

**PASEO DEL NORTE SHOPPING CENTER**  
**Chase Bank – 9261 Coors Blvd. NW**

Albuquerque, New Mexico  
Zoning – MX-M Medium Intensity

Landscape ordinance – The Integrated Development Ordinance (IDO), Character Protection Overlay, View Protection Overlay and Articles 6-6 & 9-8 of ROA 1994 (Regulations of Albuquerque)

A landscape analysis has been completed of the development and is a representational example of the current site. All calculations are approximate. The following are the requirements that meet and or exceed the landscape ordinance.

- **Min. Landscape Area** - 20% of site @ 1,099,014 s.f. =
  - **Required – 219,803 s.f. – Provided – 394,145 s.f.**
- Area Requirements:
  - Mature Realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows:
    - **Tree canopies and ground-level plants shall cover a min. of 75%** of the total landscape area as measured by canopy width or the area beneath the dripline of the mature size of the vegetation.
  - Overlapping Requirements:
    - Existing Vegetation Credit and Bonus
    - **Stormwater Management Features**
    - **Street Frontage Landscaping**
    - Edge Buffer Landscaping
    - Parking Lot Landscaping
- Minimum Plant Sizes at Installation:
  - Street Trees - 2" caliper
  - Accent Trees – 1.5" caliper or 6 ft. in height
  - Evergreen Tree – 6 ft. in height
  - Multi-trunk Tree – 2 trunks with 2" caliper
  - Shrubs – 1 gallon
  - Groundcover and turf – Adequate to provide cover w/in 1 growing season.
  - **Existing Trees along Coors Blvd. and Paseo Del Norte:**
- Parking Areas:
  - Landscape Buffers –
    - Front Lot Edge:
      - Any parking lot located within 30 ft. of the front lot line shall be screened by either a masonry wall or by a landscape buffer at least 10 ft. wide with a continuous line of evergreen shrubs, 3 ft. in height. **N/A**

- Side and Rear Lot Edges:
  - Where no side or rear lot line buffer is required, the following applies:
    - Any parking lot located within 20 ft. of a side or rear lot line shall be screened by a landscaped strip at least 6 ft. wide containing at least 2 trees and 6 shrubs per 25 ft. of the parking lot edge closest to the lot line to screen the headlights.
  - Parking Lot Interior –
    - At least 10% of the parking lot area with 50 or fewer spaces, shall be landscaped. **N/A**
    - Tree Requirements:
      - One tree per 10 spaces

One (1) tree for every 10 pkg. spaces @ approx. 1,212 spaces: **Required = 121 trees**  
**Provided = 96 trees & \*373 tree credits**

\* Existing Cal. Credit - (1) 4" cal. = 1 tree credits (33) 6" cal. = 66 tree credits (30) 8" cal. = 120 tree credits (9) 10" cal. = 36 tree credits (4) 12" cal. = 16 tree credits (2) 18" cal. = 12 tree credits (1) 20" cal. = 6 tree credits (1) 22" cal. = 6 tree credits (5) 24" cal. = 30 tree credits (2) 28" cal. = 16 tree credits (3) 32" cal. = 24 tree credits (4) 36" cal. = 32 tree credits (1) 38" cal. = 8 tree credits

- Existing Vegetation Credit and Bonus
  - Existing trees preserved for credit will need to be protected by a fence erected one ft. beyond the drip line.
    - Credits for Preserving Trees:
      - 25" or greater – 8 trees
      - 13"-25" – 6 trees
      - 8"-13" – 4 trees
      - 4"-8" – 1 tree
      - Less than 4" – 1 tree

- **Street Tree Frontage**

○ Trees every 25 ft. on center along Coors Blvd. & Paseo Del Norte  
 One (1) Tree for ea. 25 l.f. @ 2,223 l.f. **Required = 89 trees** **Provided = 29 trees & \* 160 tree credits**

\*Existing Cal. Credit - (1) 6" cal. = 2 tree credits (4) 10" cal. = 16 tree credits (5) 12" cal. = 20 tree credits (1) 15" cal. = 6 tree credits (6) 18" cal. = 36 tree credits (1) 20" cal. = 6 tree credits (1) 22" cal. = 6 tree credits (2) 24" cal. = 12 tree credits (1) 26" cal. = 8 tree credits (2) 28" cal. = 8 tree credits (2) 32" cal. = 16 tree credits (2) 36" cal. = 16 tree credits (1) 38" cal. = 8 tree credits

- **Landscape Setback along Coors Blvd.**

- Required – 30 ft. – Provided – 59 ft. (30 ft. wide easements from property line)

- **Screening:**

- Screen all transformers and utility pads allowing a 10 ft. clearance for access.

- Stormwater Management Features:
  - Required landscape and buffer areas shall be designed to serve as stormwater management areas.
  - Mixed-use lots shall have surface runoff including roofs and parking areas directed into depressed water collection areas located in landscape areas. **The site has multiple water detention areas and areas left in a natural state.**