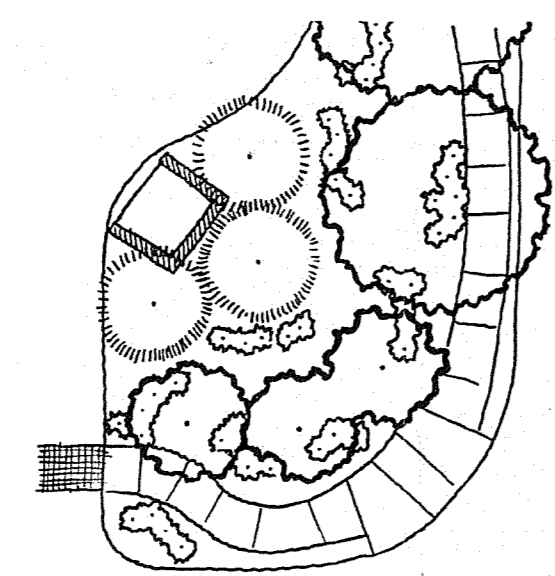


**DESIGN STANDARDS (continued)**

- ii. Retaining walls, seat walls, or elements intended to compensate for a slope in the site, shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
- iii. Pedestrian sidewalks and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes within the site.
- m. Grading and Drainage plans must comply with the City of Albuquerque's Drainage Ordinance.
  - i. All measures shall be taken to provide public safety at the pond location proposed within the northwest corner of the site.
  - ii. Site ponding shall be integrated with the landscape plan.
  - iii. Ponding location may cooperate with the westerly neighbor (St. Joseph's Church) to utilize a joint use pond and explore manners to transport storm water to Atrisco Road or to Rancho Encantado (and discharged into the City of Albuquerque pond facility) – IF APPROVED BY THE CITY OF ALBUQUERQUE PLANNING DEPARTMENT.

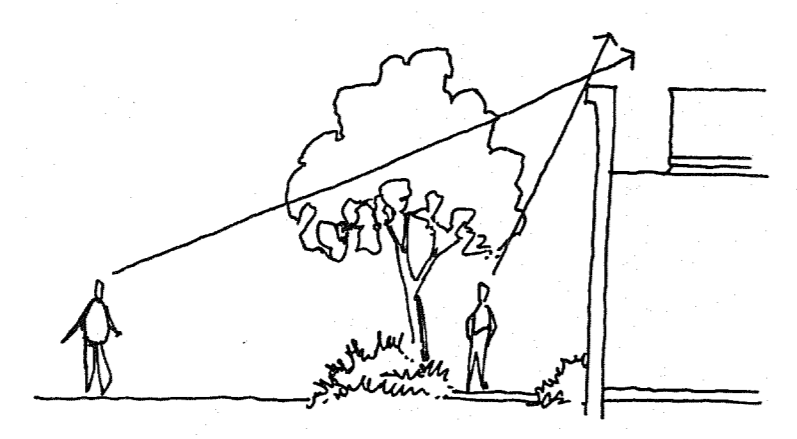


REFUSE CONTAINERS - shall be screened by a 6 foot tall enclosure and plant materials

**VII. UTILITIES**

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

- a. All new electrical distributions lines shall be placed underground (this does not include the existing overhead PNM lines located along Coors Blvd that will be relocated as part of the Coors Blvd. expansion and right in right out deceleration lane).
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. If prefabricated enclosures are used, they shall be appropriately screened from view with walls and/or landscaping.



MECHANICAL SCREENING - should be screened from public view

**VIII. ARCHITECTURE**

Architectural design of buildings and site features should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations.

- a. All development shall comply with General Building & Site Design Regulations for Non-Residential Uses of the City Zoning Code (14-16-3-18).
- b. Architectural Style
  - i. The development shall provide a cohesive material and color palette among all buildings (earth toned color palette)
  - ii. All buildings shall be "modern" or "southwestern

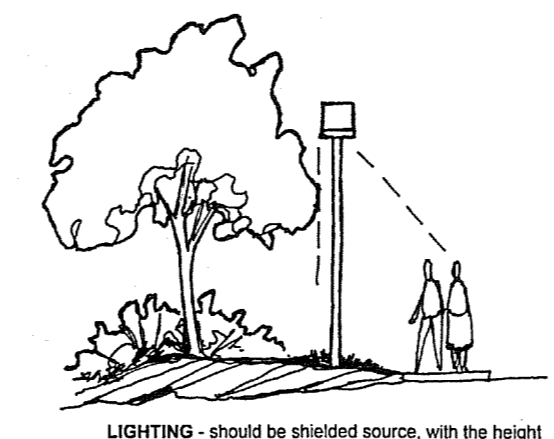
- modern" or "contemporary southwest" in design (that utilize earth toned color palette).
- iii. Historical references to traditional New Mexico styles should be a modern interpretation of those styles.
- iv. Each building may utilize a southwestern themed wainscot (stacked stone, tile, brick, etc.).
- c. Articulation
  - i. Buildings shall have a variety of structural forms to create visual character and interest.
  - ii. Long unarticulated facades shall be avoided by using windows and glazing. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, glazing, or fenestration.
  - iii. Massing elements shall be reinforced with color variation or material distinctions.
- d. Materials
  - i. The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate (EIFS, Stucco, Brick, Stacked Stone, etc.)
  - ii. Individual building elements shall be of excellent design and quality materials such as:
    - 1. Metal wall panels
    - 2. Porcelain tile
    - 3. Natural stone panels
    - 4. Concrete
    - 5. Rammed earth
    - 6. Glass
    - 7. Stucco or Exterior Insulation & Finish System
    - 8. Brick or decorative concrete masonry units
  - iii. The following external building materials shall be prohibited:
    - 1. Engineered wood paneling
    - 2. Vinyl or plastic siding
    - 3. Plain concrete masonry units
  - iv. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.
  - v. Canopies, trellises, and awnings shall be of durable materials such as metal, corrugated metal, or steel.
  - vi. Colors shall include light to medium earth tones with accent colors in limited areas.
    - 1. No more than one accent color shall be used per building.
    - 2. The use of contrasting colors for shade elements or awnings is encouraged.

**IX. LIGHTING**

To enhance safety, security and visual aesthetics, daytime and night-time appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- a. All lighting shall conform to the requirements of the University of Albuquerque – Lighting section contained within the development guidelines.
- b. All lighting shall conform to the requirements of the Site Lighting section of the Coors Corridor Plan (Page 98).
- c. All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- d. Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act.
- e. All free-standing lights shall be of consistent design throughout the site.
- f. High pressure sodium & cobra-head type lighting fixtures are not permitted.
- g. Light fixtures shall be located on Site Development Plans for Building Permit
- h. The height of street lights and off-street parking areas lights shall not exceed 26 feet.
- i. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- j. Pedestrian lighting shall not exceed 12 feet in height.

- k. Tree canopy lighting may be used to accent and enhance pedestrian connections.
- l. Exterior elevations of buildings fronting the public right-of-way may be feature lighted to enhance the identity of the building.

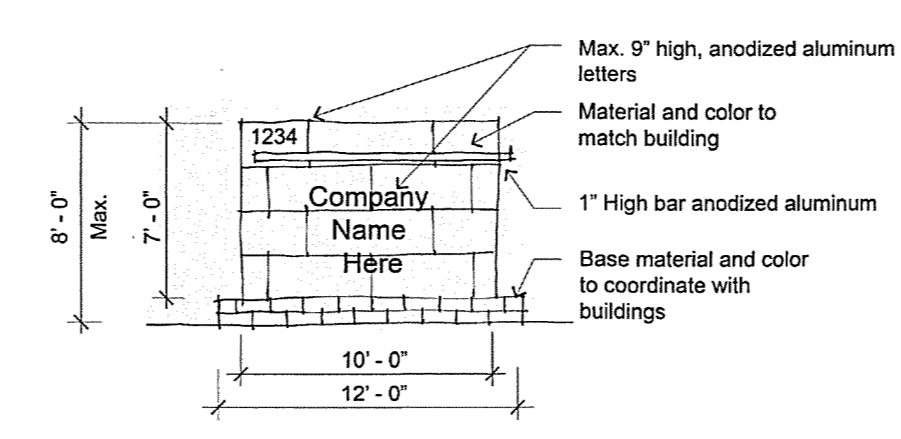


LIGHTING - should be shielded source, with the height kept to a minimum necessary to meet safety standards

**X. SIGNAGE**

All signage shall conform to the requirements of the University of Albuquerque – Signage and Graphics Criteria section contained within the development guidelines. All signage shall conform to the requirements of the design regulations of the Coors Corridor Plan. Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

- a. All on site Signage shall comply with the Section 14-16-3-5 General Sign Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- b. Free standing signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices for support.
- c. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- d. Signs shall not overhang into the public right-of-way or extend above the building roof line.
- e. Off-premise signs and portable signs are prohibited.
- f. Monument signs at each of the points of entry: (1) Corner of St. Joseph's and Coors Blvd. (2) Right In Right Out entrance driveway off of Coors Blvd (3) Entrance driveway off of St. Joseph's. These signs shall be coordinated to have the same appearance (height, size, color, material, text height, style etc.) at all locations.
- g. Building mounted signs shall have contrasting colors from the background and text height and font that ensures readability and comply with City of Albuquerque Code of Ordinances and the Coors Corridor Plan.
- h. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features.
- i. There shall be no ELECTRONIC display advertising boards allowed within the Coors Pavilion property.



SIGNAGE - should be coordinated with building and forms.

**XI. PROCESS**

All of the Site Development Plans for Building Permit for the buildings within this 21 acre community activity center (Coors Pavilion) shall be delegated to the Development Review Board and shall be consistent with the Design Standards established by this Site Development Plan for Subdivision.

**XII. SECURITY**

ALL THE BUILDINGS CONSTRUCTED WITHIN THE COORS PAVILION PROPERTY SHALL HAVE EXTERIOR SECURITY CAMERAS.  
THIS NOTE WILL BE ADDED TO EACH SUBSEQUENT SITE DEVELOPMENT PLAN FOR BUILDING PERMIT.

REVISIONS


DRAWN BY	AMA
REVIEWED BY	AMA
DATE	09.21.2016
PROJECT NO.	15-0158.001

DRAWING NAME  
**SITE DEVELOPMENT  
PLAN FOR  
SUBDIVISION  
DESIGN STANDARDS**