

JEFFERSON COMMONS PHASE 2 MASTER DEVELOPMENT PLAN

PROJECT AREA: 34.89 Acres
ZONE: IP
LEGAL: Parcel 3 of Digital Properties

AIR QUALITY AND ENERGY CONSERVATION: Development of this Site is consistent with City Infill Policies. The Site is located on existing major thoroughfare corridors. Development of this site has no negative impact on residential areas.

Jefferson Commons Phase 2 combines Office Development with Food, Lodging and Support Retail in a campus-like setting to reduce off-site trips.

Passenger pick-up points will be strategically located to encourage ride sharing. Pedestrian walks and marked cross-walks connect buildings with shaded outdoor spaces and tie to surrounding streets. A jogging path is provided which may be tied to bike and pedestrian ways along the North Division Channel.

DEVELOPMENT STANDARDS

GENERAL - Site-specific Development Plans shall be submitted for each tract to be developed and shall closely follow these Standards and Requirements. Where an item is not specifically covered by an individual item, these Standards will be used.

It is the intent of the developer, who will design and build all buildings in the commercial/office portion of the site, to create an integrated, urbanized environment. Although the site will be organized into two different functions, one being commercial/office and the other being retail/restaurants, the site will convey a sense of unity through the consistent use of landscaping and hardscaping.

SUBDIVISION - Future subdivision shall incorporate the Standards and Requirements stipulated here and under the IP Zone as contained in the Comprehensive City Zoning Code. Site Specific Development Plans will be submitted for each tract created. Approval of the First Site Plan for Permit shall be by the Environmental Planning Commission. Approval of future site plans for Permit may be delegated to the Planning Director. All Plans must go before the Design Review Board for final approvals.

LAND USES - Permissive and Conditional Uses under IP Zone. The primary Land Use Categories are Offices, Medical Offices, Hotel, Sit-down Restaurants and Support Retail.

LOT SIZE - Minimum Tract size shall be 1/2 acre. Tracts shall be 100 or more feet wide.

BUILDING SETBACKS - Front Yard Minimum 20 Feet Side and Rear Yard Minimum 10 Feet. Setbacks are also determined by building height and street.

BUILDING SIZE AND HEIGHT - Maximum building height shall be 50 feet. Building size shall be determined for each individual tract based on IP Subzone Requirements and a 0.50 maximum Floor Area Ratio. Building height will be limited by 45 planes from mean grade at property lines.

BUILDING MATERIALS - Exterior Building Materials will be selected to give unity and continuity to the development while allowing for individuality and variations appropriate to land use. The primary building materials will be Glass, Brick, Stucco, Stone and Architectural Metal. Colors will be restrained Earth tones and Pastels. Other complementary materials and colors may be introduced as accents. Shading roofs may be pitched or flat. Roof materials may be metal, shingle or clay.

LANDSCAPING - Landscaping shall adhere to Section 14-16-2-10. Landscaped area is to exceed 15% of Net Site Area, provided with automatic water conservation irrigation maintained by timer. 8% of Landscaped Areas are to have low to medium water use vegetation. Landscape buffers between properties are typically relocated to the development perimeter, which is increased to 25 feet. Tree wells are provided within parking rows for visual breaks and cooling.

LANDSCAPING MATERIALS - Landscaping will be used to give harmony and continuity to the development through specimen and materials selection, consistent with uses, exposures and conditions. Pedestrian walks will be brick or concrete with a broom stamped or exposed aggregate finish. Stone, wood and other materials may be introduced as accents.

AREA LIGHTING - Area and parking area lighting shall be designed to shield light areas outside the development.

VEHICULAR AND PEDESTRIAN ACCESS - Vehicular and Pedestrian Access and circulation will be maintained through the development. Pedestrian walks will connect facilities and buildings and tie to surrounding streets and transit stops. Major crosswalks will provide lateral indication of pedestrian presence. Continuous vehicular perimeter circulation will provide access to ingress and egress points. Cross-connections for access and circulation will be placed across cooling areas and pedestrian walks.

PARKING AREAS - Off-street parking shall be provided on each tract as required for the use. City Standards for number, size and paving of parking spaces and circulation aisles will be met. Parking areas will be lighted and will include shade trees in generous tree wells.

SIGNAGE - Signage type, height, size and number shall be as permitted under the IP Zone. However, building mounted signs shall be individually mounted letters and may not rise above the facade. Projecting signs will not be permitted, except for canopies and marquees. The Department may enforce criteria more stringent than IP requirements. Signage controls should allow for variations appropriate to the Land Use but retain coordination and continuity through the development.

REFUSE - Adequate provision for refuse storage and collection will be made with each tract. Refuse containers will be enclosed. Container and load weight and location shall be approved by the City Solid Waste.

UTILITIES - Utilities to be coordinated with the City Public Works Department. Utilities Division easements will be delineated as needed with specific site plans.

DEADENDS - A Master Drainage Plan for the entire Site will be developed in concert with City Hydrology. Specific Grading and Drainage Plans will be prepared with each tract before development and will include drainage easements as appropriate.

EPC FINDINGS AND CONDITIONS

- Refer to DRB approval, the applicant shall comply with the following requirements by the Air Pollution Control Division:
a. The requirement to generate an AQIA study has been waived by the Director of the Environmental Health Department.
b. Vehicle trip reductions shall apply to businesses with 50 or more employees.

- on site dining area will be provided. Example: a break room with several tables and a basic kitchen; no outdoor picnic area shall be provided.
- tenants shall be responsible for providing a secure area for bike storage.
- An on-site shower and locker facility shall be provided.
- Each individual project shall give 10% of its total parking to preferred parking for employees, car pools, and other multi-occupancy commuter activity. Preferred parking shall be located close to the entrances or in shaded areas.
- Bicycle/pedestrian pathways shall be linked and connected throughout the site.
- These design standards shall be used to reduce pedestrian/bicycle conflicts.
c. Developer will comply with the city's Surface Disturbance division, prior to any earthmoving activity.

4. Future site plans for subdivision or building purposes in the Master Plan area, and significant amendments shall be submitted to the Environmental Planning Commission for approval. The site plan for subdivision shall provide for clear, logical pedestrian access to the entire complex to the west.

TRANSPORTATION REQUIREMENTS

The development will be constructed in phases. Phase I will construct the offsite infrastructure improvements requested by the State Highway Department, according to plans dated 9/20/97, by City Major Engineer by and approved by the State Highway Department in its letter dated 8/21/97. The Phase II offsite transportation requirement is to provide the City of Albuquerque with an engineered design for the improvements to occur at the Jefferson/Clarendon intersection. In return, the City has agreed to waive all City fees associated with this design per its letter dated 9/16/97.

THIS MASTER PLAN SUPERSEDES THE ARCHIVED MASTER PLAN WHICH WAS APPROVED BY DRB ON 7/11/97. THE CHANGES ON THIS PLAN ARE THE ADDITION OF THE TRANSPORTATION IMPROVEMENTS ABOVE, AND THE CHANGES REQUESTED BY DRB.

ARCHITECTURAL VOCABULARY

SEE ALSO DEVELOPMENT STANDARDS

MEANS TO ACHIEVE: VERTICAL INTEGRATION OF ARCHITECTURAL ELEMENTS. THIS MASTER PLAN IS DESIGNED TO INCORPORATE ELEMENTS OF PRESENT AREA ARCHITECTURE, NOTABLY THE GEOMETRY AND MATERIALS OF THE OLD BERENT GROTH BUILDING. THE SITE IS DIVIDED INTO ZONING AREAS. EACH WILL CAPITALIZE ON ARCHITECTURAL ELEMENTS AND THE BUILDING'S CHARACTERISTICS TO BE SEEN IN EACH AREA. OFFICE AND RESTAURANT USE WILL BE PRECEDENT FOR CURRENT BUILDINGS.

1) COMMON INTEGRATING ELEMENTS

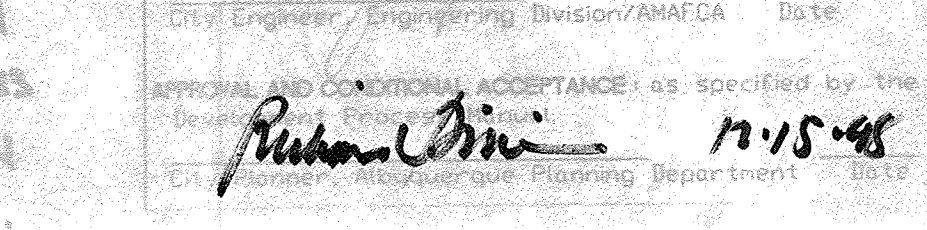
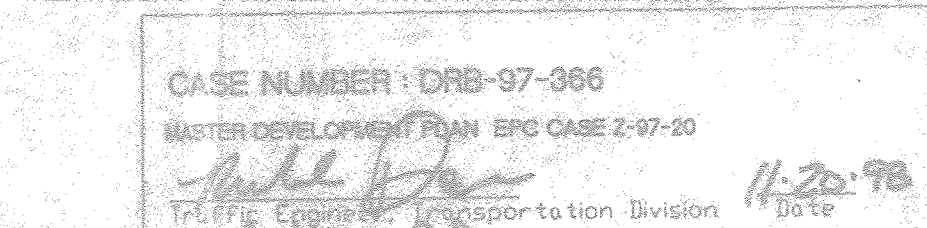
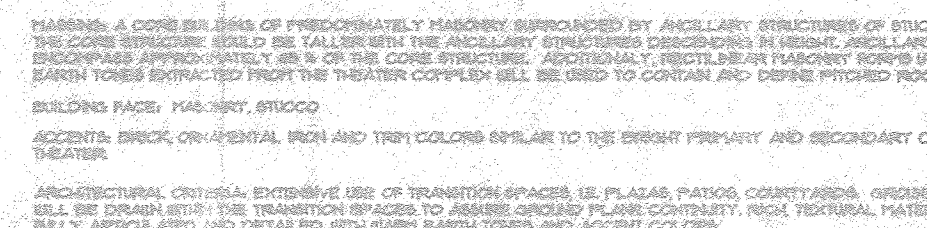
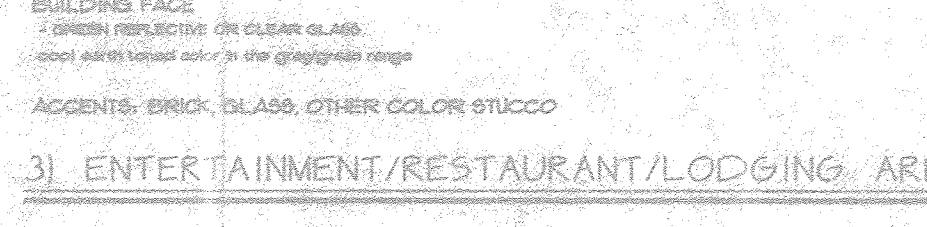
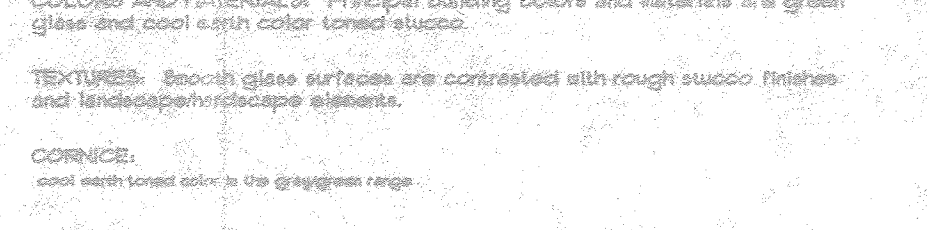
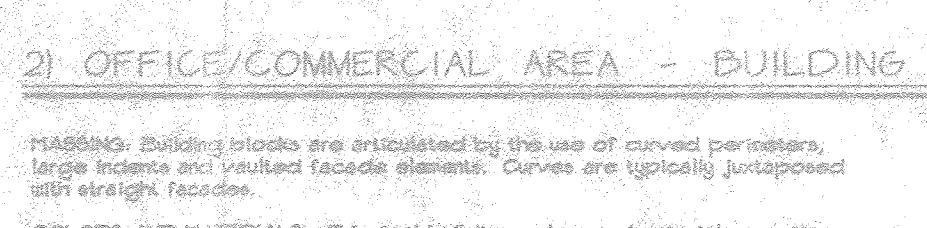
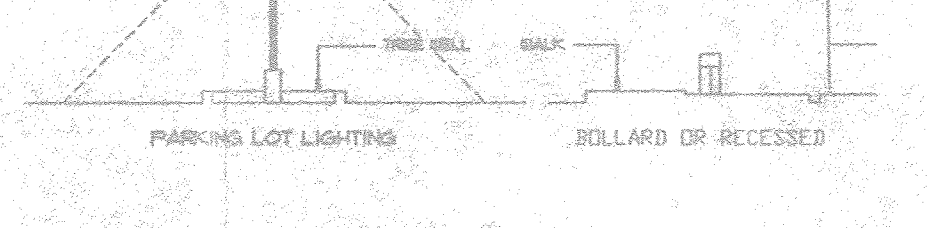
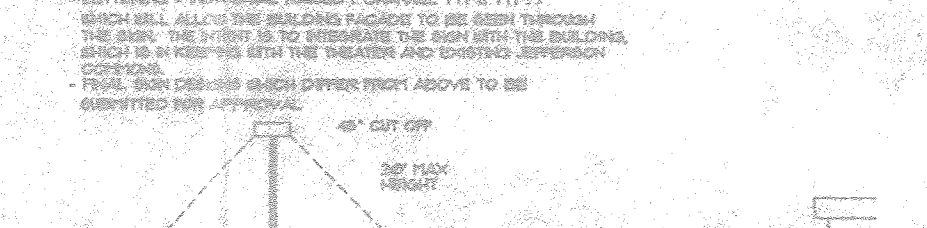
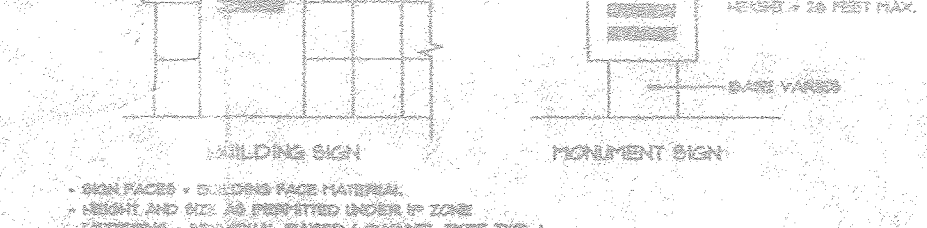
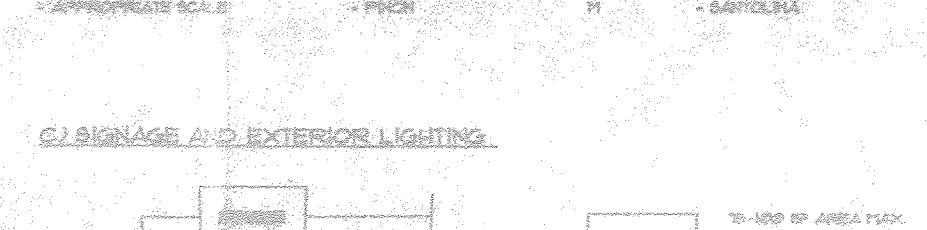
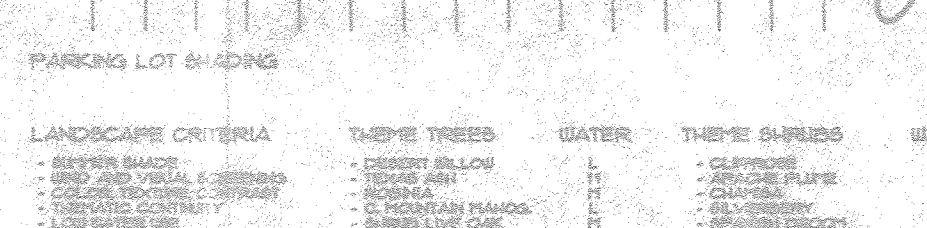
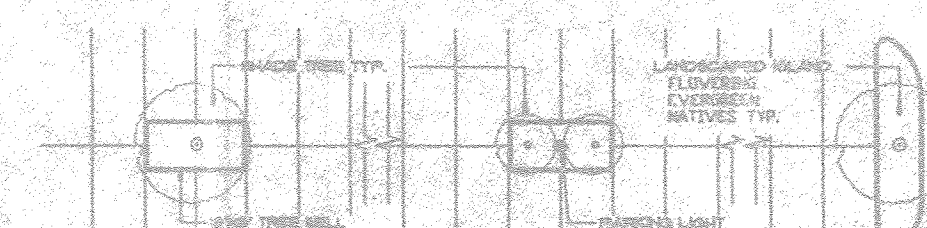
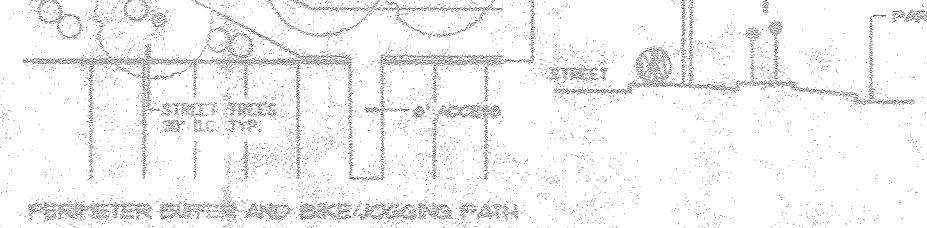
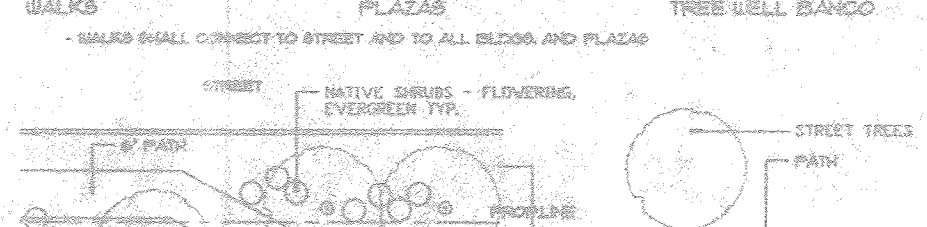
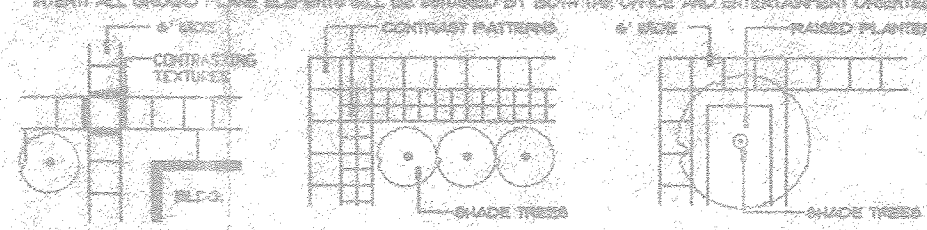
THE INTEGRATION OF THE COMMERCIAL/OFFICE, RESTAURANT/ENTERTAINMENT, LODGING AND HOTEL AREAS WILL BE ACHIEVED THROUGH THE FOLLOWING ARCHITECTURAL METHODS:

A) HORIZONTAL BAND ELEMENTS

CONTRASTING COLORS AND MATERIALS OF THE BUILDINGS WILL BE USED THROUGHOUT BOTH THE COMMERCIAL/OFFICE AND RESTAURANT/ENTERTAINMENT AREAS AND WILL PROVIDE A COMMON THEMATIC COMPONENT. THE BUILDINGS WILL BE SEPARATED FROM ONE ANOTHER BY PORTIONS OF THE BUILDING CREATED BY THE DIFFERENTIAL APPLICATION OF GLASS COLORS TO THE CORNER AND THE POSITION OF THE BUILDING SHALL USE A NATURAL FINISH AND COLOR (CONCRETE OR STUCCO) TO BE SEEN IN THE BUILDING.

B) LANDSCAPING

PERIMETER BUFFER ELEMENTS WILL BE PROVIDED BY BOTH THE OFFICE AND RESTAURANT/ENTERTAINMENT PROJECTS.



IP Midway Business Park - Developed

IP Albuquerque Industrial Site - Developed

IP Digital Properties Unoccupied

NORTHERLY PORTION OF SITE (APPROX. 2/3) IS COMMERCIAL/OFFICE USE.

FOR FUTURE SUBDIVISION 34.89 ACRES

SOUTHERLY PORTION OF SITE (APPROX. 1/3) IS RETAIL/RESTAURANT/HOTEL USE.

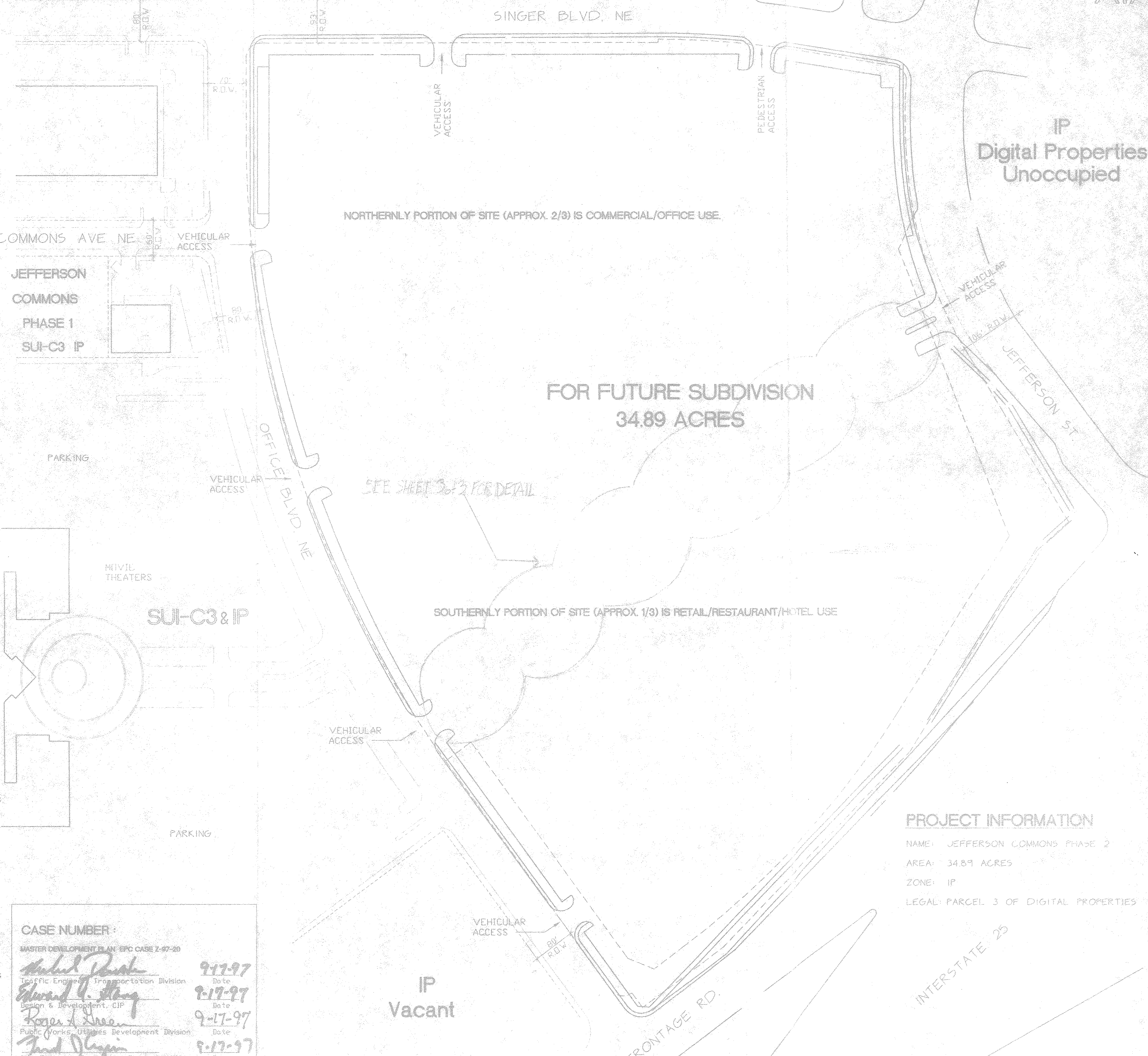
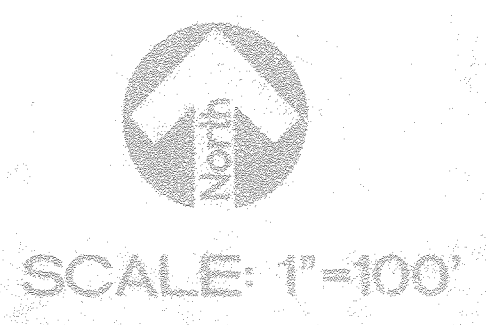


Table with columns for Case Number, Name, Title, Date, and Department. Includes entries for Master Development Plan, EPC Case Z-97-20, and various approvals from Engineering, Planning, and Public Works divisions.

Table with columns for Case Number, Name, Title, Date, and Department. Includes entries for Case Number DRB-97-366 and various approvals from Engineering, Planning, and Public Works divisions.

PROJECT INFORMATION
NAME: JEFFERSON COMMONS PHASE 2
AREA: 34.89 ACRES
ZONE: IP
LEGAL: PARCEL 3 OF DIGITAL PROPERTIES

MASTER DEVELOPMENT PLAN CASE Z-97-20



ASSOCIATES
CHART
Post Office Box 3599 / Albuquerque, New Mexico 87190
(505)344-1633

JEFFERSON COMMONS PHASE 2 MASTER DEVELOPMENT PLAN

DRB-97-366

DPI
Sheet 1 of 3

7/25/97

**JEFFERSON COMMONS PHASE 2  
MASTER DEVELOPMENT PLAN**

PROJECT AREA: 34.89 Acres  
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**STANDARDS AND REQUIREMENTS**

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It is the intent of the developer, who will design and build all buildings in the commercial/office portion of the site, to create an integrated, urbanized environment. Although the site will be organized into two different functions, one being commercial/office and the other being retail/restaurants, the site will convey a sense of unity through the consistent use of landscaping and landscaping.

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**LAND USES** - Permissive and Conditional Uses under IP Zone. The projected primary Land Use Categories are Offices, Medical Offices, Hotel, Sit-Down Restaurants and Support Retail.

**LOT SIZE** - Minimum Tract size shall be 1/2 acre. Tracts shall be 100 or more feet wide.

**BUILDING SETBACKS** - Front Yard Minimum 20 feet. Side and Rear Yard Minimum 10 feet. Setbacks are also determined by building height and sign-off.

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**SIGNAGE** - Signage type, height, size and number shall be as permitted under the IP Zone. However, building mounted signs shall be individually mounted letters and may not rise above the facade. Projecting signs will not be permitted, except for canopies and marquees. The Developer may enforce criteria more stringent than IP requirements. Signage controls should allow for variations appropriate to the Land Use but retain coordination and continuity through the Development.

**REFUSE** - Adequate provision for Refuse storage and collection will be made with each Tract. Refuse containers will be enclosed. Container and pad detail and location shall be approved by the City Solid Waste Division.

**UTILITIES** - Utilities to be coordinated with the City Public Works Department. Utilities Division. Easements will be dedicated as needed with specific Site Plans.

**DRAINAGE** - A Master Drainage Plan for the entire Site will be developed in concert with City Hydrology. Specific Grading and Drainage Plans will be prepared with each tract before development and will include drainage easements as appropriate.

**EPC FINDINGS AND CONDITIONS**

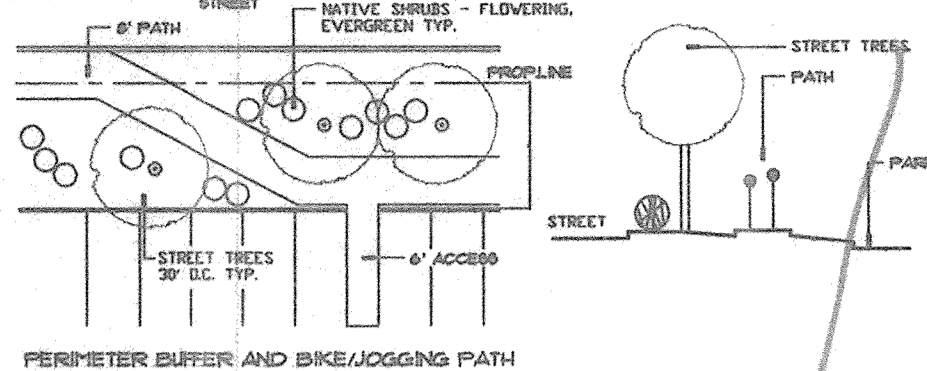
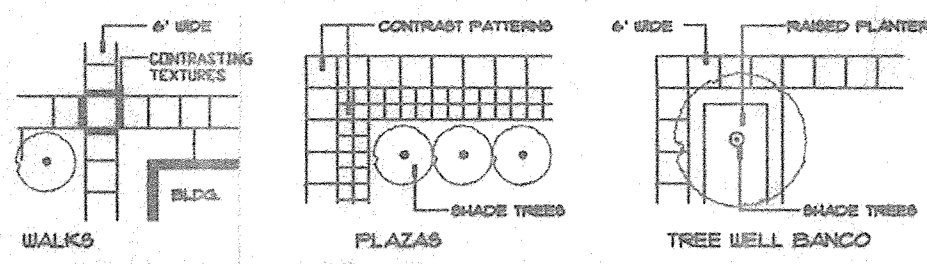
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 a. The requirement to generate an AQIA study has been waived by the Director of the Environmental Health Department.  
 b. Vehicle strip reductions shall apply to businesses with 50 or more employees:

- on site dining area will be provided. Example a break room with several tables and a soda machine. An outdoor picnic area shall be provided.
- Tenants shall be responsible for providing a secure area for bike storage.
- An on-site shower and locker facility shall be provided.
- Each individual project shall give 10% of its total parking to preferred parking for ride-share, car pools, and other multi-occupancy commuter activity. Preferred parking shall be located close to the entrances or in shaded areas.
- Bicycle/pedestrian pathways shall be linked and connected throughout the site. These pathways shall be 6' wide to reduce pedestrian/bicycle conflicts.
- c. Developer will comply with the city's Surface Disturbance division, prior to any earthmoving activity.

4. Future site plans for subdivision or building purposes in the Master Plan area, and significant amendments, shall be submitted to the Environmental Planning Commission for approval. The site plan for subdivision shall provide for clear, logical pedestrian access to the theater complex to the west.

**LANDSCAPING**

SEE ALSO 'STANDARDS AND REQUIREMENTS' SECTIONS

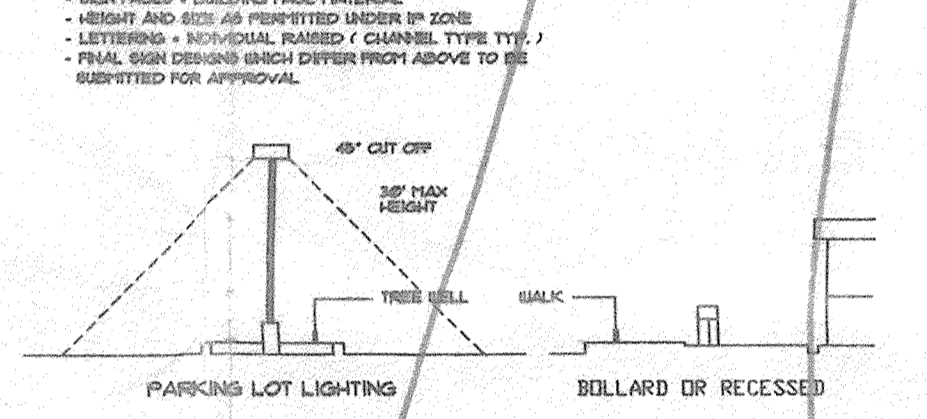
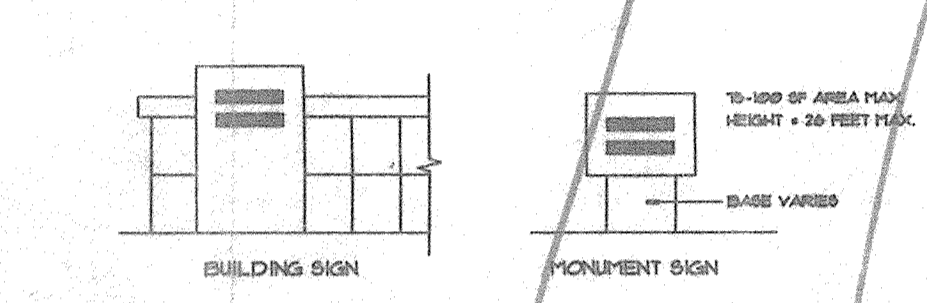


**PARKING LOT SHADING**

LANDSCAPE CRITERIA	THEME TREES	WATER	THEME SHRUBS	WATER
- REFER SHADE	- GUMMUT BLOSSOM	- BLUEGRASS	- ELFIN GUMMUT	- BLUEGRASS
- SHED AND VISUAL SCREENING	- REDWOOD	- TURF	- SPANISH PLUME	- TURF
- SOFTEN BUILDING FOOTPRINT	- REDWOOD	- TURF	- SPANISH PLUME	- TURF
- LOW WATER USE	- REDWOOD	- TURF	- SPANISH PLUME	- TURF
- APPROPRIATE SCALE	- REDWOOD	- TURF	- SPANISH PLUME	- TURF

**SIGNAGE AND EXTERIOR LIGHTING**

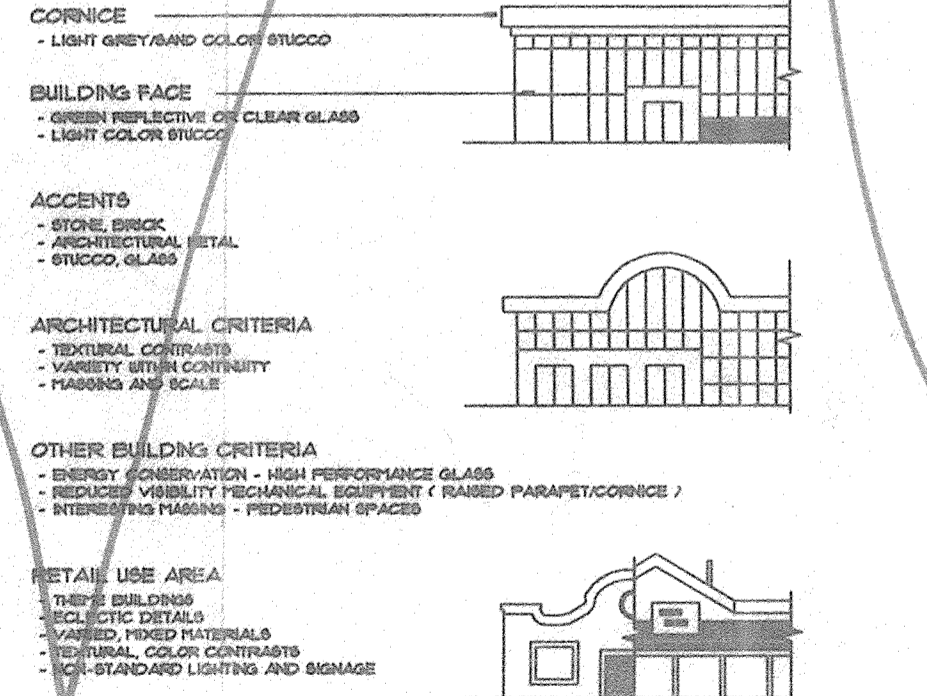
SEE ALSO 'STANDARDS AND REQUIREMENTS' SECTIONS



**ARCHITECTURAL VOCABULARY**

SEE ALSO 'STANDARDS AND REQUIREMENTS' SECTIONS

**MATERIALS** - Building blocks are articulated by the use of curved perimeters, large pilasters and vaulted facade elements. Curves are typically juxtaposed with straight facades.  
**COLORS AND MATERIALS** - Principal building colors and materials are green glass and white or grey-green stucco.  
**TEXTURES** - Smooth glass surfaces are contrasted with rough stucco finishes and landscape architectural elements.



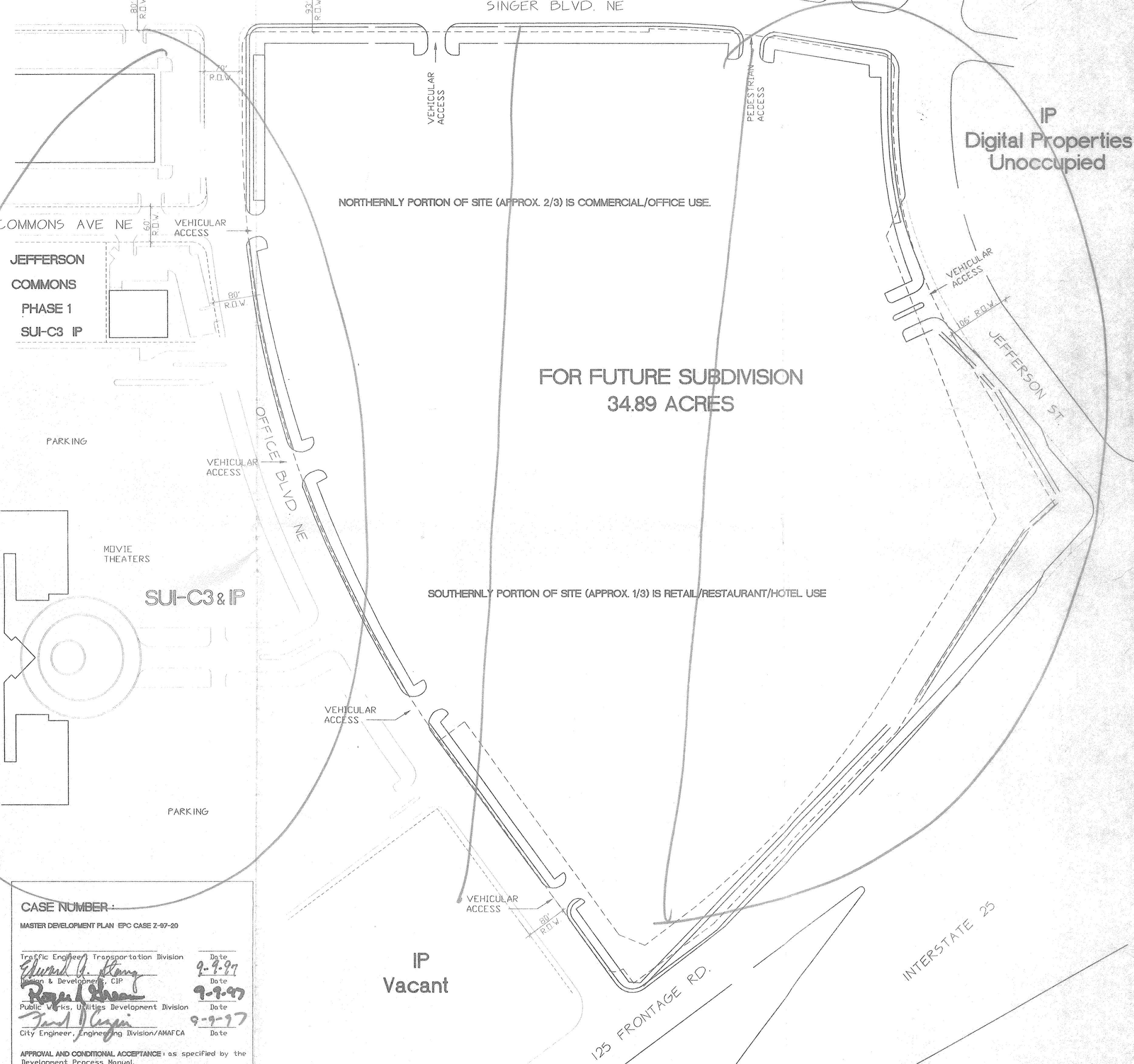
**PROJECT INFORMATION**

NAME: JEFFERSON COMMONS PHASE 2  
 AREA: 34.89 ACRES  
 ZONE: IP  
 LEGAL: PARCEL 3 OF DIGITAL PROPERTIES

IP  
 Midway Business  
 Park - Developed

IP  
 Albuquerque Industrial Site - Developed

IP  
 Digital Properties  
 Unoccupied

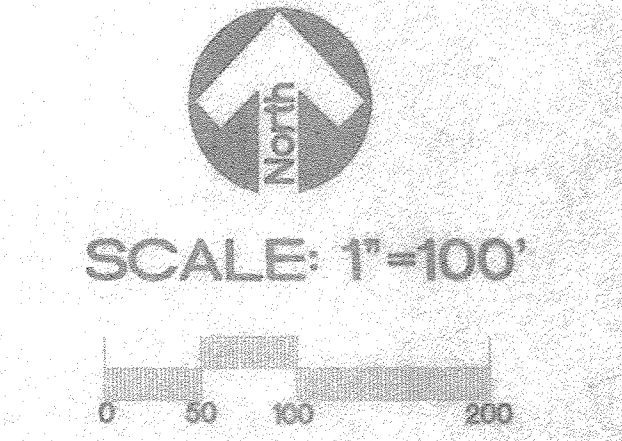


**CASE NUMBER:**  
 MASTER DEVELOPMENT PLAN EPC CASE Z-97-20

Traffic Engineer Transportation Division Date: 9-9-97  
 Planning & Development CIP Date: 9-9-97  
 Public Works, Utilities Development Division Date: 9-9-97  
 City Engineer, Engineering Division/AM/CA Date: 9-9-97

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Development Process Manual.  
 City Planner, Albuquerque Planning Department Date

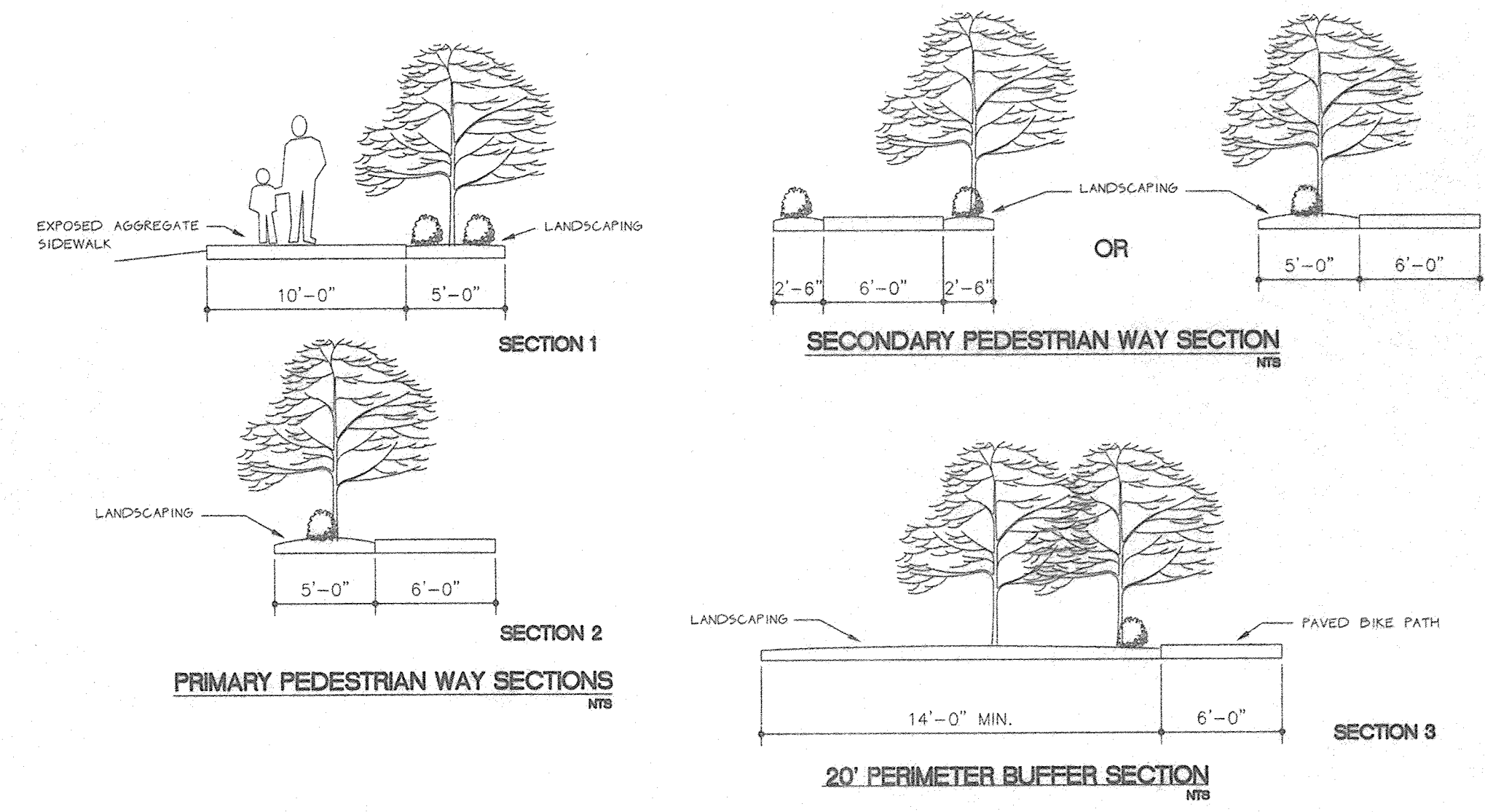
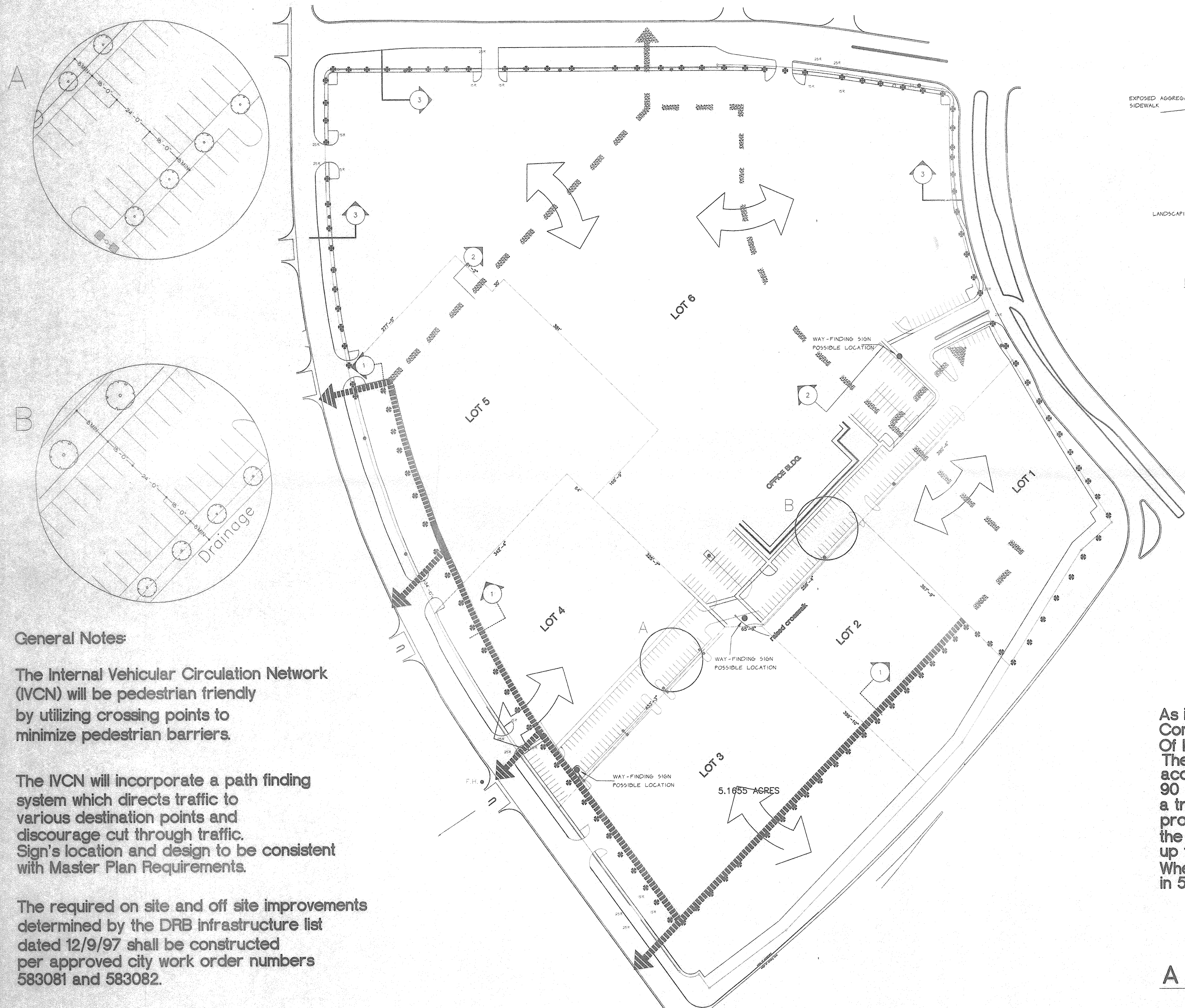
**MASTER DEVELOPMENT PLAN CASE Z-97-20**



BERENT GROTH ARCHITECTS AIA  
 100 ALVARADO DR NE ALBUQUERQUE NEW MEXICO 87100  
 505 266 6700  
 ASSOCIATES  
 Post Office Box 3529 / Albuquerque, New Mexico 87190  
 (505) 344-1633  
 CHART  
 JEFFERSON COMMONS PHASE 2  
 MASTER DEVELOPMENT PLAN  
 DP1  
 Sheet 2 of 3  
 7/85/97

# AMENDMENT TO MASTER PLAN

**BERENT GROTH**  
 100 ALVARADO DR NE ALBUQUERQUE NEW MEXICO 87110  
**ARCHITECTS**  
 505 266 6700  
**AIA**



**PEDESTRIAN WAY SECTIONS**

**PEDESTRIAN WAY LEGEND**

- PRIMARY PEDESTRIAN WAY WITH BICYCLE PATH (DETERMINED)
- PRIMARY PEDESTRIAN WAY (MAY ADJUST DUE TO FUTURE BUILDING PLACEMENT)
- INDICATES FUTURE SECONDARY PEDESTRIAN WAY (DEPENDENT ON BUILDING PLACEMENT)
- PAVED 6' BICYCLE PATH

**NOTES:**  
 Pedestrian way will include a path-finding system for pedestrians from the "Office/Commercial area and Entertainment/ Restaurant/Lodging area"

As illustrated in details "A" and "B" and as stated in Conditions # 2 and Findings # 4 in the Official Notification Of Decision dated July 24, 1998:  
 The IVCN will have a circulation aisle of 24' in width; access to entrances off Jefferson and Office Blvd.; 90 degree parking as a traffic calming feature; a traffic barrier feature on both sides of the aisle which prohibits vehicles from short-cutting across the parking areas; the barrier must be a min. of 8' in width, including up to 4' for vehicular overhang, and be "pedestrian friendly"; Where feasible, trees will be added along the circulation system in 5x5 or 3x5 planters to provide shade along the walkway.

**General Notes:**

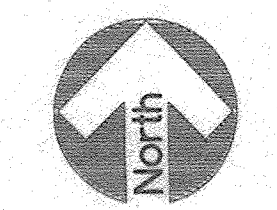
The Internal Vehicular Circulation Network (IVCN) will be pedestrian friendly by utilizing crossing points to minimize pedestrian barriers.

The IVCN will incorporate a path finding system which directs traffic to various destination points and discourage cut through traffic. Sign's location and design to be consistent with Master Plan Requirements.

The required on site and off site improvements determined by the DRB infrastructure list dated 12/9/97 shall be constructed per approved city work order numbers 583081 and 583082.

CASE NO. Z-97-20

**A CHANT ASSOCIATES DEVELOPEMENT**



SCALE: 1"=100'

**ASSOCIATES**  
**CHANT**  
 Post Office Box 5529 / Albuquerque, New Mexico 87190  
 (505)344-1633

**JEFFERSON COMMONS PHASE 2**  
**MASTER DEVELOPMENT PLAN**

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