

**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 Transportation 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 Diversion 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 Site Plan 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 projected primary Land Use Categories are Offices, Medical Offices, Motel, Sit-Down Restaurants and Support Retail.

LDT 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.

BUILDING SIZE AND HEIGHT- Maximum building height shall be 50 feet. Building size will be determined for each individual tract based on IP setback 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 Anodized Aluminum. Metal colors will be restrained Earth tones and Pastels. Other complementary materials and colors may be introduced as accents. Building Roofs may be pitched or flat. Roof materials may be metal, shingle or clay tile.

LANDSCAPING - Landscaping shall adhere to Section 14-16-3-10. Landscaped area is to exceed 15% of Net Site Area, provided with automatic water-conserving irrigation maintained by Lirioden. 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 20 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 textural indication of pedestrian presence. Continuous Vehicular perimeter circulation will provide access to ingress and egress points. Cross-Easements for Access and Circulation will be plotted across parking 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 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 Department.

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

3. Prior 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 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 rideshare, 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 10' wide where pedestrian and biker traffic are shared to reduce pedestrian/bicycle conflicts.
 - 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.

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 8/20/97 by D.L. Weiss Engineering 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/McClellan 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 supercedes the attached master plan which was approved at DRB on 9/9/97. The changes on this plan are the addition of the transportation language above, and the changes requested by DRB.

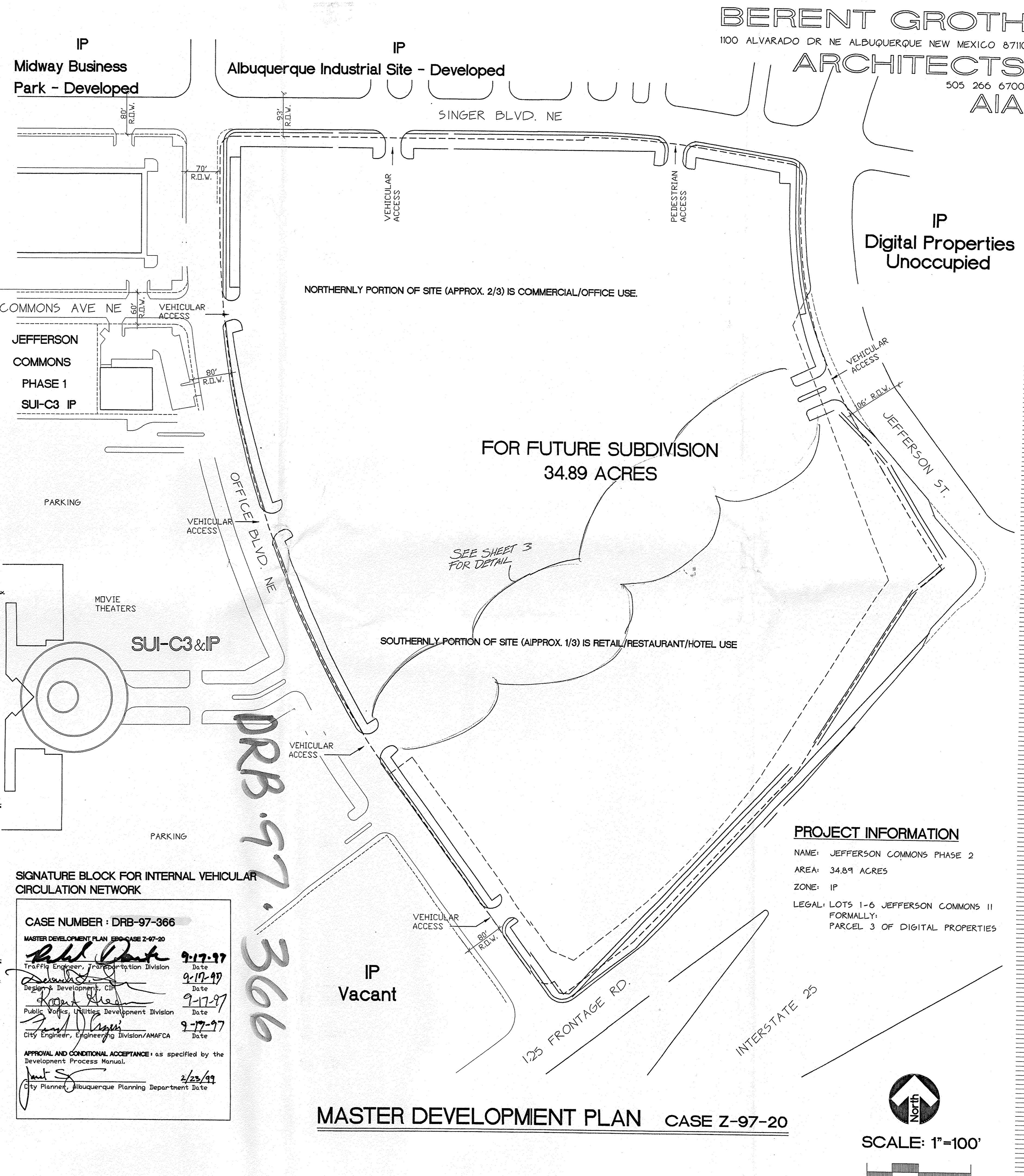
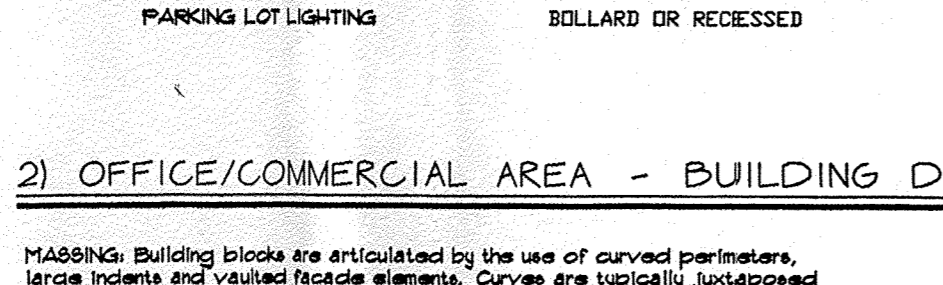
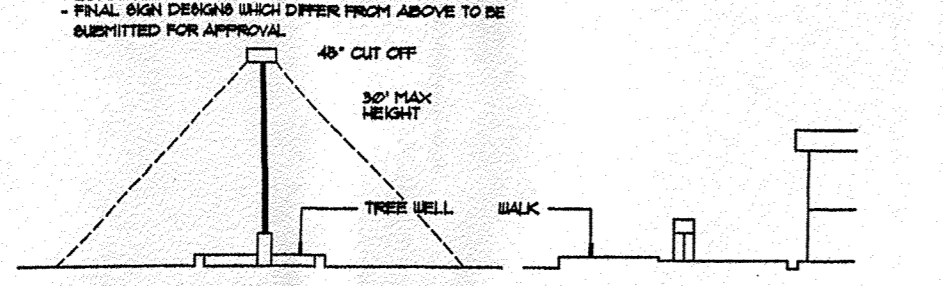
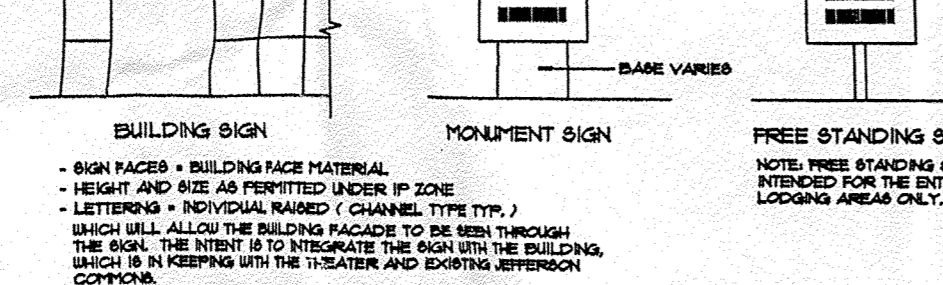
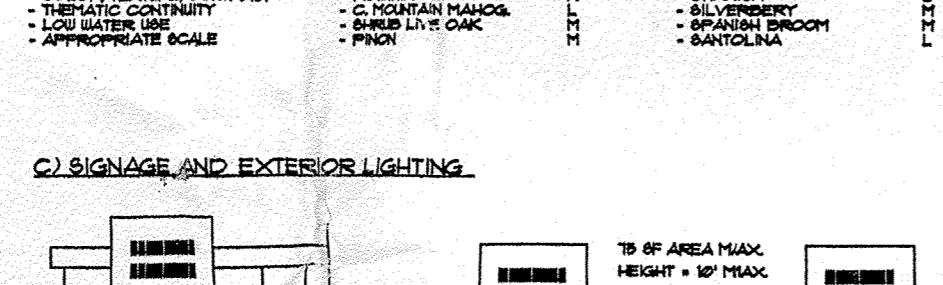
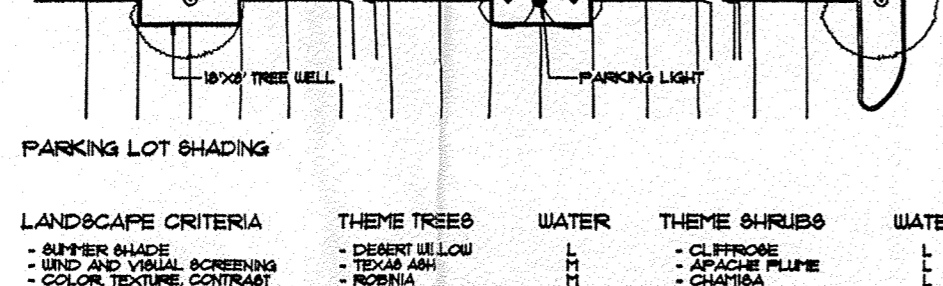
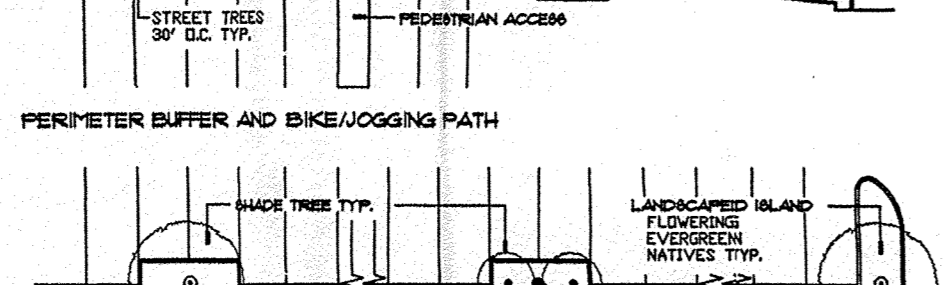
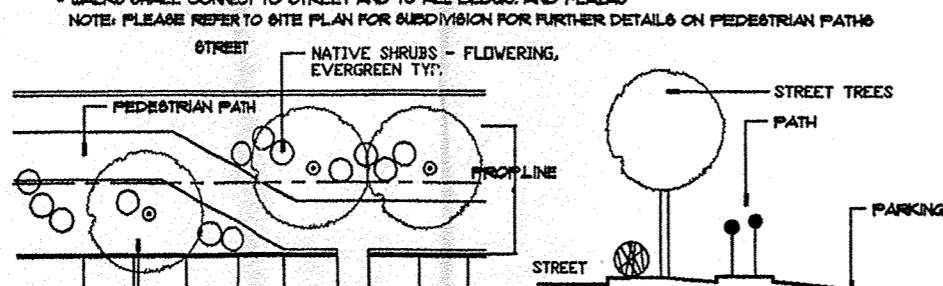
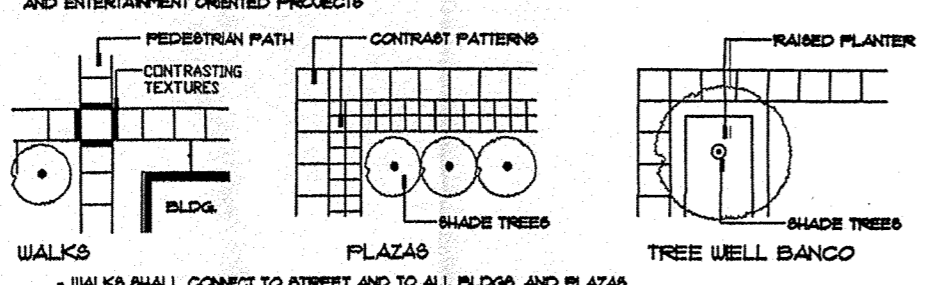
ARCHITECTURAL VOCABULARY

SEE ALSO DEVELOPMENT STANDARDS
 INTENT: TO ACHIEVE AREA-WIDE INTEGRATION OF ARCHITECTURAL ELEMENTS, THIS MASTER PLAN IS DESIGNED TO INCORPORATE ELEMENTS OF PRESENT AND FUTURE ARCHITECTURE, NOTING TO THE EXTENT POSSIBLE THE HISTORICAL LAND USE TYPES, THE COMMERCIAL/OFFICE AREA AND THE ENTERTAINMENT/RESTAURANT/LODGING AREAS. EACH SHALL CAPITALIZE ON ARCHITECTURAL ELEMENTS OF SURROUNDING ENVIRONMENT. THE FIRST BUILDING TYPE TO BE BUILT IN EACH AREA, LE OFFICE AND RESTAURANT, WILL SET THE PRECEDENT FOR SUBSEQUENT BUILDINGS.

1) COMMON INTEGRATING ELEMENTS

A) HORIZONTAL BAND ELEMENTS
 VISIBLY DISPLAYED ON THE FACADES OF THE BUILDINGS, THESE HORIZONTAL ELEMENTS WILL BE USED THROUGHOUT BOTH THE COMMERCIAL AND RESTAURANT AREAS OF THE DEVELOPMENT, AND WILL PROVIDE A COHESIVE ARCHITECTURAL LANGUAGE.
 THE OFFICE BUILDINGS WILL UTILIZE THIS ELEMENT MOST NOTICABLY IN THE CORNER GLASS AND WINDOW FRONTS OF THE BUILDINGS. THE RESTAURANT BUILDINGS WILL UTILIZE THIS ELEMENT TO THE OFFICE AND RESTAURANT PORTIONS OF THE BUILDINGS. THIS ELEMENT WILL USE A MATERIAL (STUCCO) AND COLOR (GRAY/GREEN EARTH TONE) FOUND IN THE THEATERS.
 THE RESTAURANT BUILDINGS WILL DISPLAY THE BANDING ELEMENT ALSO IN ITS CORNER AND WINDOW FRONTS. THE RESTAURANT BUILDINGS WILL USE THE MATERIAL (STUCCO) AND COLOR (BROWN COLOR EARTH TONE) FOUND IN THE THEATERS.

B) LANDSCAPING
 INTENT: ALL GROUND PLANE AND HARDSCAPE ELEMENTS WILL BE SHARED BY BOTH THE OFFICE AND ENTERTAINMENT/RESTAURANT PORTIONS.
 PEDESTRIAN PATHS
 CONTRAST PATTERNS
 RAISED PLANTER
 CONTRAST TEXTURES
 SHADE TREES
 TREE WELL (BRANCO)



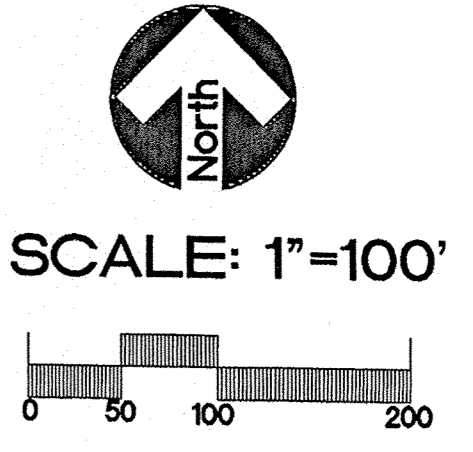
BERENT GROTH ARCHITECTS AIA
 100 ALVARADO DR NE ALBUQUERQUE NEW MEXICO 87110
 505 266 6700

ASSOCIATES
 Post Office Box 3529 / Albuquerque, New Mexico 87119
 (505)334-1633
CHART

**JEFFERSON COMMONS PHASE 2
MASTER DEVELOPMENT PLAN**

PROJECT INFORMATION
 NAME: JEFFERSON COMMONS PHASE 2
 AREA: 34.89 ACRES
 ZONE: IP
 LEGAL: LOTS 1-6 JEFFERSON COMMONS II
 FORMALLY:
 PARCEL 3 OF DIGITAL PROPERTIES

MASTER DEVELOPMENT PLAN CASE Z-97-20



JEFFERSON COMMONS PHASE 2
SITE DEVELOPMENT PLAN

PROJECT AREA: 34.89 Acres
Parcel 3 of Digital Properties

HEALTH AND ENERGY CONSERVATION: Development of this site shall be consistent with City Infill Policies. The site is located on existing former residential lots. Development of this site has no negative impact on adjacent areas.

OFFICE AND BUSINESS: Phase 2 includes Office Development with Food, Retail and Support Retail in a campus-like setting to reduce driving trips.

DESIGN: Buildings shall be strategically located to accommodate pedestrian paths from transit and parking. Cross streets connect buildings to adjacent residential areas and to surrounding streets. A jogging path is provided which may be used by bike and pedestrian along the North Division Channel.

DEVELOPMENT STANDARDS: Specific Development Plans shall be submitted for each parcel. The developed area shall closely follow the Standards and Guidelines. Where an item is not specifically covered by an individual site plan, these standards will be used.

The intent of the developer, and all design and build all building forms, materials, colors, etc. shall be organized into two different functional zones being commercial/office and the other being retail/restaurants. The site will convey a sense of unity through the consistent use of landscaping and hardscape.

UTILITIES: Utility lines shall be installed in accordance with the Standards and Guidelines. Electrical lines and under the IP Zone as contained in the Comprehensive City Zoning Ordinance specific Development Plans will be submitted for City Council approval. All other utility lines shall be installed in accordance with the City of Albuquerque Engineering Department's approval. All utility lines shall be installed in accordance with the City of Albuquerque Engineering Department's approval.

LAND USES: Permitted and Conditional Uses under IP Zone. The project primary Land Use Category is IP Zone, Office, Medical Offices, Retail, and Support Retail and Business Retail.

HEIGHTS: Maximum height shall be 142 feet. Tracts shall be 100 or more feet wide.

SETBACKS: Front Yard minimum 20 feet. Side and Rear Yard minimum 10 feet. Setbacks are also determined by building height.

BUILDING SIZE AND HEIGHT: Maximum building height shall be 50 feet. Building size shall be determined for each parcel based on IP Zone. Maximum building size is 650,000 sq. ft. per acre. Ratio Building Footprint to Lot Area shall be 40%.

ARCHITECTURE: Building materials shall be selected to be aesthetically and functionally appropriate to the site. The primary building materials shall be brick, stone, concrete, and architectural glass. Other materials may be used for accents. Building materials shall be selected to be aesthetically and functionally appropriate to the site. The primary building materials shall be brick, stone, concrete, and architectural glass. Other materials may be used for accents.

LANDSCAPING: Landscaping shall adhere to Section 14-16-3-10. Landscaping shall be a minimum 10% of the site area. Landscaping shall be a minimum 10% of the site area. Landscaping shall be a minimum 10% of the site area.

UTILITIES: Area and parking area lighting shall be designed to meet the City of Albuquerque's requirements. Area and parking area lighting shall be designed to meet the City of Albuquerque's requirements.

VEHICULAR AND PEDESTRIAN ACCESS: Vehicular and Pedestrian Access shall be provided throughout the development. Vehicular and Pedestrian Access shall be provided throughout the development.

PARKING AREAS: On-street parking shall be provided on each street frontage. On-street parking shall be provided on each street frontage.

UTILITIES: Area and parking area lighting shall be designed to meet the City of Albuquerque's requirements. Area and parking area lighting shall be designed to meet the City of Albuquerque's requirements.

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ARCHITECTURAL VOCABULARY

SEE ALSO DEVELOPMENT STANDARDS

COMMON INTEGRATING ELEMENTS: The integration of the various elements of the design is a key to the success of the project. The integration of the various elements of the design is a key to the success of the project.

A) HORIZONTAL BAND ELEMENTS: These elements are used to create a sense of movement and rhythm in the design. These elements are used to create a sense of movement and rhythm in the design.

B) LANDSCAPE ELEMENTS: Landscaping is an essential part of the design. Landscaping is an essential part of the design.

C) MATERIALS AND COLORS: The choice of materials and colors is crucial to the overall aesthetic of the project. The choice of materials and colors is crucial to the overall aesthetic of the project.

D) LIGHTING: Lighting is used to highlight architectural features and create a sense of atmosphere. Lighting is used to highlight architectural features and create a sense of atmosphere.

E) SIGNAGE: Signage is used to identify the project and provide information to visitors. Signage is used to identify the project and provide information to visitors.

F) UTILITIES: Utilities are integrated into the design in a way that is both functional and aesthetically pleasing. Utilities are integrated into the design in a way that is both functional and aesthetically pleasing.

G) VEHICULAR AND PEDESTRIAN ACCESS: Access is provided in a way that is both convenient and safe. Access is provided in a way that is both convenient and safe.

H) PARKING: Parking is provided in a way that is both convenient and safe. Parking is provided in a way that is both convenient and safe.

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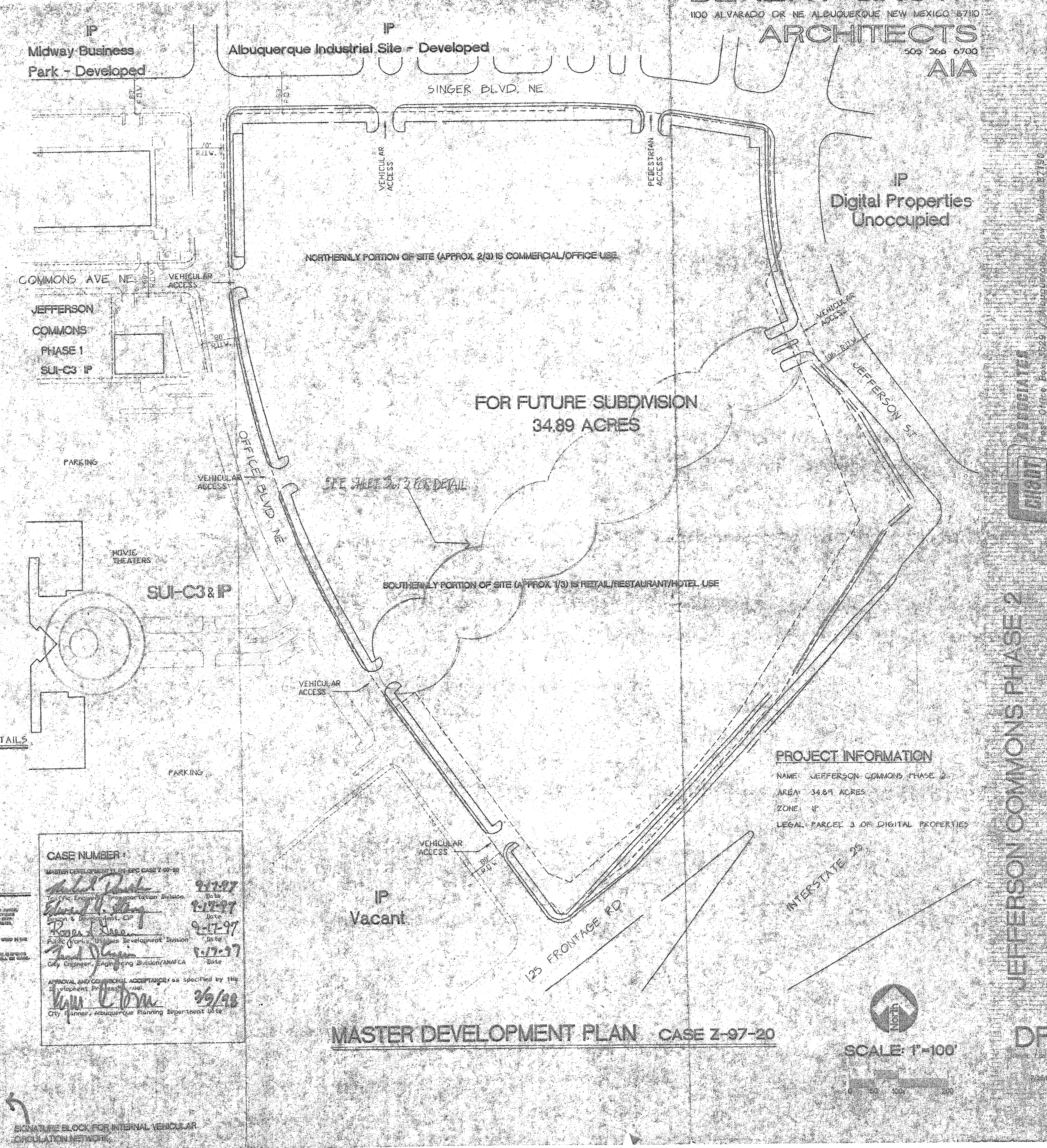
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PROJECT INFORMATION
 NAME: JEFFERSON COMMONS PHASE 2
 AREA: 34.89 ACRES
 ZONE: V
 LEGAL: PARCEL 3 OF DIGITAL PROPERTIES

CASE NUMBER: 2-97-29
 MASTER DEVELOPMENT PLAN EPC CASE Z-97-29
 Date: 9-17-97
 City Engineer, Engineering Division/AMAFCA

CASE NUMBER: 18-97-356
 MASTER DEVELOPMENT PLAN EPC CASE Z-97-29
 Date: 10-27-98
 City Engineer, Engineering Division/AMAFCA

MASTER DEVELOPMENT PLAN CASE Z-97-29

SCALE: 1"=100'

JEFFERSON COMMONS PHASE 2
 MASTER DEVELOPMENT PLAN
 DPI

JEFFERSON COMMONS PHASE 2 MASTER DEVELOPMENT PLAN

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

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STANDARDS AND REQUIREMENTS

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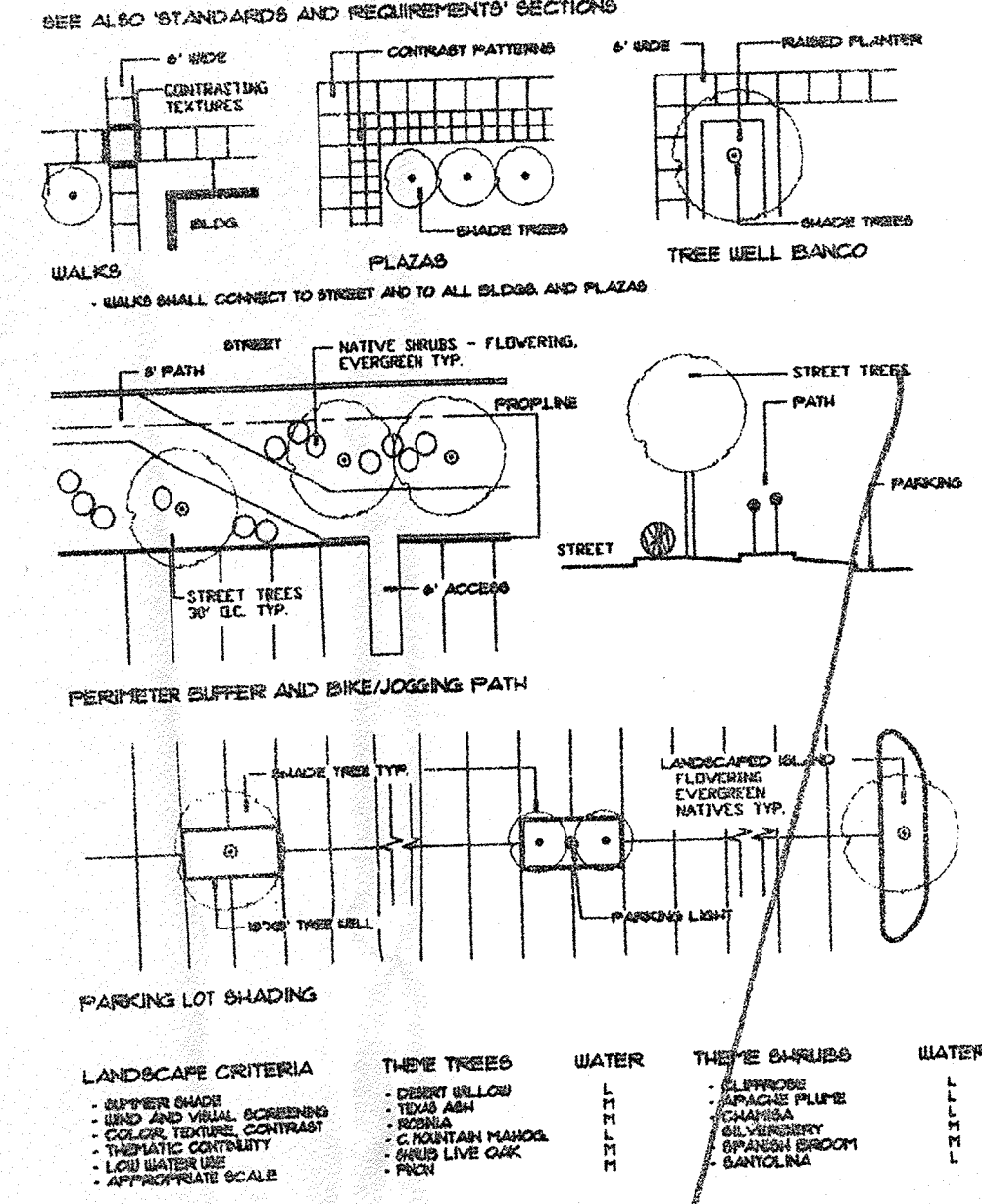
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c. Developer will comply with the city's Surface Disturbance division, prior to any earthmoving activity.

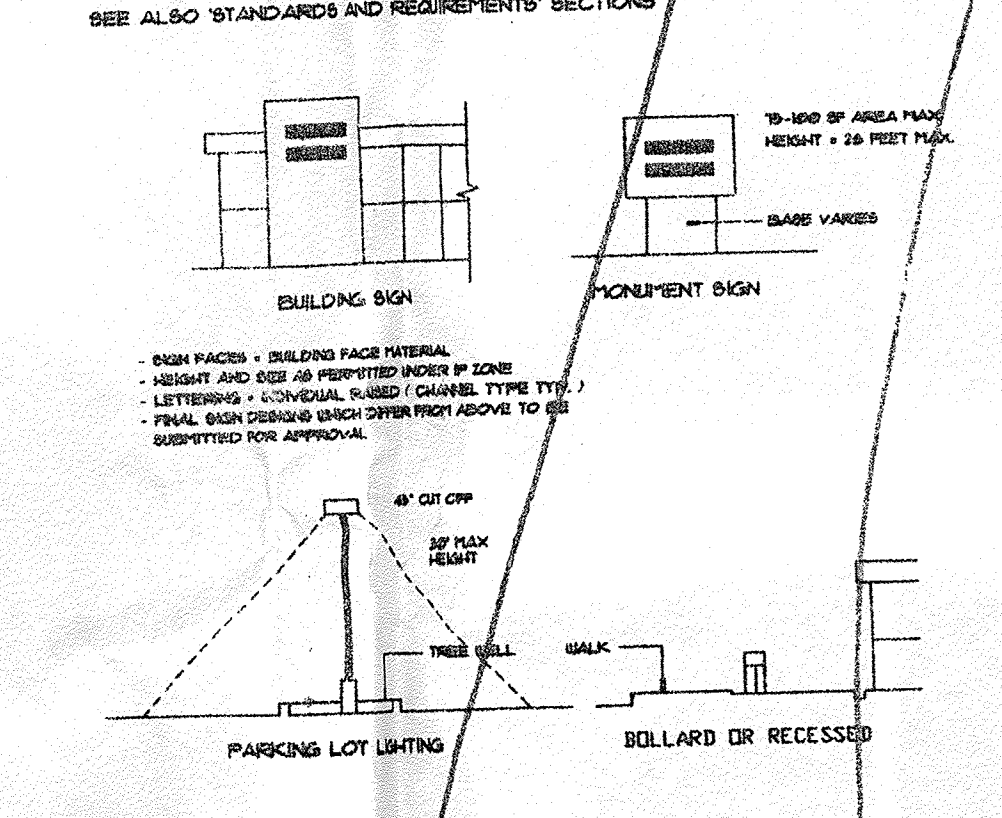
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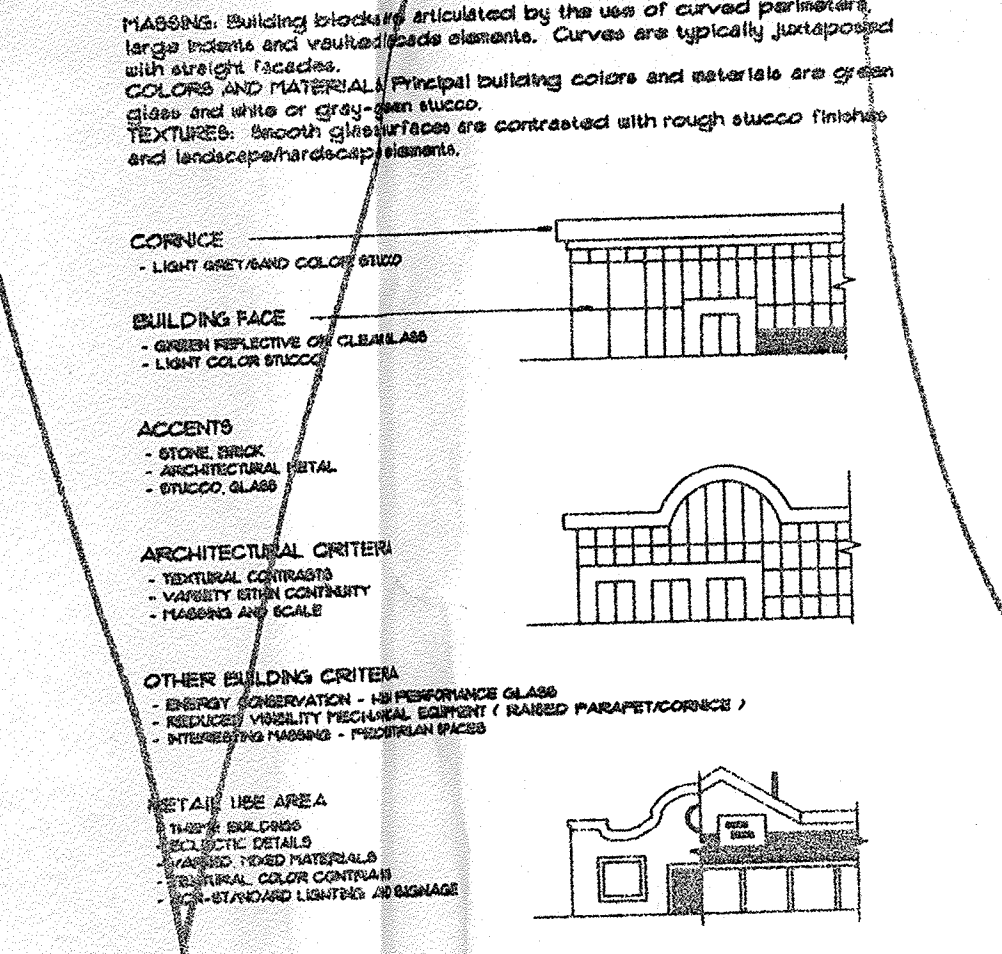
LANDSCAPING



SIGNAGE AND EXTERIOR LIGHTING



ARCHITECTURAL VOCABULARY



PROJECT INFORMATION

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

IP
Midway Business Park - Developed

IP
Albuquerque Industrial Site - Developed

IP
Digital Properties Unoccupied

JEFFERSON COMMONS PHASE 1 SUI-C3 IP

SUI-C3 & IP

IP
Vacant

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

David U. Hwang Date: 9-9-97
Traffic Engineer, Transportation Division

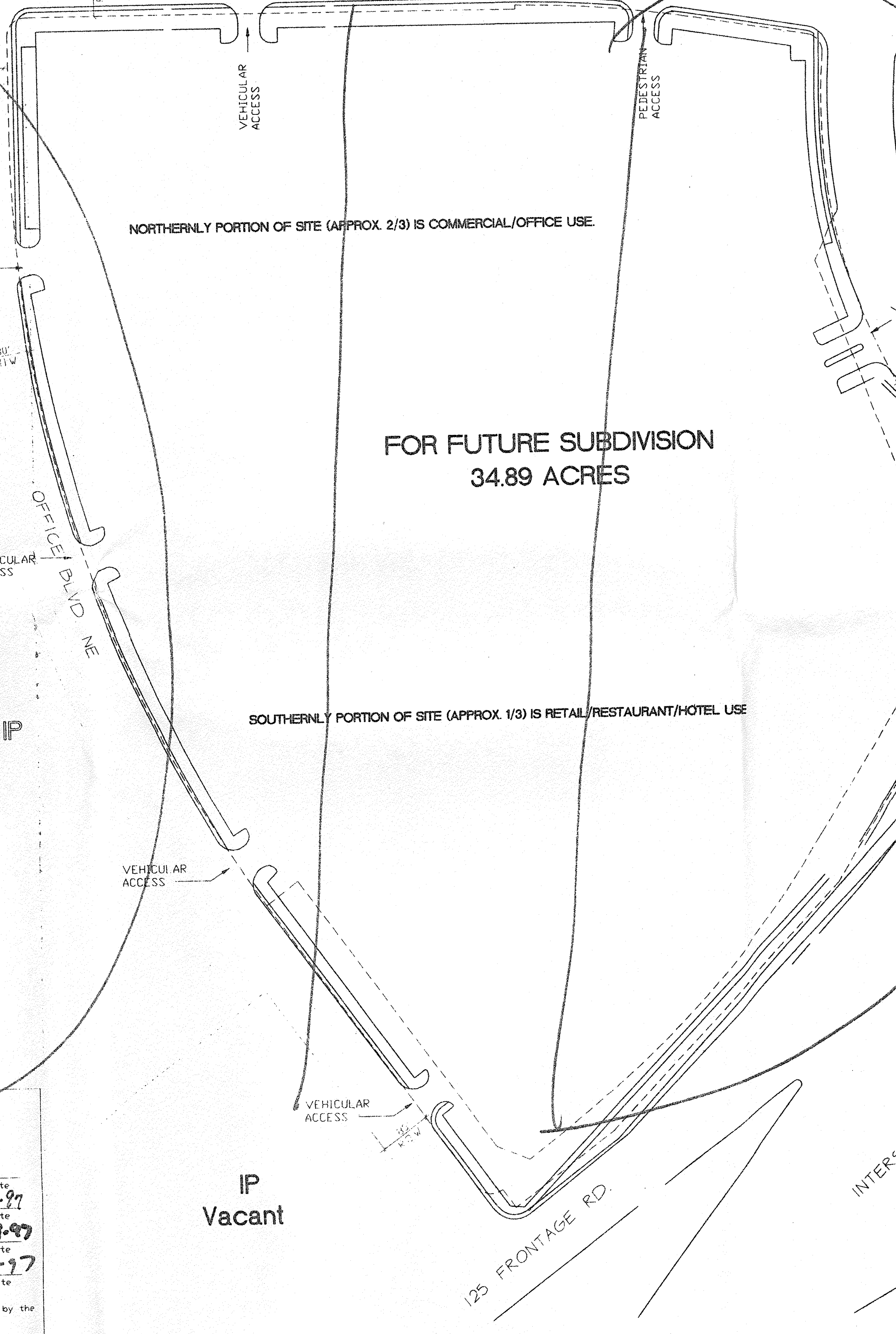
Roger J. Starnes Date: 9-9-97
Planning & Development, CIP

Fred J. Casper Date: 9-9-97
Public Works, Utilities Development Division

City Engineer, Engineering Division/AHAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque Planning Department Date

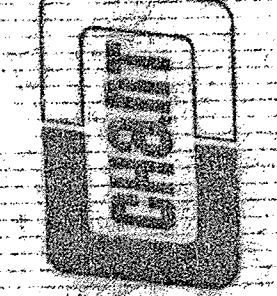


NORTHERNLY PORTION OF SITE (APPROX. 2/3) IS COMMERCIAL/OFFICE USE.

FOR FUTURE SUBDIVISION 34.89 ACRES

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

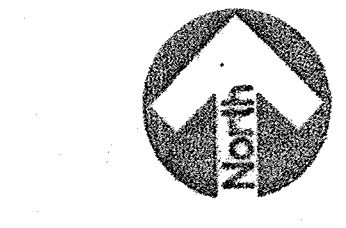
ASSOCIATES
Post Office Box 3529 / Albuquerque, New Mexico 87190
(505) 244-1633



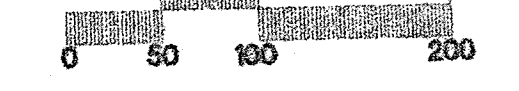
JEFFERSON COMMONS PHASE 2 MASTER DEVELOPMENT PLAN

DPI
Sheet 2 of 3

MASTER DEVELOPMENT PLAN CASE Z-97-20

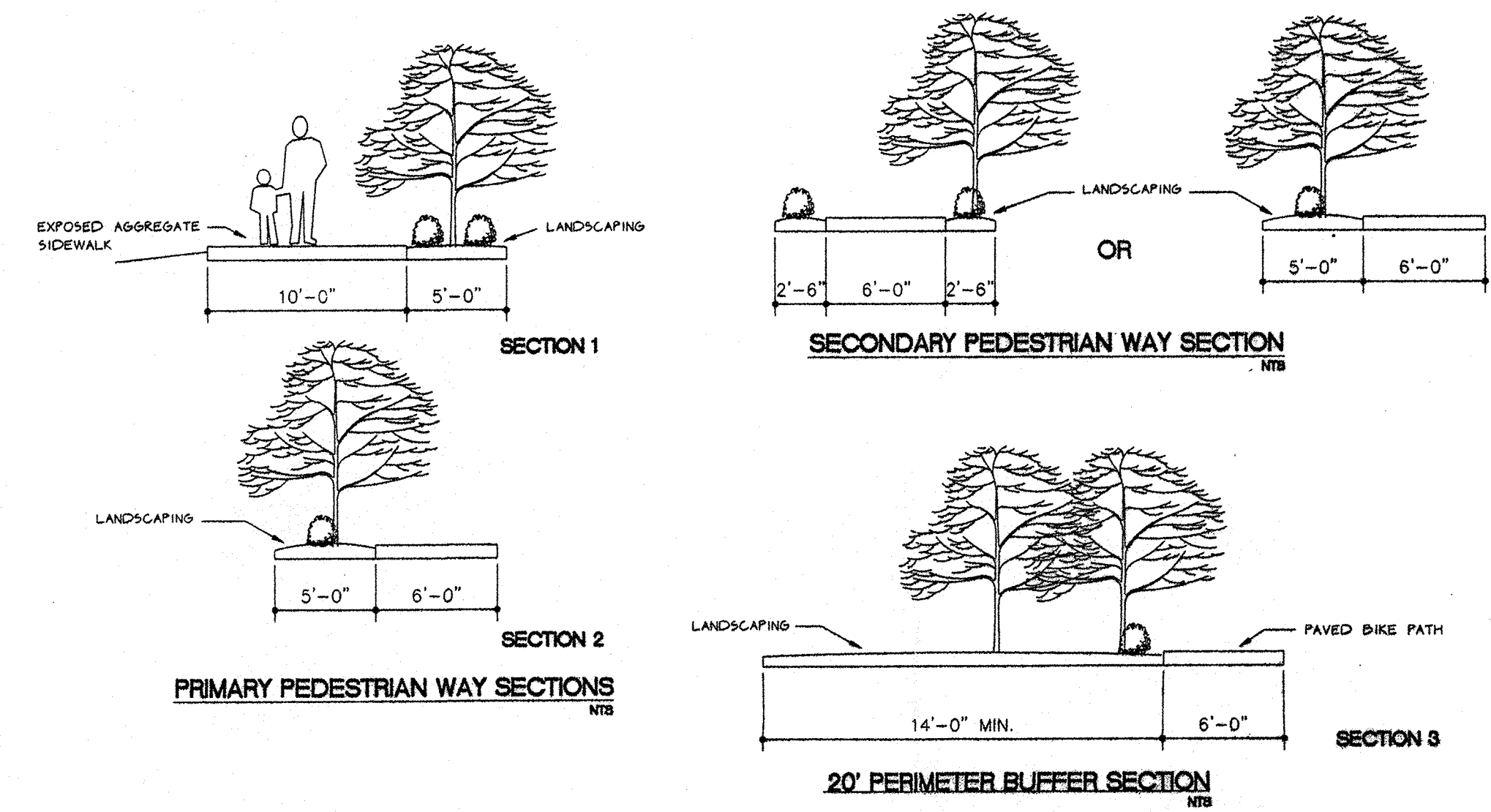
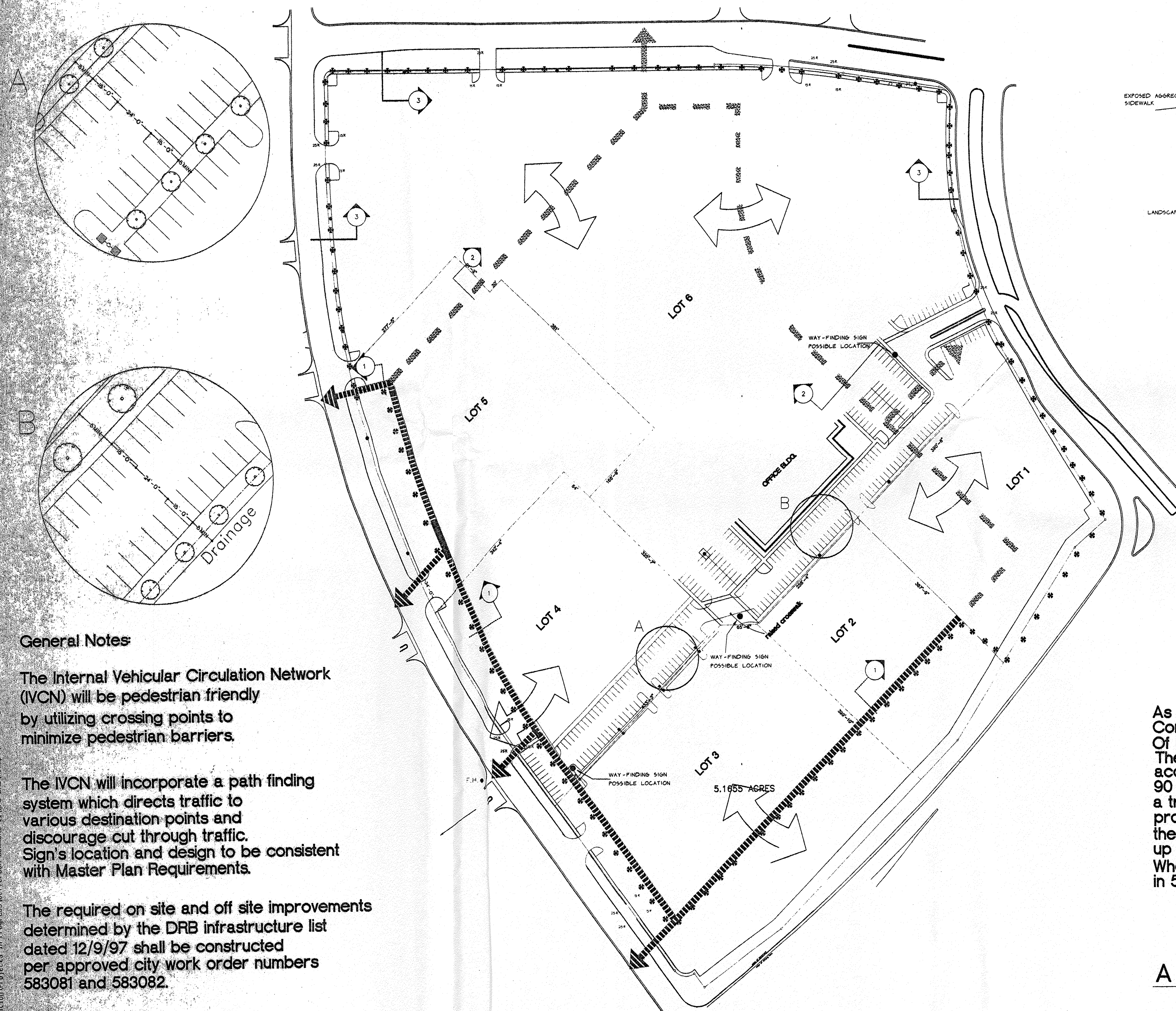


SCALE: 1"=100'



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

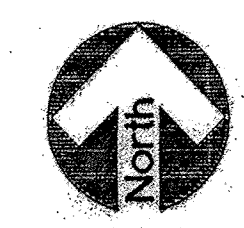
NOTES:
 Pedestrian way will include a path-finding system for pedestrians from the "Office/Commercial area and Entertainment/ Restaurant/Lodging area"

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.

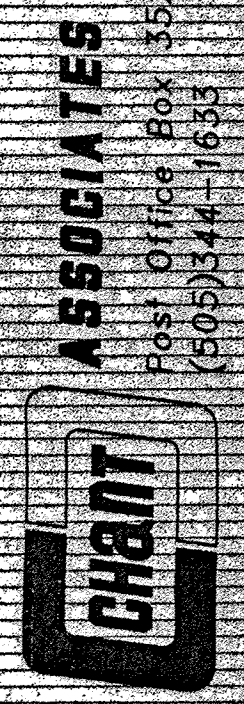
CASE NO. Z-97-20

A CHANT ASSOCIATES DEVELOPEMENT



SCALE: 1"=100'

JEFFERSON COMMONS PHASE 2
MASTER DEVELOPMENT PLAN



Drawings and Building Information Projects in Progress Jefferson Commons I.I.V.P.P. 11/10/97 Wekac road2.dwg Plot Nov 20 10:09:13 1998 DYN BY DSI