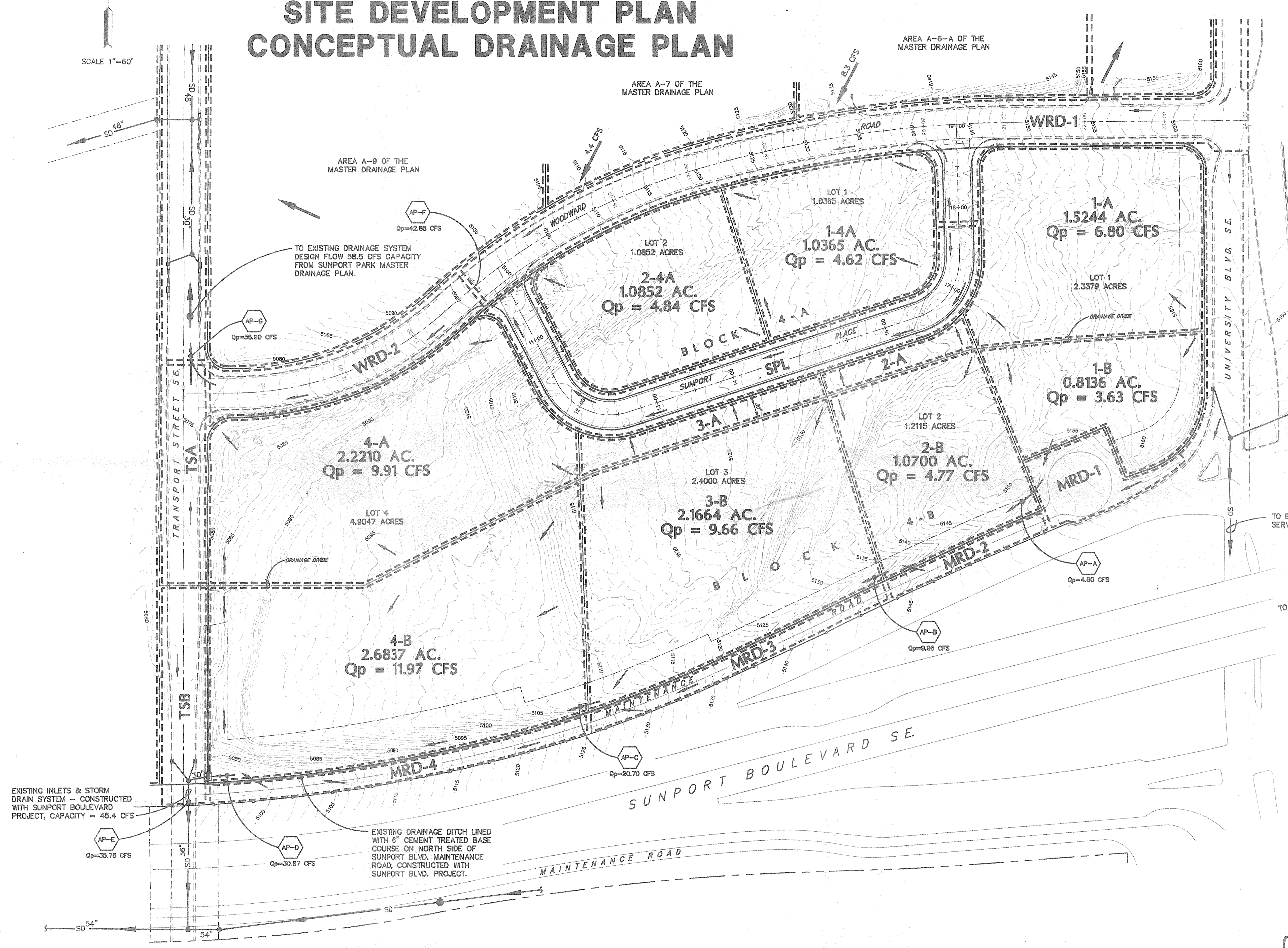
Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

SUGGESTIONS

When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure should 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 should be appropriately screened from view by walls and/or landscaping.

SUNPORT PARK BLOCKS 4-A AND 4-B SITE DEVELOPMENT PLAN CONCEPTUAL DRAINAGE PLAN

SCALE 1"=60'



DRAINAGE AREA DATA (FOR SMALL DRAINAGE AREAS)

DRAINAGE AREA DESIGNATION	AREA (Acres)	Qp (cfs)
WRD-1	1.7697	7.89
WRD-2	0.5023	2.24
SPL	0.9704	4.33
TSA	0.4339	1.94
TSB	0.4008	1.79
2-A	0.1416	0.63
3-A	0.2336	1.04
MRD-1	0.2183	0.97
MRD-2	0.1329	0.59
MRD-3	0.2422	1.08
MRD-4	0.2907	1.30

(SEE PLAN FOR LARGER DRAINAGE AREA DATA)

- NOTES
- SEE MASTER DRAINAGE PLAN FOR EXISTING DOWN STREAM DRAINAGE FACILITIES
 - TO CORRELATE THIS PLAN WITH THE MASTER DRAINAGE PLAN IT IS NOTED THAT ANALYSIS POINT AP-D, AP-E, AP-F, & AP-G SHOWN HEREON ARE THE SAME AS AP-C1, AP-C2, AP-5, & AP-6 RESPECTIVELY AS SHOWN ON THE MASTER DRAINAGE PLAN.

- LEGEND
- 1-A DRAINAGE AREA DESIGNATION
 - DRAINAGE AREA BOUNDARY
 - AP-A ANALYSIS POINT @ 100 YR PEAK RUN-OFF
Qp=40.9 CFS
 - DIRECTION OF FLOW - DEVELOPED
 - EXISTING CONTOUR
 - SD EXISTING STORM DRAIN



12-26-96