



Volcano Heights Sector Development Plan

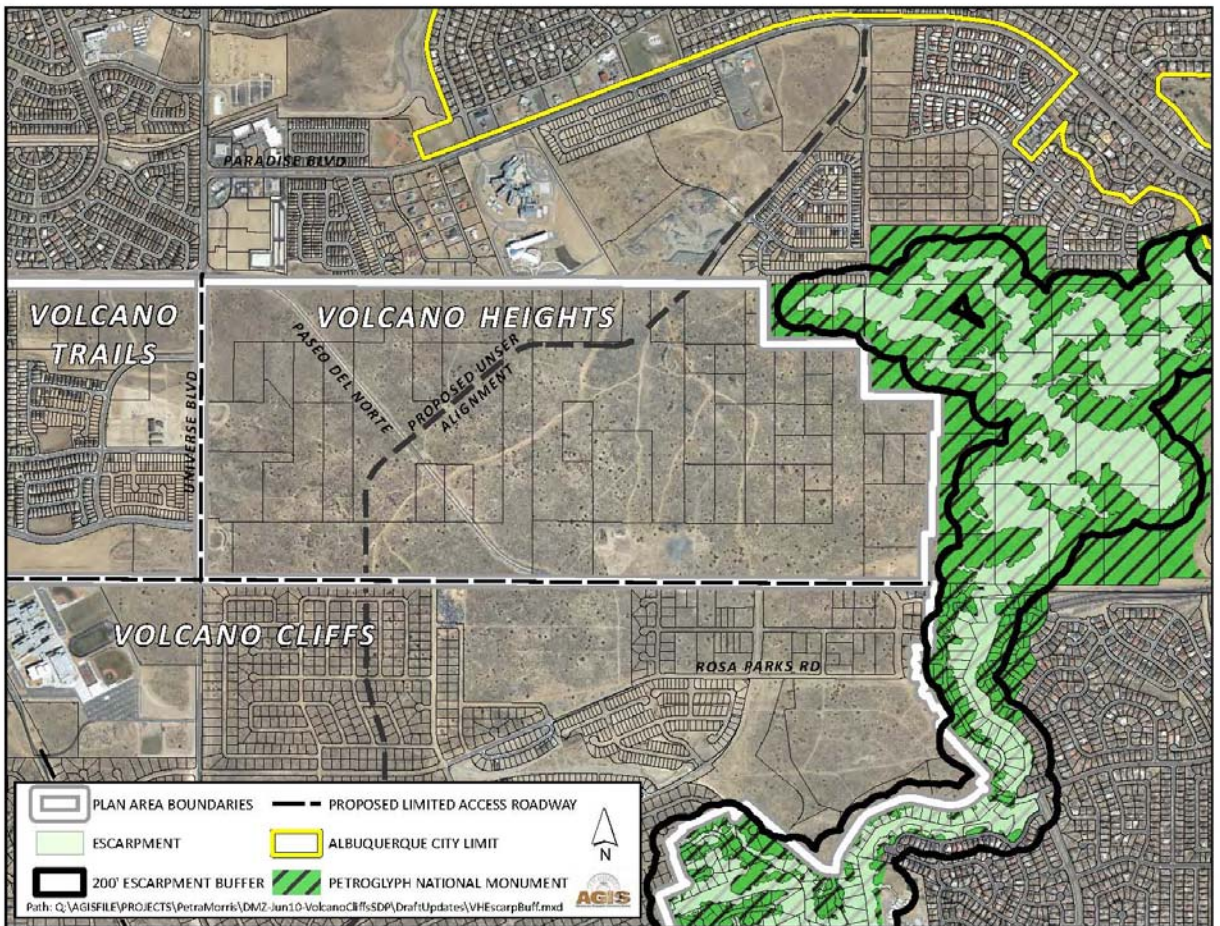


Focus Groups

September 14, 2011

Purpose

- Discussion to affirm strategy/intent
- Written comments to address details



Agenda

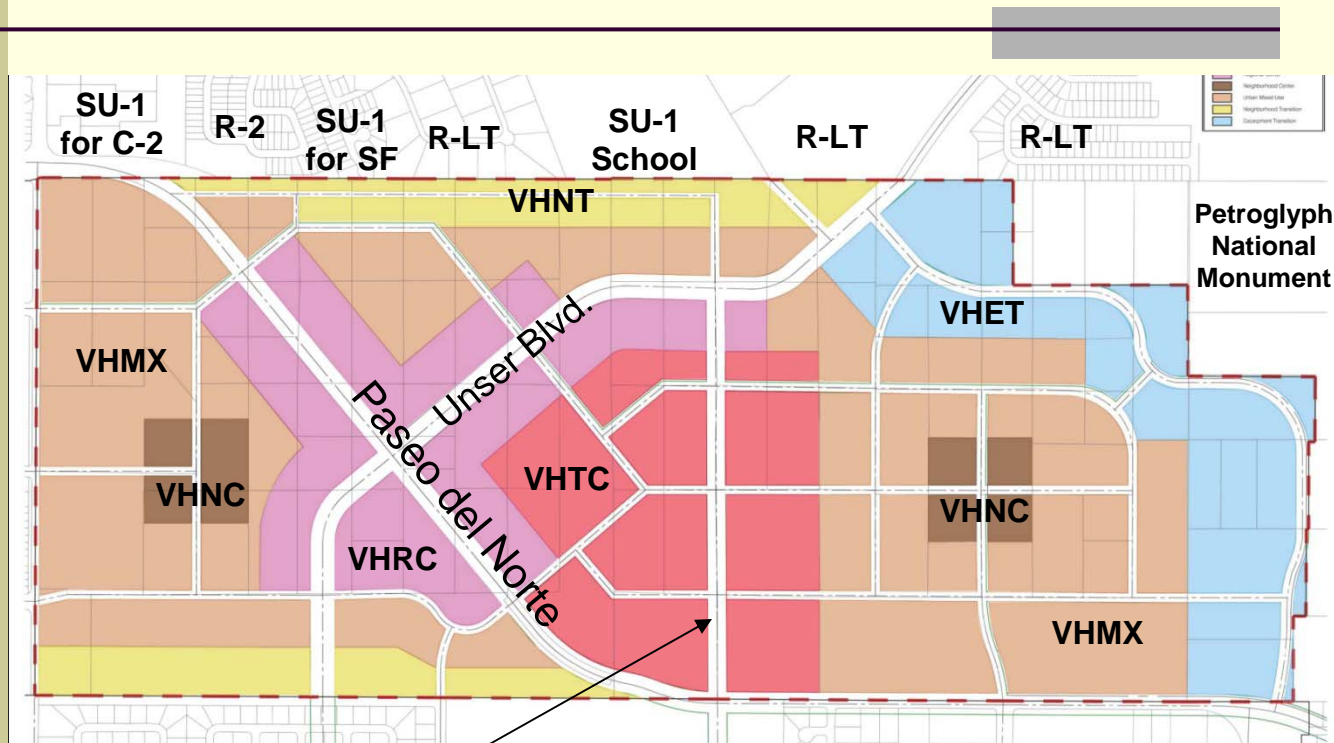
- **Presentation:** *Revised draft strategies and materials*
- **Questions/Discussion:**
 - Questions and comments about presentation materials
 - General Discussion
- **Next Steps:**
 - September 23 – Written comments due
 - Sept.-Oct. – Revised content for DRAFT
 - October 6 EPC Hearing – deferral
 - Mid-October Public meeting – DRAFT
 - November – Development Experts Panel
 - December 4 EPC Hearing – hearing

Presentation Overview

1. Character Zones
2. Heights
3. Streets
4. Site Development Standards
5. Building Design Standards
6. Other Development Standards
7. Implementation
8. Revised Project Schedule









1. Character Zones



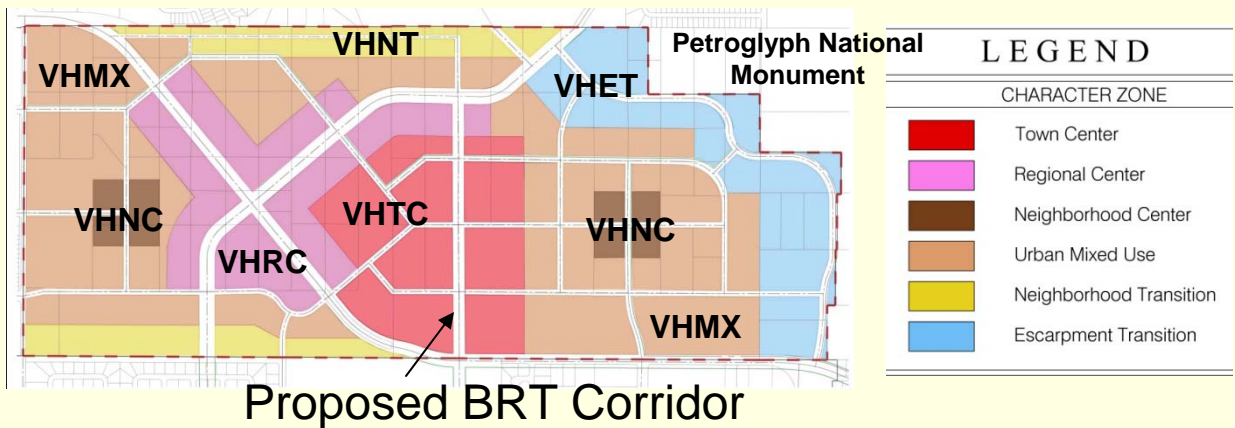
Proposed
Bus Rapid Transit (BRT)
Corridor

LEGEND

CHARACTER ZONE

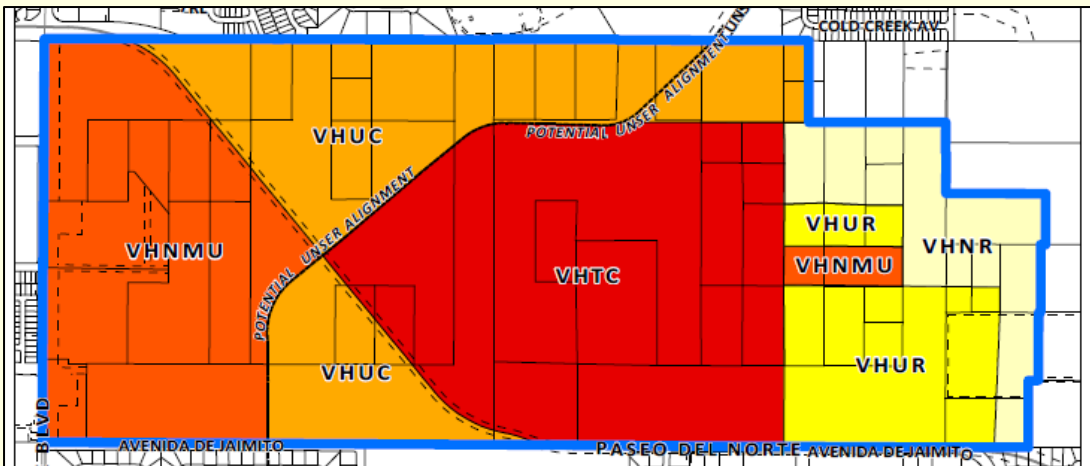
	Town Center
	Regional Center
	Neighborhood Center
	Urban Mixed Use
	Neighborhood Transition
	Escarpment Transition

1. Character Zones: Intention / Strategy



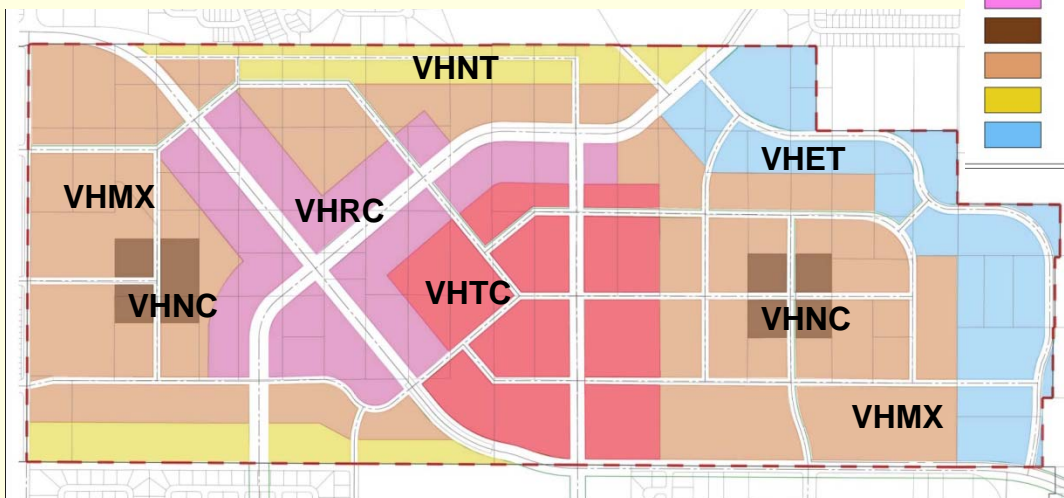
- Mixed-use everywhere
- Lower-intensity/height in Transition zones
- Medium-intensity/height in VHMx as buffer
- Higher-intensity/height in Center zones:
 - Regional Center along Paseo/Unser
 - Town Center along proposed BRT corridor
 - Neighborhood Center within VHMx at intersections
- Heights:
 - 15-foot limit in Impact Area as defined by Rank III NW Mesa Escarpment Plan
 - 18 feet + 26 feet for up to 50% of bldg. footprint
 - 26 feet everywhere else by right
 - Height bonuses available for Center zones and VHMx

1. Character Zones: Comparison to Previous Draft



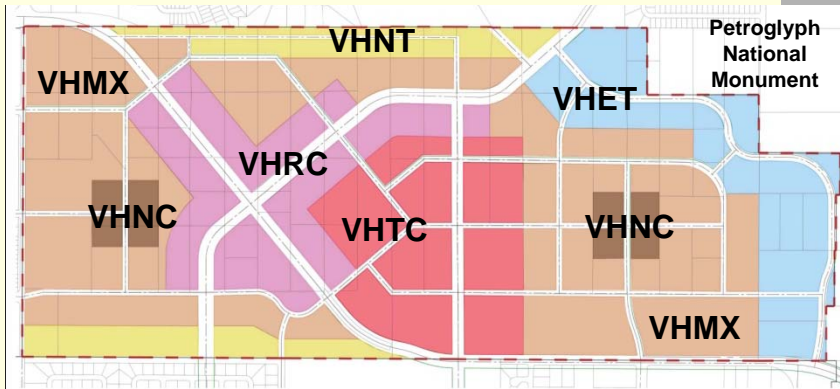
Volcano Heights
Sector Development Plan
July 2010

LEGEND	
CHARACTER ZONE	
■	Town Center
■	Regional Center
■	Neighborhood Center
■	Urban Mixed Use
■	Neighborhood Transition
■	Escarpment Transition



Proposed Character Zones
September 2011

1. Character Zones: Size & Density Comparison



Zone	Density/ Intensity	Acres		
Town Center:	Highest	71	Major Activity Center (MAC)	VHTC
Regional Center:	High	67		VHRC
Neighborhood Center:	High	17		VHNC
Mixed Use:	Medium	205		VHM
Neighborhood Transition:	Low	43	Total	360 acres
Escarpment Transition:	Low	54		

1. Character Zone: Use Table (1 of 4)

Character Zone	Regional Center	Neighborhood Center	Town Center	Mixed-Use	Neighborhood Transition	Escarpment Transition
Land Use						
Commercial Uses (Office, Retail, Sales and Service Uses)						
Retail Sales or Service with <u>no drive through facility</u> (includes alcohol sales). Excluded from this category are retail sales and service establishments geared toward the automobile	P	P	P	P	C	C
Auto-related Sales or Service establishments	P	C	C	C	NP	NP
Finance and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with no drive through facility</u>	P	P	P	P	NP	C
Offices for business, professional, administrative, and technical services such as, but not limited to, accountants, architects, lawyers, doctors, insurance sales/services, etc.	P	P	P	P	C	C
Research laboratory headquarters, laboratories and associated facilities	P	P	P	P	NP	NP
Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with <u>no drive through facilities</u> . Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages.	P	P	P	P	C	C
Pet and animal sales or service (including vet clinic)	P	P	P	P	NP	C
Any permitted use with a drive through facility	P	C	C	C	NP	NP

1. Character Zone: Use Table (2 of 4)

Table 5.1 – Schedule of Uses						
Character Zone	Regional Center	Neighborhood Center	Town Center	Mixed-Use	Neighborhood Transition	Escarpment Transition
Land Use						
Arts, Entertainment, and Recreation Uses						
Art galleries	P	P	P	P	C	C
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	P	P	C	C
Games establishments (includes arcades)	P	P	P	P	NP	NP
Theater, cinema, dance, or music establishment	P	P	P	P	NP	NP
Museums and other special purpose recreational institutions	P	C	P	C	NP	NP
Adult-oriented Businesses	P	NP	NP	NP	NP	NP
Fitness, recreational sports, gym, or athletic club	P	P	P	P	C	C
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P
Educational, Public Administration, Health Care and Other Institutional Uses						
Business associations, professional membership organizations, social & fraternal organizations	P	P	P	P	NP	NP
Child day care and preschools	P	P	P	P	P	P
Schools, libraries, and community halls	P	P	P	P	P	P
Universities and Colleges	P	P	P	P	NP	NP
Technical, trade, and specialty schools	P	P	P	P	NP	NP
Hospitals and nursing establishments	P	P	P	P	NP	NP
Civic uses	P	P	P	P	P	P
Social services and philanthropic organizations	P	P	P	P	C	C
Rehabilitative Clinics	P	P	P	P	NP	NP
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	P	P	P	C	C
Religious Institutions	P	P	P	P	C	C
Funeral homes	P	P	C	P	NP	NP

1. Character Zone: Use Table (3 of 4)

Table 5.1 – Schedule of Uses						
Character Zone	Regional Center	Neighborhood Center	Town Center	Mixed-Use	Neighborhood Transition	Escarpment Transition
Land Use						
Residential Uses						
Home Occupations	P	P	P	P	P	P
Multi-family residential						
Ground floor	P	C	C	P	C	P
Upper floors	P	P	P	P	C	P
Residential Lofts	P	P	P	P	P	P
Single-family residential attached dwelling unit (Townhomes)	NP	P	NP	P	P	P
Single-family residential detached	NP	NP	NP	NP	P	P
Accessory residential unit	NP	P	NP	P	P	P
Live-work unit	P	P	P	P	P	P
Manufacturing, Transportation, Communication, and Utility Uses						
Food and textile product manufacturing	P	NP	C	P	NP	NP
Wood, paper, and printing products manufacturing	P	NP	NP	NP	NP	NP
Machinery, electronics, and transportation equipment manufacturing	P	NP	NP	P	NP	NP
Miscellaneous manufacturing (included in this category are jewelry, silverware, personal metal goods, flatware, dolls, toys, games, musical instruments, office supplies, and signs.)	P	NP	NP	C	NP	NP
Wholesale trade establishment	P	NP	NP	P	NP	NP
Warehouse and storage services	P	NP	NP	P	NP	NP
Transportation services (air, rail, road, truck and freight)	P	NP	NP	NP	NP	NP
Publishing (newspaper, books, periodicals, software)	P	P	P	P	NP	NP
Motion picture and sound recording	P	P	P	P	NP	C
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc)	P	P	P	P	NP	NP
Information services and data processing	P	P	P	P	NP	NP
Utilities and utility services (electric, natural gas, alternative)	P	NP	NP	P	NP	NP

1. Character Zone: Use Table (4 of 4)

Table 5.1 – Schedule of Uses

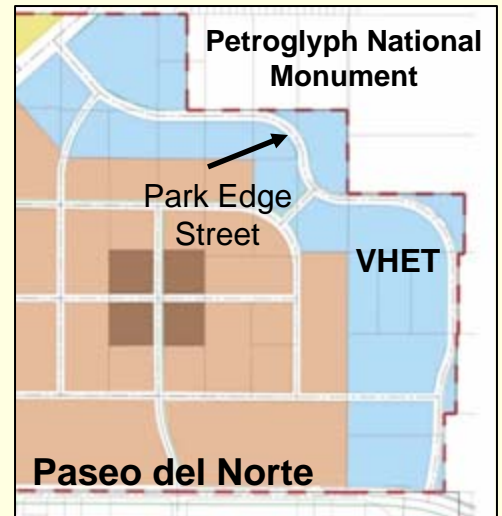
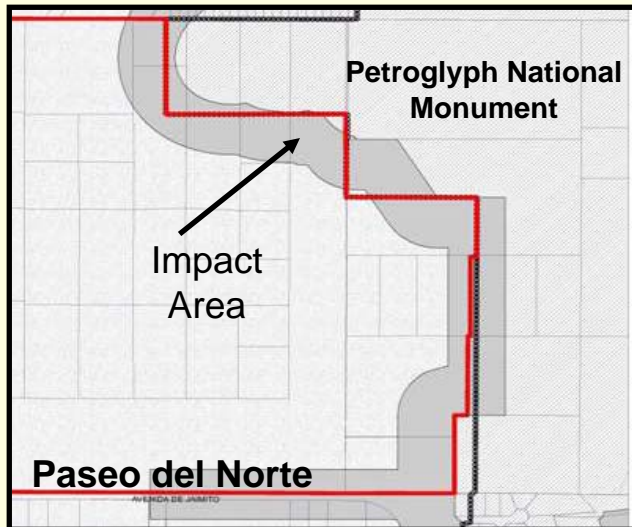
	Character Zone	Regional Center	Neighborhood Center	Town Center	Mixed-Use	Neighborhood Transition	Escarpment Transition
Land Use							
Other Uses							
Model homes for sales and promotion**	P	P	P	P	P	P	P
Hotels	P	P	P	P	NP	NP	NP
Bed and Breakfast	NP	NP	NP	P	P	P	P
Parking, surface (primary use of property)	C	C	C	C	NP	NP	NP
Parking, surface (accessory use of property)	P	P	P	P	C	C	C
Parking, structured	P	P	P	P	NP	NP	NP
Private attached garage	NP	NP	NP	P	P	P	P
Private detached garage	NP	NP	NP	P	P	P	P
Sales from kiosks (includes food carts)	C	C	C	C	NP	C	C
Veterinary clinic	P	P	P	P	NP	NP	NP
Community garden	C	C	C	P	P	P	P
Antennas including cell, accessory, and mounted on top of buildings (per Zoning Code, which requires concealment)	P	P	P	P	P	P	P
Wind energy equipment	P/A	P/A	P/A	P/A	P/A/C	P/A/C	P/A/C
Solar energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Special Event	P	P	P	P	C	C	C

2. HEIGHTS

Escarpment Transition

■ Escarpment Transition Height

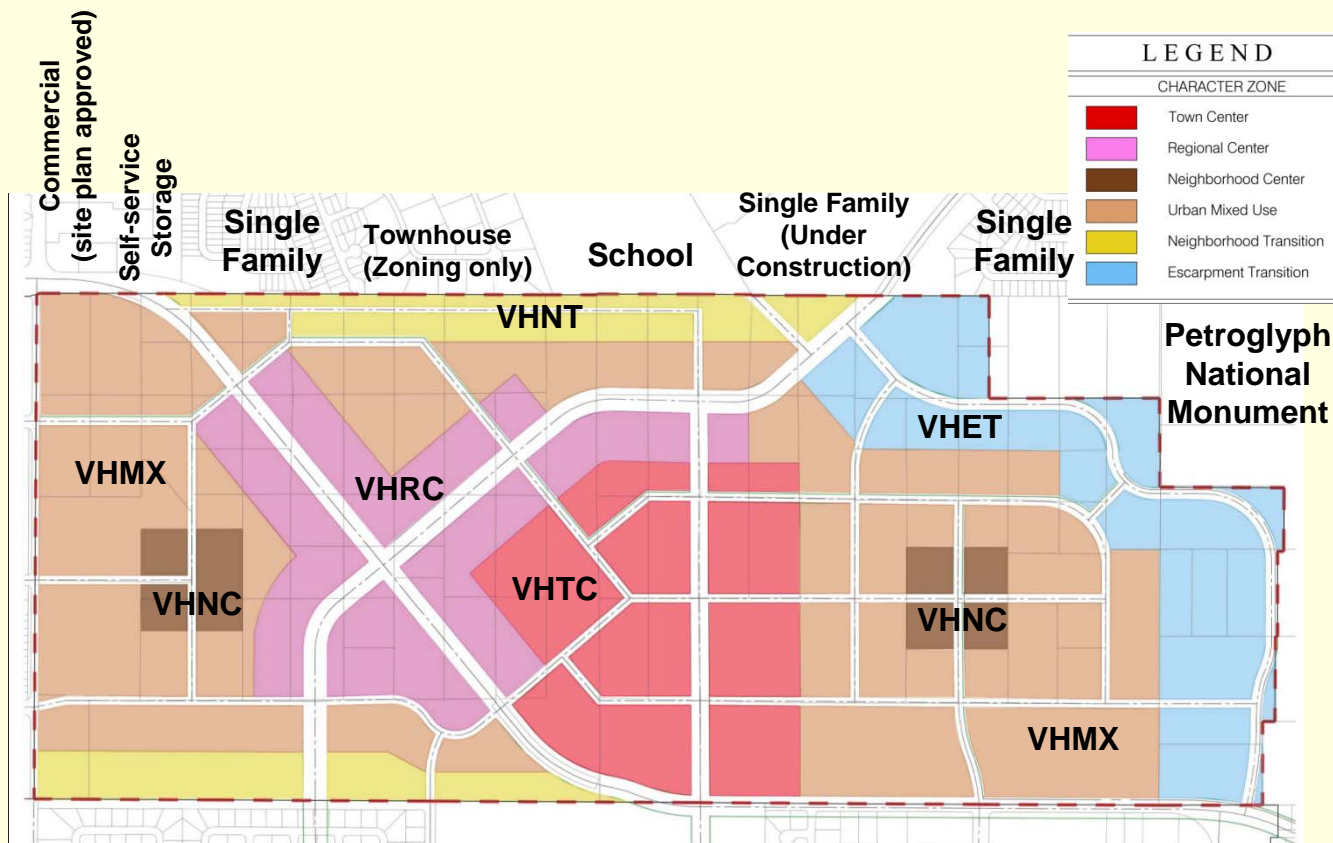
- Within Rank III Northwest Mesa Escarpment Plan (NWMEP) Impact Area: 15 feet
- Within 200 feet of Impact Area: 18 feet (2nd story to 26 feet allowed for up to 50% of building footprint)
- For the rest of the zone, 26 feet by right



2. HEIGHTS

All Other Zones

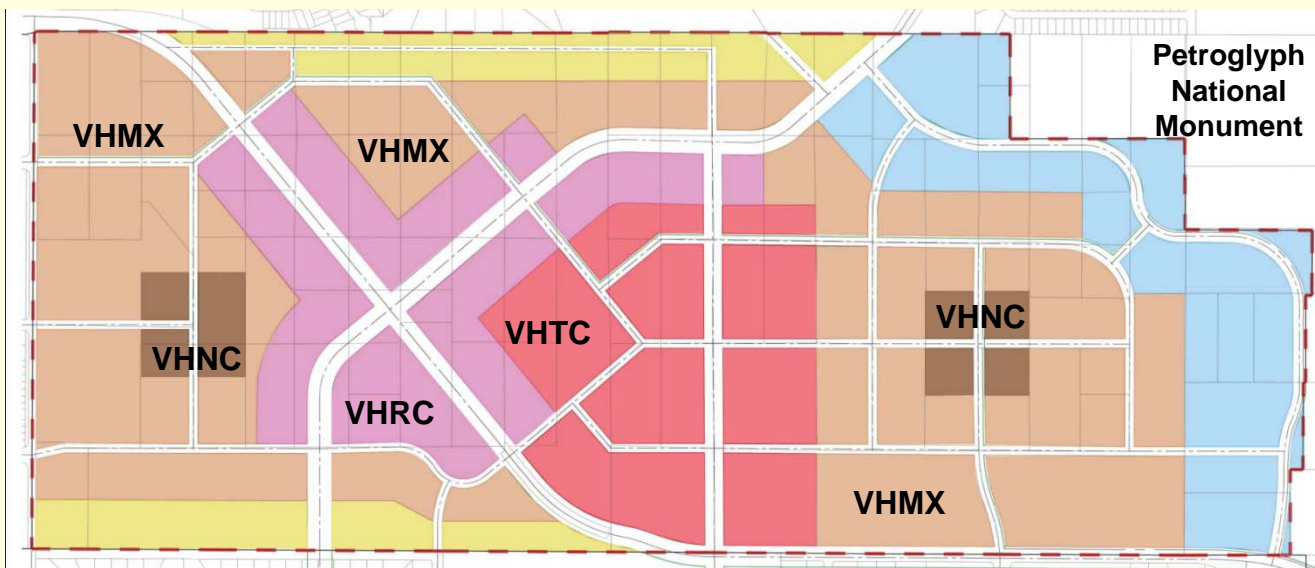
- 26 feet by right within Volcano Heights
- APS Schools not subject to City height regulations
- Single-family & Townhouses north of Volcano Heights = 26 feet



2. HEIGHTS

Bonuses for 40 feet

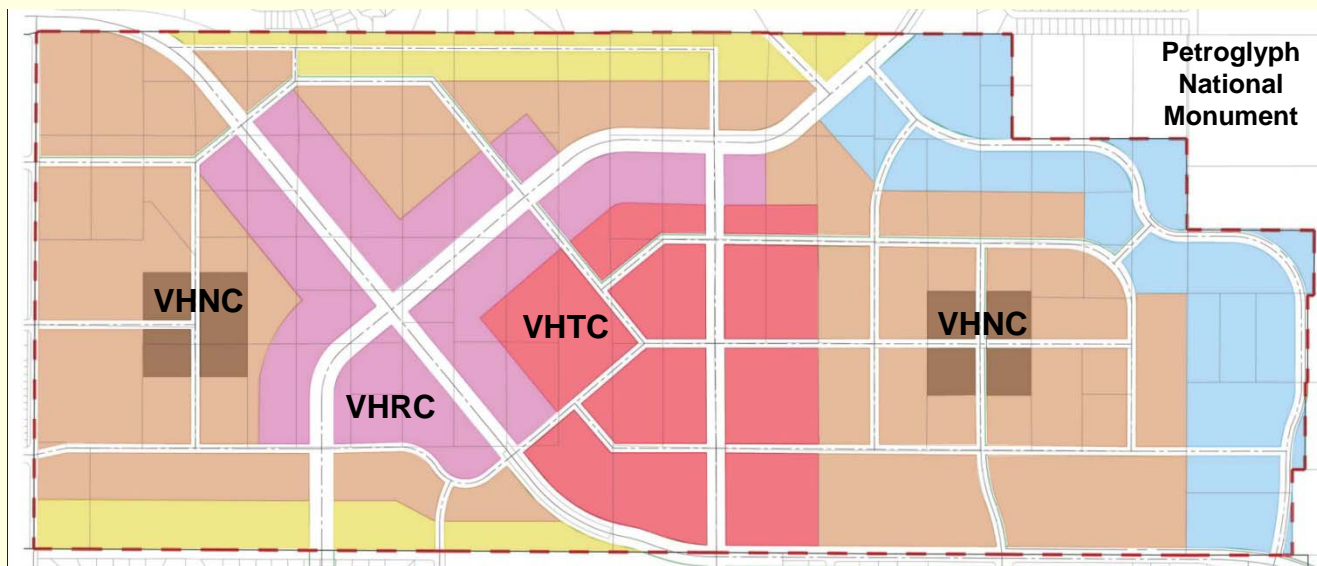
- 26 feet everywhere else by right
- Height Bonuses for Non-transition zones
(Center Zones + Mixed-Use):
 - **Bonus criteria up to 40 feet in all non-Transition zones**



2. HEIGHTS

Bonuses for 65 feet

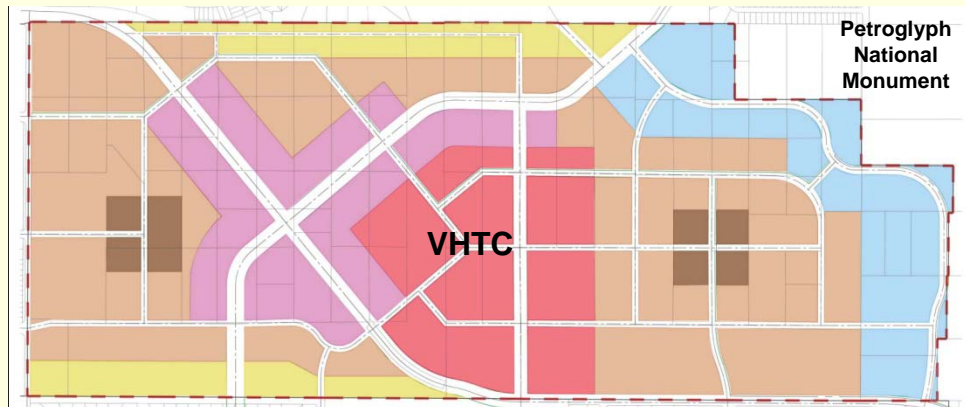
- 26 feet everywhere else by right
- Height Bonuses for Non-transition zones
(Center Zones + Mixed-Use):
 - Bonus criteria up to 40 feet in all non-Transition zones
 - **Additional bonus criteria up to 65 feet in Center zones**



2. HEIGHTS

Bonuses for 65+ Feet

- 26 feet everywhere else by right
- Height Bonuses for Non-transition zones
(Center Zones + Mixed-Use):
 - Bonus criteria up to 40 feet in all non-Transition zones
 - Additional bonus criteria up to 65 feet in Center zones
 - **Bonus Criteria + Employment Criteria + Development Agreement with City to go above 65 in Town Center ONLY**



2. Heights

Optional Bonus Criteria*

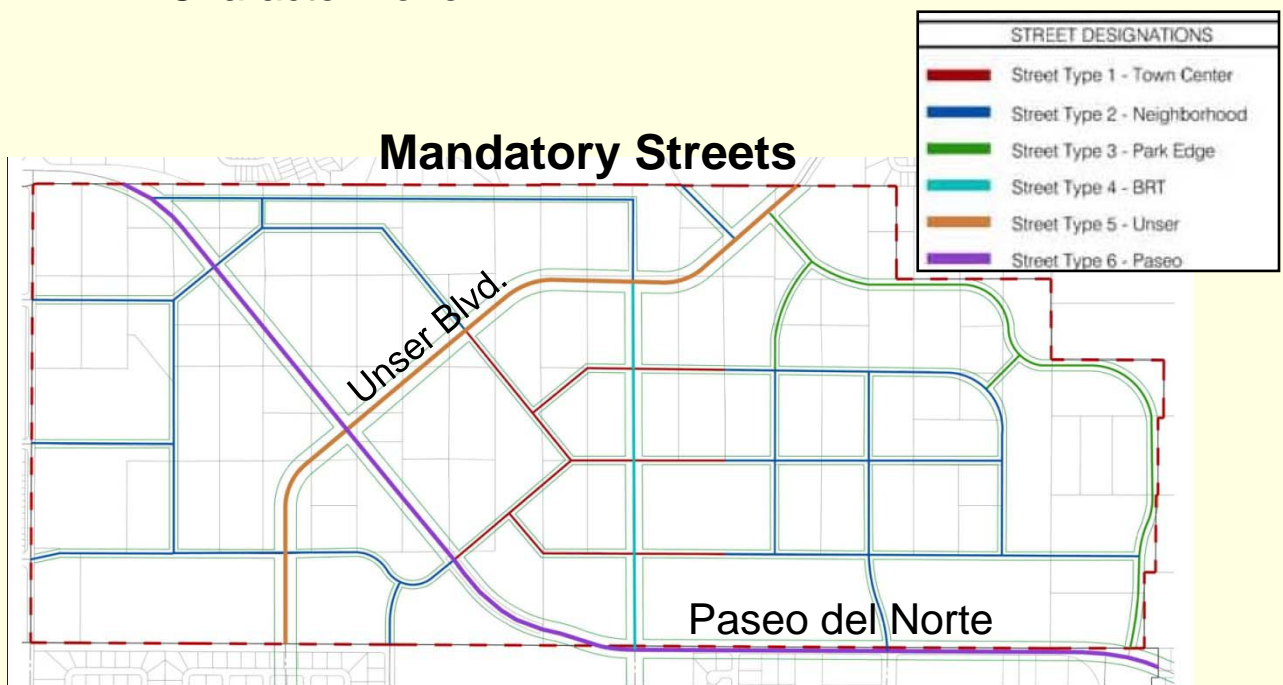
Optional Criteria for Height Bonuses	Points	40-foot Height Bonus				65-foot Height Bonus		
		VHTC	VHRC	VHNC	VHMX	VHTC	VHRC	VHNC
I. Natural Environment Bonus Criteria:		50	50	25	50	75	100	50
a. Rock outcroppings dedications	25							
b. Trails connecting rock outcroppings or other features deemed significant by the City Open Space Division	25							
c. Open space dedications	20							
d. Private park construction	20							
e. Other trails	20							
f. Landscaping / natural buffers in addition to what's required by Zone	10							
g. Shared drainage / swales with adjacent developments (preferably as open space, parks, and/or trails OR to water landscaping)	10							
h. View preservation	10							
i. Interpretive signage	5							
II. Built Environment Bonus Criteria:		50	25	25	50	75	75	100
a. Plazas / courtyards	25							
b. Living roof or accessible roof garden	25							
c. Transit shelters on transit corridors	20							
d. LEED certification	20							
e. Transit Center within 500 feet of proposed project	15							
e. Solar panels	15							
f. Permeable paving	10							
g. Permanent streetscape/plaza furniture and/or features (lifesize gameboards, tables & seating, low water use fountains, amphitheaters, labyrinths, shade structures, etc.)	10							
h. Rooftop water harvesting / cisterns	5							
i. Other sustainable building practices	5							
Total Points Required to Receive Height Bonus		100	75	50	100	150	175	150

* As approved by Planning Director or his/her designee

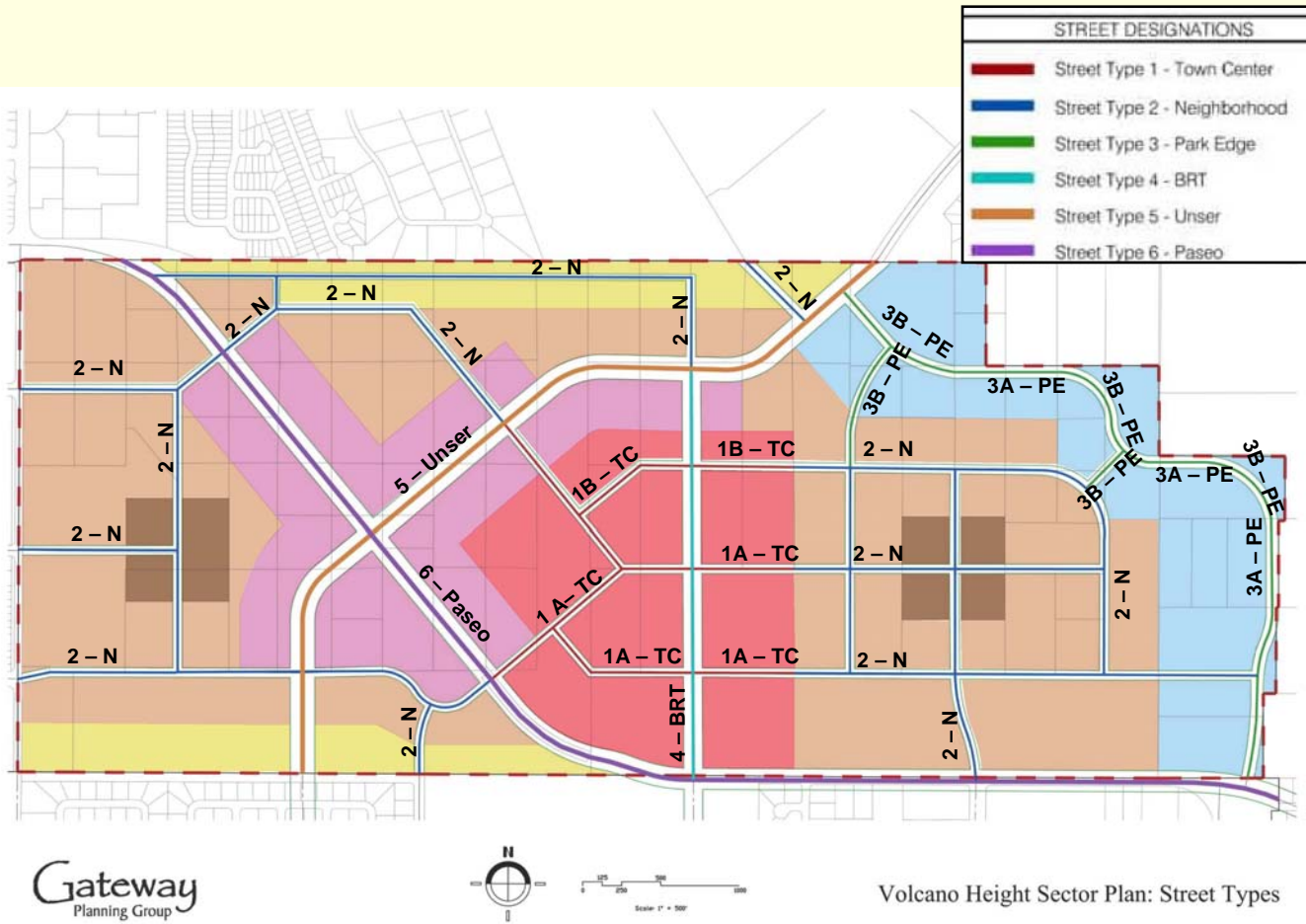
3. Streets

Street Network Hierarchy

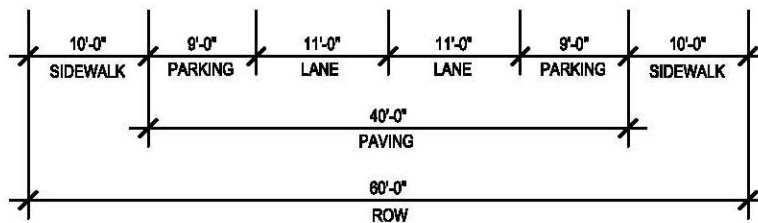
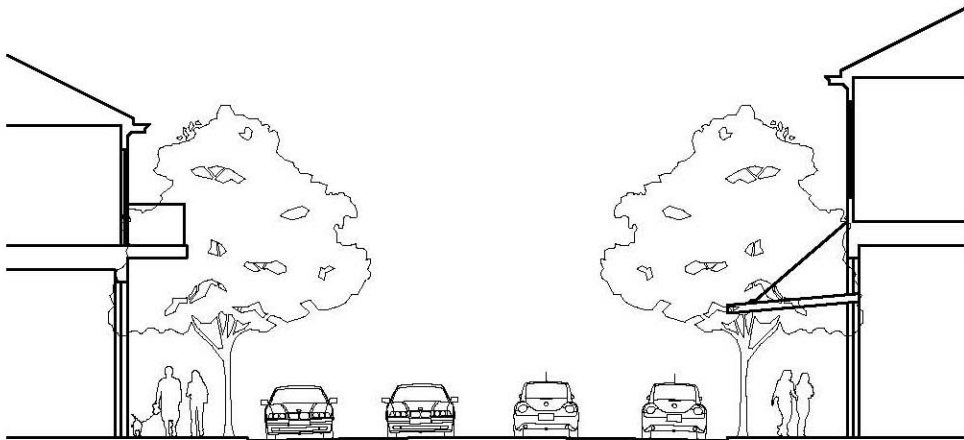
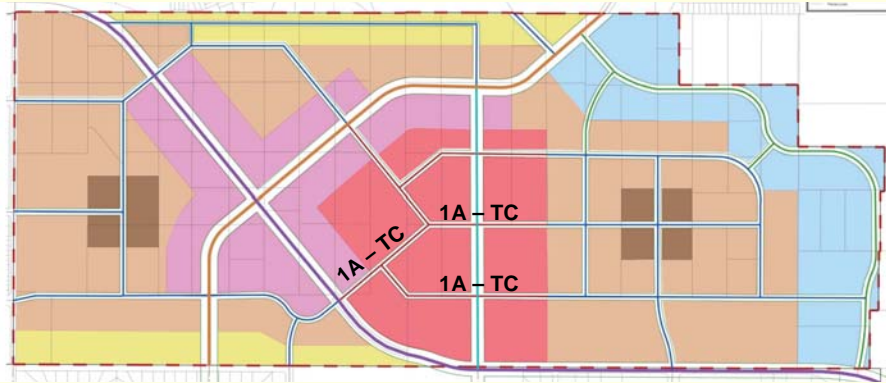
- 'A' Street vs. 'B' Street
 - 'A' Street = Building entrances, pedestrian-friendly
 - 'B' Street = Services, more auto-oriented (*includes Paseo del Norte and Unser Boulevard*)
- Mandatory Streets vs. Non-mandatory Streets
 - Mandatory Streets = Mapped & regulated by Street Character first
 - Non-mandatory Streets = Criteria only & regulated by Character Zone



3. Streets: Character Zones & Street Character

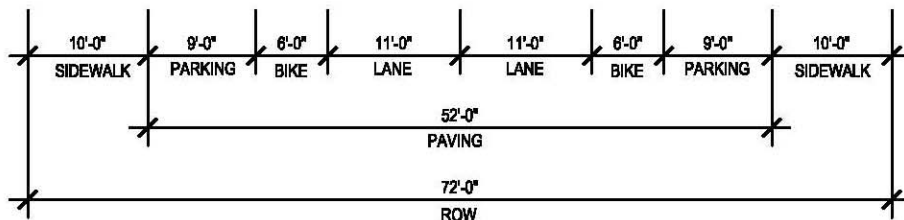
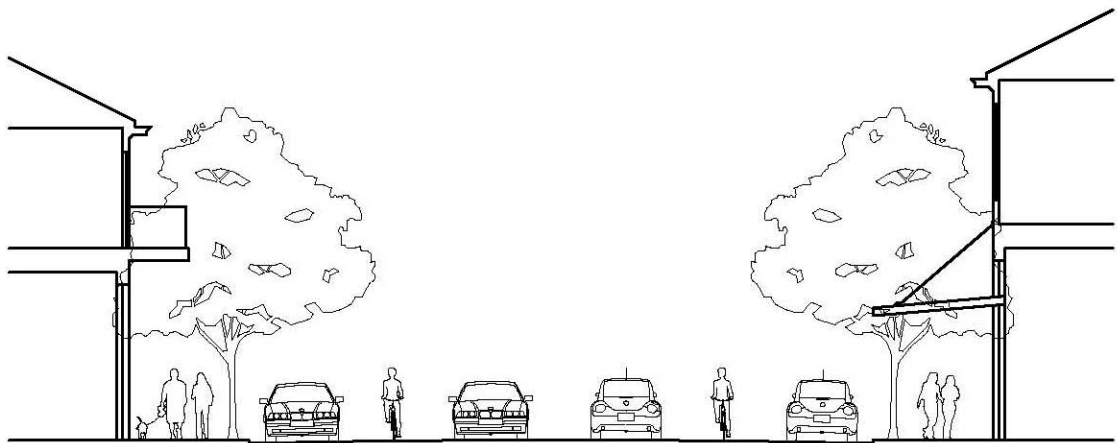
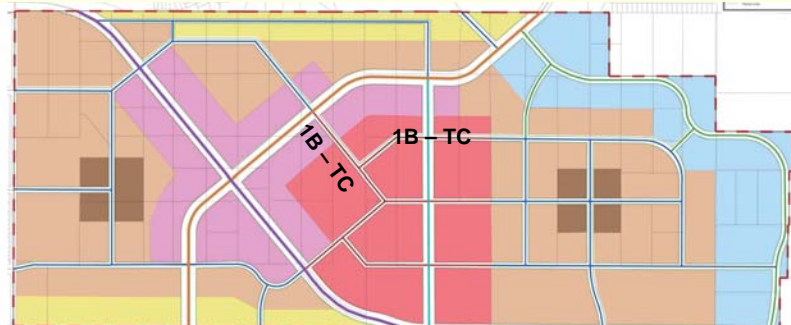


3. Street Cross Sections: Town Center – 1A



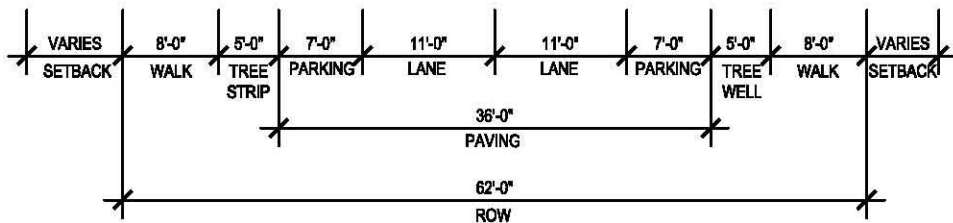
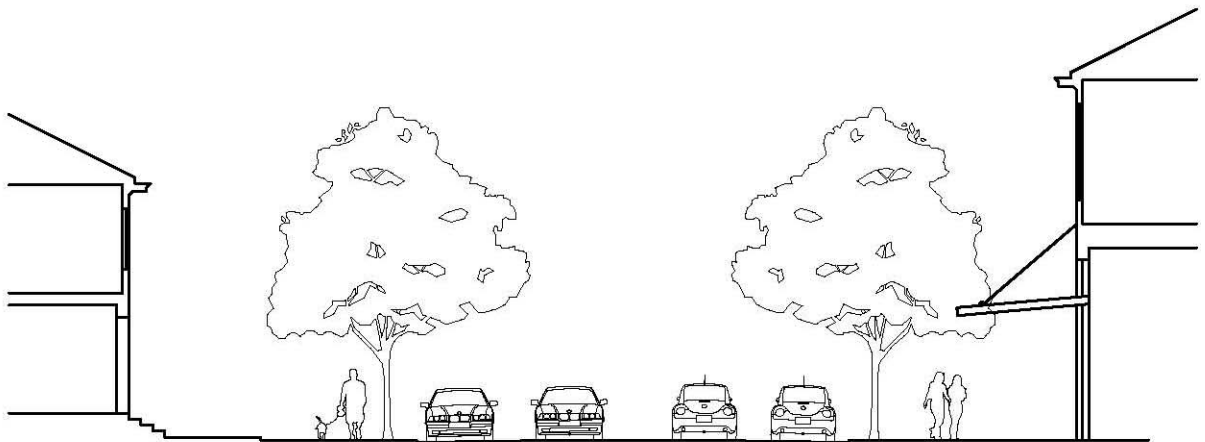
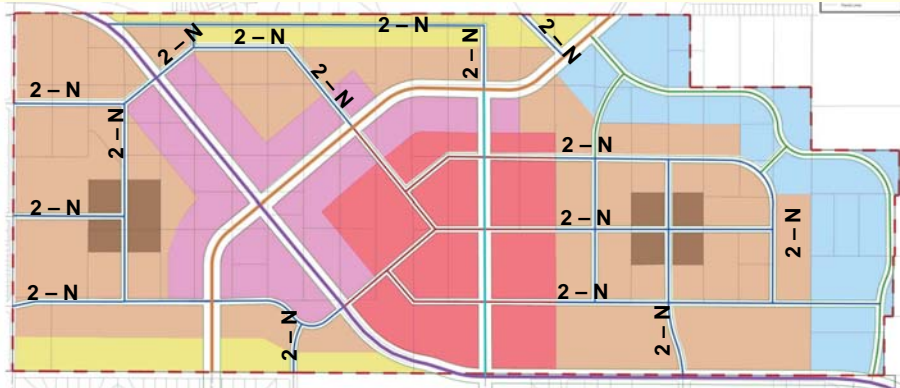
STREET TYPE 1A - TOWN CENTER

3. Street Cross Sections: Town Center – 1B



STREET TYPE 1B - TOWN CENTER WITH BIKE TRAIL

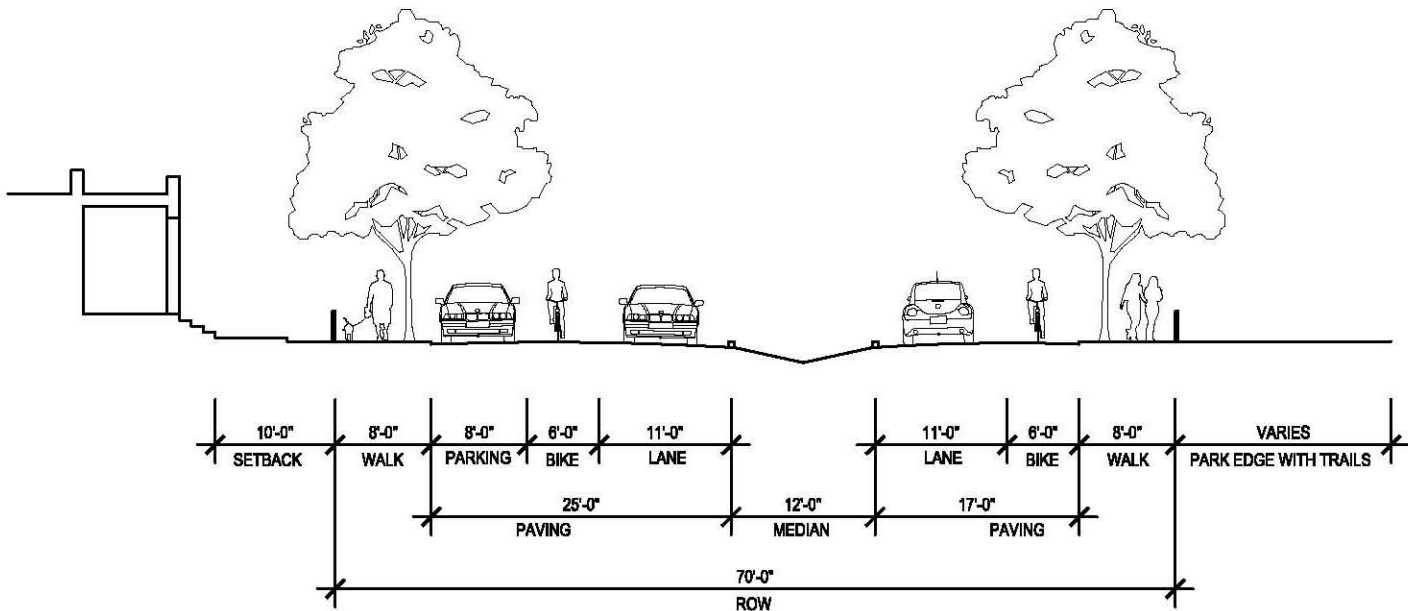
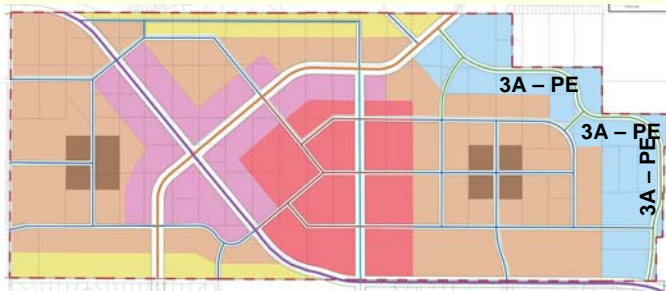
3. Street Cross Sections: Neighborhood Street – 2



STREET TYPE 2 - NEIGHBORHOOD STREET

3. Street Cross Sections: Park Edge – 3A

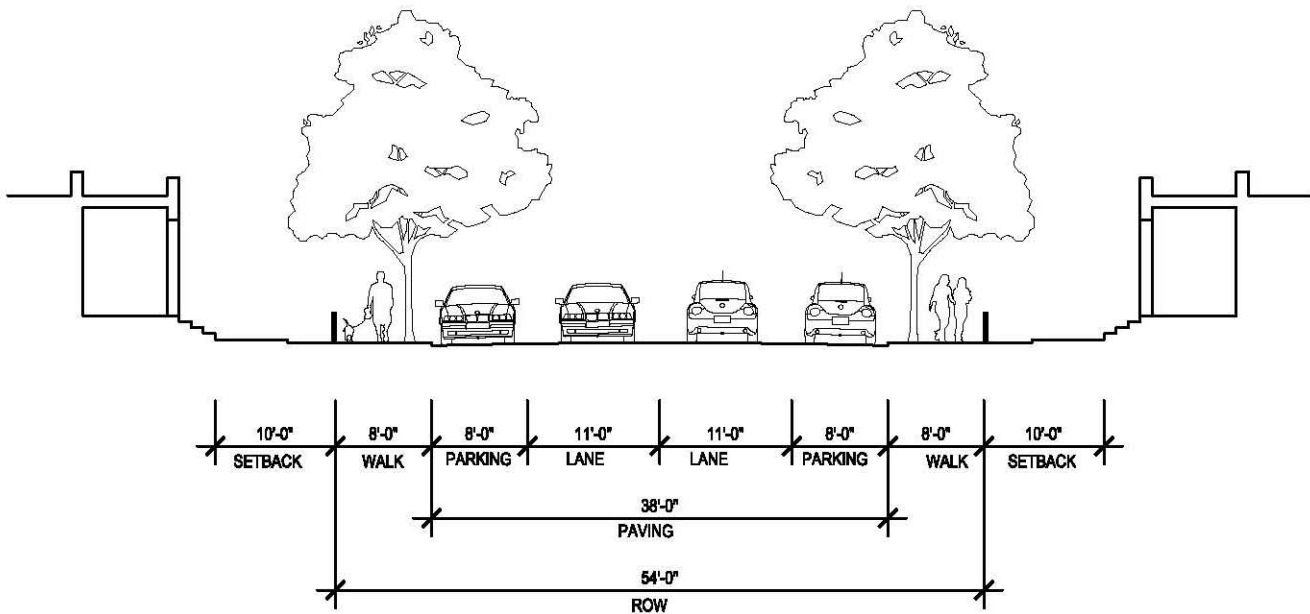
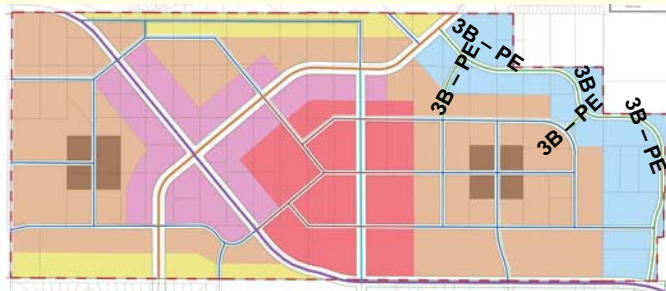
- Single-loaded
- Abutting Petroglyph National Monument



STREET TYPE 3A - PARK EDGE WITH MEDIAN

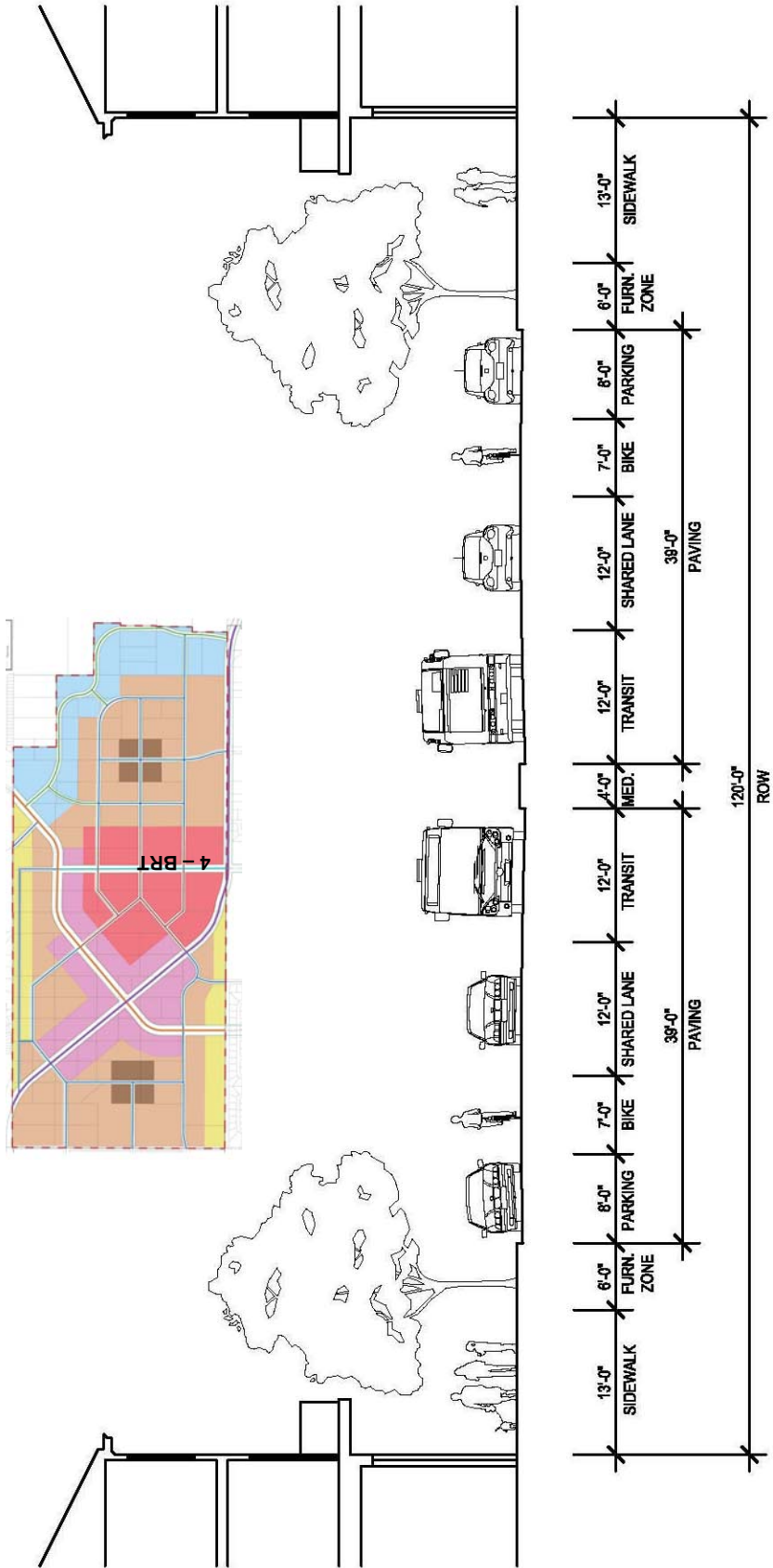
3. Street Cross Sections: Park Edge – 3B

- May be double-loaded
- Not abutting Petroglyph National Monument



STREET TYPE 3B - PARK EDGE NO MEDIAN

3. Street Cross Sections: Transit Corridor



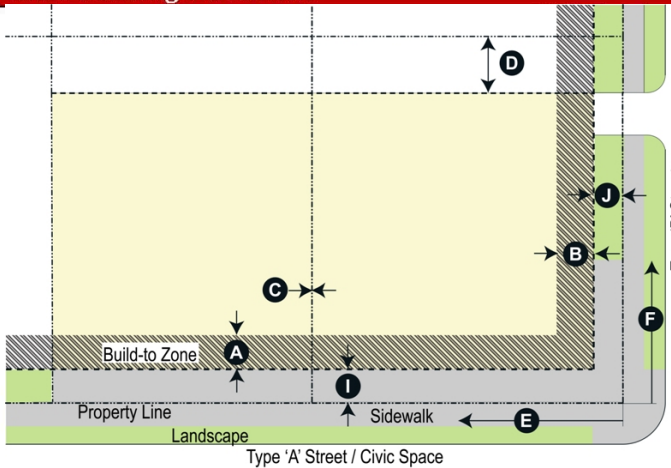
STREET TYPE 4 - TRANSIT BLVD THROUGH TOWN CENTER

4. Site Development Standards: Overview

- **Frontage:**
 - How the building façade relates to the street
- **Building Placement:**
 - How the building footprint relates to the site
- **Parking Placement & Ratios:**
 - Where parking goes on the site and how much parking required by land use (residential vs. commercial, etc.)
- **Transitions to Single-family Residential (SF):**
 - In non-transition zones, heights adjacent to SF uses are restricted to 26 feet (i.e. not eligible for height bonus)

4. Site Development Standards: Town Center – VHTC (1 of 3)

8.2.2 Building Placement



Legend

----- Property Line	Building Area	Build-to Zone
----- Setback Line	Landscape Zone	Sidewalk

(i) Build-To-Zone (BTZ)

Front - 'A' Street and Civic Space	5' - 10' (see #1)	A
Front - 'B' Streets	10' - 75' (see #2)	B

(ii) Setback

Front ('A' Street and Civic Space)	5' (min.) 10' (max.)	I
Front ('B' Streets)	10' (min.) 75' (max.)	J
Side or Rear (distance from property line)	0' (see #3 and 6.3.7(iii))	C D

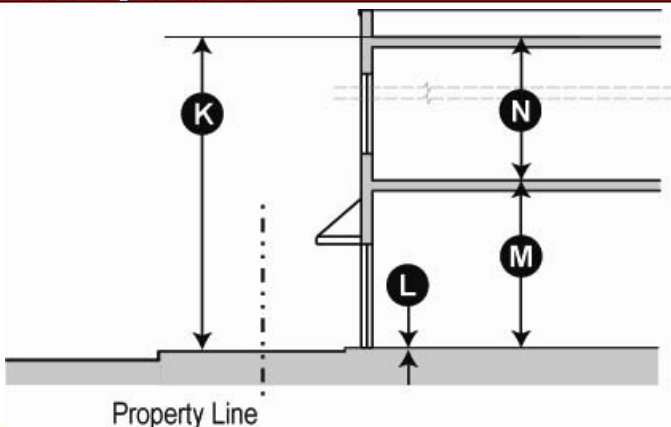
(iii) Building Frontage Required

% of building built to 'A' Street/Civic Space BTZ	80% (min.) (see #4 and #7)	E
% of building built to 'B' Street BTZ	30% (min.) (see #4 and #7)	F

8.2.3 Block Standards *(when redevelopment is greater than 50% of the block)*

Block Face Dimensions	300' (min.); 500' (max.)
Block Perimeter	1600' (max.)

8.2.4 Height Standards



Principal Building Standards

Building Maximum	2 stories or 26' (max.) (See Section 9.2.1 of this code)	K
First Floor to Floor Height	15' (min.) (see #5)	M
Ground Floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

8.2.5 Frontage Requirements

Ground floors of all buildings fronting on 'A' Streets shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

4. Site Development Standards: Town Center – VHTC (2 of 3)

8.2.6 Parking and Service Access		(i) Parking Location										
<p>Property Line Sidewalk Type 'A' Street / Civic Space</p> <p>Property Line Type 'B' Street</p> <p>Legend</p> <ul style="list-style-type: none"> Property Line (dashed line) Building Footprint (yellow rectangle) Surface Parking Area (brown hatched area) Above Grade Parking Area (diagonal hatched area) 	Surface/At Grade Parking											
	'A' Street/ Civic Space setback	Shall be located behind the principal building	O									
	'B' Street setback	Min. of 3 feet behind the building facade line along that street	Q									
	Side and Rear setback (distance from property line)	0' min. (see # 3 and 6.3.7(iii))	P R									
	Above Grade Parking											
	Setback along 'A' & 'B' Streets or Civic Space	May be built up to the building facade line along that street	O*									
	Side and Rear setbacks (distance from property line)	0' min. (see # 3 and 6.3.7(iii))	P									
	8.2.8 Façade Elements		(ii) Required Off-Street Parking Spaces									
	<p>(i) Doors and Windows:</p> <ol style="list-style-type: none"> There shall be no blank walls greater than 25 ft. in width of any building along 'A' Streets and Civic Spaces. For 'B' Streets there is no requirement. Doors and windows on ground floor of all buildings shall be between 50% and 90% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement. Windows on upper floor façades along all 'A' Streets and Civic Spaces shall be a minimum of 25% of each upper floor façade area, which is measured between 3 ft. and 9 ft. above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces. Windows and doors on façades directly facing toward a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties. 		Non-residential uses within 250' of single-family residential	1 space per every 300 square feet (gross)								
			Residential Uses	1 space/unit minimum								
<p>(ii) Driveways and Service Access</p> <table border="1"> <tr> <td>Parking driveway width</td> <td>NMDOT standards on Arterial Roadways and 24 feet max. on all other streets</td> <td style="text-align: center;">S</td> </tr> <tr> <td>Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces.</td> <td></td> <td style="text-align: center;">T</td> </tr> <tr> <td>Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.</td> <td></td> <td></td> </tr> </table> <p>If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.</p>		Parking driveway width	NMDOT standards on Arterial Roadways and 24 feet max. on all other streets	S	Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces.		T	Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.				
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Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.												

4. Site Development Standards: Town Center – VHTC (3 of 3)

Notes

#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.

#2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip (1*) with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 60' along the building façade. Species of the street trees shall be selected from the Plant List in Section 12.1 of this Code.

#3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

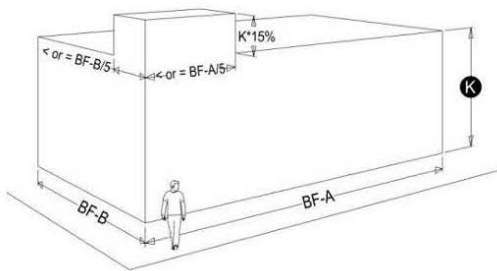
#4 – Corner building street facades shall be built to the BTZ for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

#5 – Floor to floor heights shall not apply to parking structures.

#6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

#7 – Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, service areas along all streets and alleys shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Plant List in Section 12.1 of this Code. The required Street Screen shall be located at the setback line along the corresponding frontage.

#8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



8.2.7 Other Standards

(i) Encroachments

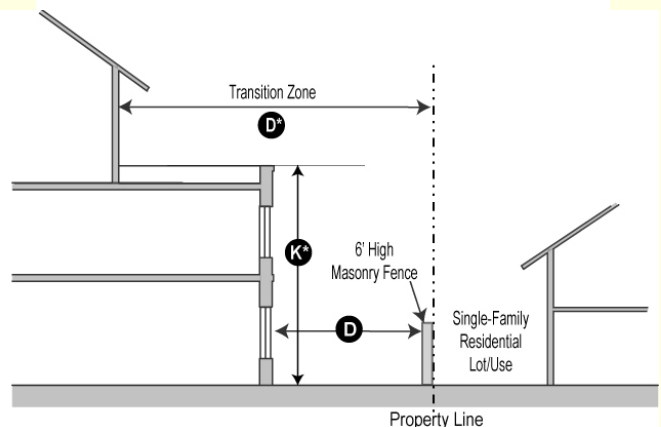
1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
2. Building projections on all other facades may not be closer than 5' to any adjacent property line.

(ii) Arcades and Colonnades:

1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
2. The minimum interior clearance height within an arcade or colonnade shall be 12'.

(iii) Neighborhood Transitions:

1. A Neighborhood Transition Zone shall be established on all development sites adjacent to single family sites at 25' parallel to any lot line that is common with a single-family residential lot.
2. Building height within this Neighborhood Transition Zone shall not exceed 2 floors or 26' and is not eligible for height bonus. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
3. A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.



4. Site Development Standards: Regional Center – VHRC (1 of 3)

8.3.2 Building Placement		<i>(i) Build-To-Zone (BTZ)</i>	
<p>Property Line Landscape Neighborhood Street / Civic Space Build-to Zone Sidewalk Boulevard / Local Street</p> <p>Legend</p> <ul style="list-style-type: none"> Property Line Building Area Build-to Zone Setback Line Landscape Zone Sidewalk 	Front – 'A' Street/Civic Space	5' – 10' (see #1)	A
	Front – 'B' Street	10' – 75' (see #2)	B
	<i>(ii) Setback</i>		
	Front ('A' Street / Civic Space)	5' (min.) 10' (max.)	I
	Front ('B' Street)	10' (min.) 75' (max.)	J
	Side or Rear (distance from property line)	0' (see #3 and 6.4.7(iii))	C D
	<i>(iii) Building Frontage Required</i>		
	% of building built to 'A' Street /Civic Space BTZ	60% (min.) (see #4 and #7)	E
	% of building built to 'B' Street BTZ	20% (min.) (see #4 and #7)	F
	8.3.3 Block Standards		
Block Face Dimensions	300' (min.) 1000' (max.)		
Block Perimeter	3000' (max.)		
8.3.4 Height Standards		<i>Principal Building Standards</i>	
<p>Property Line</p>	Building Maximum	2 stories or 26' (max.) (See Section 9.3.1 of this code)	K
	First Floor to Floor Height	15' (min.)	M
	Ground Floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
	Upper floor to floor height	10' (min.) (see #5)	N
	8.3.5 Frontage Requirements		Ground floors of all buildings fronting on 'A' Streets shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

4. Site Development Standards: Regional Center – VHRC (2 of 3)

8.3.6 Parking and Service Access	(i) Parking Location																					
<p>Legend</p> <ul style="list-style-type: none"> Property Line Surface Parking Area Building Footprint Above Grade Parking Area 	<table border="1"> <tr> <td colspan="3">Surface/At Grade Parking</td> </tr> <tr> <td>'A' Street and Civic Space setback</td> <td>Shall be located behind the principal building</td> <td>O</td> </tr> <tr> <td>'B' Street setback</td> <td>Min. of 3 feet behind the building façade line along that street</td> <td>Q</td> </tr> <tr> <td>Side and Rear setback (distance from property line)</td> <td>0' min. (see # 3 and 6.4.7(iii))</td> <td>P R</td> </tr> <tr> <td colspan="3">Above Grade Parking</td> </tr> <tr> <td>Setback along 'A' and 'B' Streets or Civic Space</td> <td>May be built up to the building façade line along that street</td> <td>O*</td> </tr> <tr> <td>Side and Rear setbacks (distance from property line)</td> <td>0' min. (see # 3 and 6.4.7(iii))</td> <td>P</td> </tr> </table>	Surface/At Grade Parking			'A' Street and Civic Space setback	Shall be located behind the principal building	O	'B' Street setback	Min. of 3 feet behind the building façade line along that street	Q	Side and Rear setback (distance from property line)	0' min. (see # 3 and 6.4.7(iii))	P R	Above Grade Parking			Setback along 'A' and 'B' Streets or Civic Space	May be built up to the building façade line along that street	O*	Side and Rear setbacks (distance from property line)	0' min. (see # 3 and 6.4.7(iii))	P
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	<table border="1"> <tr> <td colspan="3">(ii) Required Off-Street Parking Spaces</td> </tr> <tr> <td>Non-residential uses within 250' of single-family residential</td> <td>1 space per every 300 square feet (gross)</td> <td></td> </tr> <tr> <td>Residential Uses</td> <td>1 space/unit</td> <td></td> </tr> </table>	(ii) Required Off-Street Parking Spaces			Non-residential uses within 250' of single-family residential	1 space per every 300 square feet (gross)		Residential Uses	1 space/unit													
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8.3.8 Façade Elements	(iii) Driveways and Service Access																					
<p>(i) Doors and Windows:</p> <ol style="list-style-type: none"> There shall be no blank walls greater than 50 ft. in width of any building along 'A' Streets and Civic Spaces. For 'B' Streets there is no requirement. Doors and windows on ground floor of all buildings shall be a minimum of 30% of the ground floor façade area along all 'A' Streets and the Boulevard. Along 'B' Streets there is no requirement. Windows on the upper floors facades along all 'A' Streets and Civic Spaces shall be a minimum of 20% of each upper floor façade area which is measured between 3 ft. and 9 ft. above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces. Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties. 	<table border="1"> <tr> <td>Parking driveway width</td> <td>NMDOT standards on Arterial Roadways and 24 feet max. on all other streets</td> <td>S</td> </tr> <tr> <td>Driveways and off-street loading and unloading</td> <td>shall not be located on 'A' Streets or Civic Spaces. Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service.</td> <td>T</td> </tr> <tr> <td>Shared driveways and cross access easements</td> <td>are encouraged between lots to minimize curb cuts.</td> <td></td> </tr> <tr> <td>If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.</td> <td></td> <td></td> </tr> </table>	Parking driveway width	NMDOT standards on Arterial Roadways and 24 feet max. on all other streets	S	Driveways and off-street loading and unloading	shall not be located on 'A' Streets or Civic Spaces. Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service.	T	Shared driveways and cross access easements	are encouraged between lots to minimize curb cuts.		If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.											
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4. Site Development Standards: Regional Center – VHRC (3 of 3)

Notes

#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.

#2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 30' along the building façade. Species of the street trees shall be selected from the Plant List in Section 12.1 of this Code.

#3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

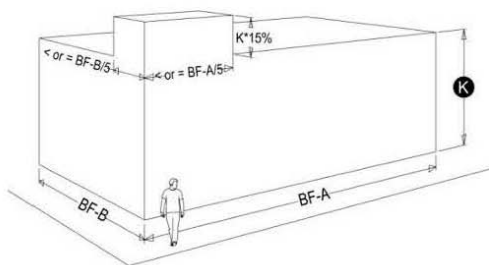
#4 – Corner building street façades shall be built to the BTZ for a minimum of 25' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

#5 – Floor to floor heights shall not apply to parking structures.

#6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

#7 – Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, service areas along all streets and alleys shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Plant List in Section 12.1 of this Code. The required Street Screen shall be located at the setback line along the corresponding frontage.

#8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



8.3.7 Other Standards

(i) Encroachments

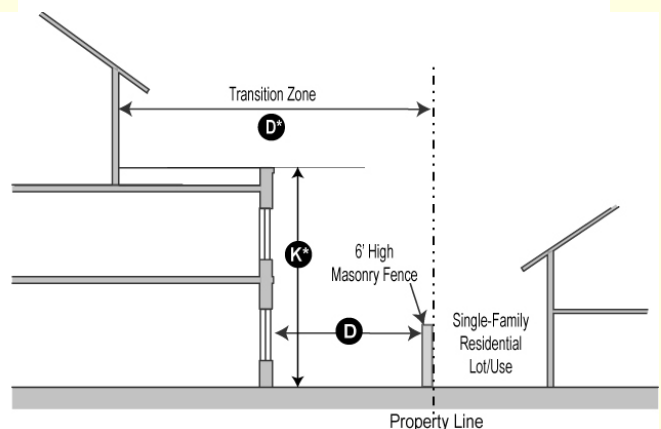
1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
2. Building projections on all other façades may not be closer than 5' to any adjacent property line.

(ii) Arcades and Colonnades:

1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
2. The minimum interior clearance height within an arcade or colonnade shall be 12'.

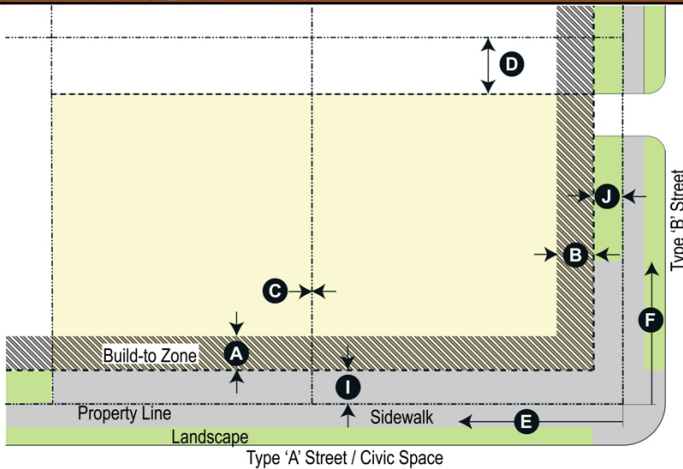
(iii) Neighborhood Transitions:

1. A Neighborhood Transition Zone shall be established on all development sites adjacent to single family sites at 25' parallel to any lot line that is common with a single-family residential lot.
4. Building height within this Neighborhood Transition Zone shall not exceed 2 floors or 26' and is not eligible for height bonus. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
2. A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.



4. Site Development Standards: Neighborhood Center – VHNC (1 of 3)

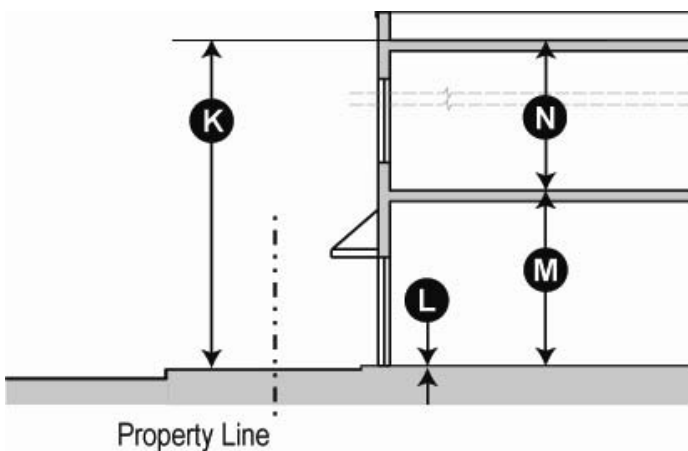
8.1.2 Building Placement



Legend

Property Line	Building Area	Build-to-Zone
Setback Line	Landscape Zone	Sidewalk

8.1.4 Height Standards



(i) Build-To-Zone (BTZ)

Front ('A' Street / Civic Space)	5' – 10' (see #1)	A
Front ('B' Street)	10' – 30' (see #2)	B

(ii) Setback

Front ('A' Street / Civic Space)	5' (min.) 10' (max.)	I
Front ('B' Street)	10' (min.) 30' (max.)	J
Side and Rear (from property line)	0' (see #3 and 6.2.7(iii))	C D

(iii) Building Frontage Required

% of building built to 'A' Street/Civic Space BTZ	75% (min.) (see #4 and #7)	E
% of building built to 'B' Street BTZ	30% (min.) (see #4 and #7)	F

8.1.3 Block Standards

Block Face Dimensions	300' (min.) 800' (max.)
Block Perimeter	2000' (max.)

Principal Building Standards

Building Maximum	2 stories or 26' (max.) (See Section 9.4.1 of this code)	K
First Floor to Floor Height	15' (min.) (see #5)	M
Ground Floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

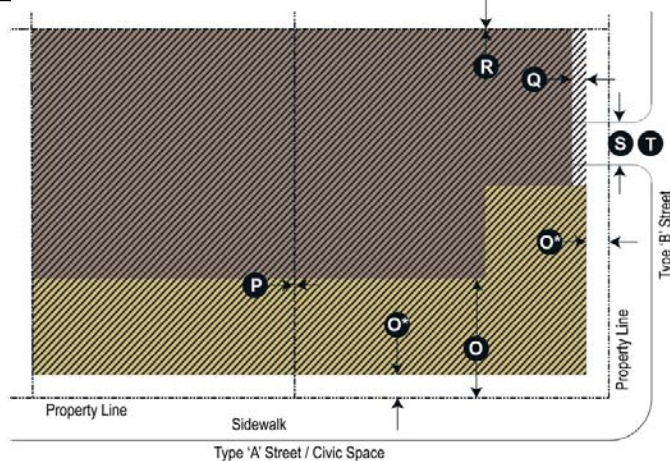
8.1.5 Frontage Requirements

Ground floors of all buildings fronting on 'A' Streets shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

4. Site Development Standards: Neighborhood Center – VHNC (2 of 3)

8.1.6 Parking and Service Access

(i) Parking Location



Legend

----- Property Line	Surface Parking Area
Building Footprint	Above Grade Parking Area

Surface/At Grade Parking		
'A' Street and Civic Space setback	Shall be located behind the principal building	O
'B' Street setback	Min. of 3 feet behind the building facade line along that street	Q
Side and Rear setback (distance from property line)	0' min. (see # 3 and 6.2.7(iii))	P R
Above Grade Parking		
Setback along 'A' and 'B' Streets or Civic Space	May be built up to the building line	O*
Side and Rear setback (distance from property line)	0' min. (see # 3 and 6.2.7(iii))	P

(ii) Required Off-Street Parking Spaces

Non-residential uses within 250'	1 space per every 300 square feet (gross)
Residential Uses	1 space/unit

8.1.8 Façade Elements

(iii) Driveways and Service Access

- (i) Doors and Windows:
- There shall be no blank walls greater than 25 ft. in width of any building along 'A' Streets and Civic Spaces. For 'B' Streets there is no requirement.
 - Doors and windows on ground floor of all buildings shall be between 50% and 90% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement.
 - Windows on the upper floors facades along all 'A' Streets and Civic Space shall be a minimum of 25% of each upper floor façade area which is measured between 3 ft. and 9 ft. above each finished floor.
 - Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces.
 - Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.

Parking driveway width	NMDOT standards on Arterial Roadways and 24 feet max. on all other streets	S
Driveways and off-street loading and unloading	shall not be located on 'A' Streets or Civic Spaces.	
Porte cocheres	may be permitted on 'A' Streets to provide drop-off and valet service.	
Shared driveways and cross access easements	are encouraged between lots to minimize curb cuts.	T
If driveway and/or off-street service loading and unloading access is provided from an 'A' Street,	such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.	

4. Site Development Standards: Neighborhood Center – VHNC (3 of 3)

Notes

#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.

#2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip (I*) with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 60' along the building façade. Species of the street trees shall be selected from the Plant List in Section 12.1 of this Code.

#3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

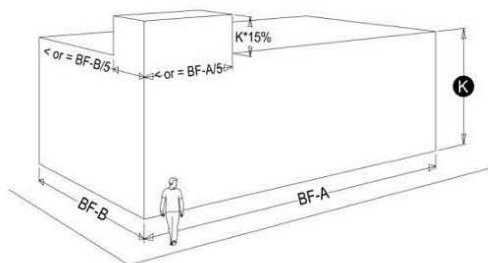
#4 – Corner building street facades shall be built to the BTZ for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

#5 – Floor to floor heights shall not apply to parking structures.

#6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

#7 – Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, service areas along all streets and alleys shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Plant List in Section 12.1 of this Code. The required Street Screen shall be located at the setback line along the corresponding frontage.

#8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



8.1.7 Other Standards

(i) Encroachments

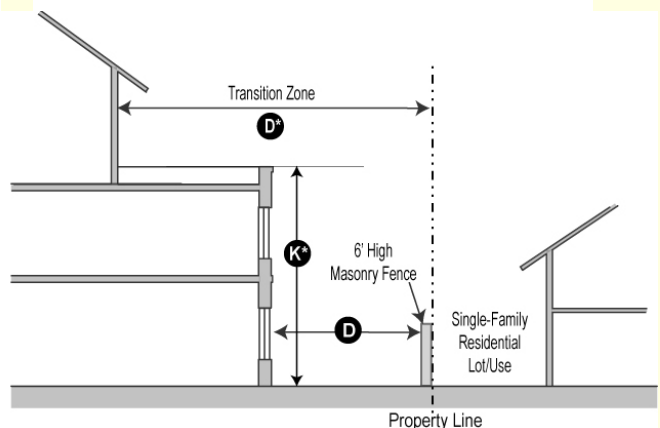
1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
2. Building projections on all other facades may not be closer than 5' to any adjacent property line.

(ii) Arcades and Colonnades:

1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
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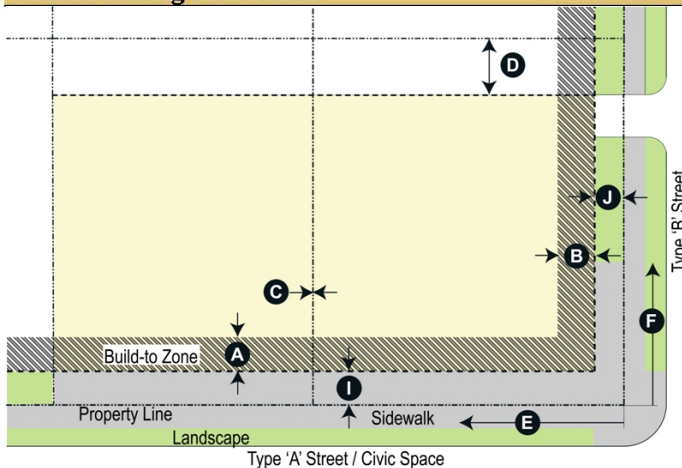
(iii) Neighborhood Transitions:

1. A Neighborhood Transition Zone shall be established on all development sites adjacent to single family sites at 25' parallel to any lot line that is common with a single-family residential lot.
2. Building height within this Neighborhood Transition Zone shall not exceed 2 floors or 26' and is not eligible for height bonus. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
3. A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.



4. Site Development Standards: Mixed Use – VHMIX (1 of 3)

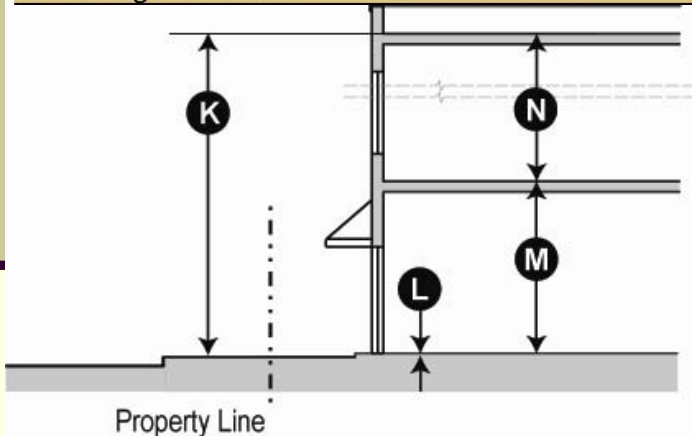
8.4.2 Building Placement



Legend

- Property Line
- Setback Line
- Building Area
- Landscape Zone
- Build-to-Zone
- Sidewalk

8.4.4 Height Standards



(i) Build-To-Zone (BTZ)

Front – 'A' Street / Civic Space	5' – 20' (see #1)	A
Front – 'B' Street	10' – 75' (see #2)	B

(ii) Setback

Front ('A' Street / Civic Space)	5' (min.) 20' (max.)	I
Front ('B' Streets)	10' (min.) 75' (max.)	J
Side and Rear (distance from property line)	0' (see #2 and 6.6.7 (iii))	C D

(iii) Building Frontage Required

% of building built to 'A' Street / Civic Space BTZ	50% (min.) (see #4 and #7)	E
% of building built to 'B' Street BTZ	25% (min.) (see #4 and #7)	F

8.4.3 Block Standards

Block Face Dimensions	300' (min.) 1200' (max.)
Block Perimeter	4000' (max.)

Principal Building Standards

Building Maximum	2 stories or 26' (max.) (See Section 9.5.1 of this code)	K
First Floor to Floor Height	15' (min.)	M
Ground Floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

8.4.5 Frontage Requirements

Ground floors of all buildings fronting on 'A' Streets shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

4. Site Development Standards: Mixed Use – VHMIX (2 of 3)

8.4.6 Parking and Service Access	<i>(i) Parking Location</i>		
<p>Property Line</p> <p>Sidewalk</p> <p>Type 'A' Street / Civic Space</p> <p>Property Line</p> <p>Type 'B' Street</p> <p>Property Line</p> <p>Legend</p> <ul style="list-style-type: none"> Property Line Building Footprint Surface Parking Area Above Grade Parking Area 	Surface/At Grade Parking		
	'A' Street and Civic Space setback	Shall be located behind the principal building	O
	'B' Street setback	Min. of 3' behind the building facade line along that street	Q
	Side and Rear setback (distance from property line)	0' min. (see #2 and 6.6.7 (iii))	P R
	Above Grade Parking		
	Setback along Type 'A' Street, Type 'B' Street, Type 'C' or Civic Space	May be built up to the building façade line on that street	O*
	Side and Rear setbacks (distance from property line)	0' min. (see #2 and 6.6.7 (iii))	P R
8.4.8 Façade Elements	<i>(ii) Required Off-Street Parking Spaces</i>		
(i) Doors and Windows: <ol style="list-style-type: none"> There shall be no blank walls greater than 50 ft. in width of any building along 'A' Streets and Civic Spaces. For 'B' Streets there is no requirement. Doors and windows on ground floor of all buildings shall be a minimum of 30% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement. Windows on the upper floors facades along all 'A' Streets and Civic Spaces shall be a minimum of 20% of each upper floor façade area which is measured between 3 ft. and 9 ft. above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or along the Boulevard. Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties. (ii) Façade Articulation: Along Unser and Paseo Del Norte façades shall incorporate a corner element, articulated by a horizontal break of 3' max.	Non-residential uses within 250' of single-family residential	1 space per every 400 square feet (gross)	
	Residential Uses	1 space/unit	
		<i>(iii) Driveways and Service Access</i>	
	Parking driveway width	NMDOT standards on Arterial Roadways and 24 feet max. on all other streets	S
	Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service.		
	Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.		T
	If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.		

4. Site Development Standards: Mixed Use – VHMIX (3 of 3)

Notes

#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.

#2 – On 'A' Streets and Civic Spaces, the area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 30' along the building façade. Species of the street trees shall be selected from the Plant List in Section 12.1 of this Code.

#3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

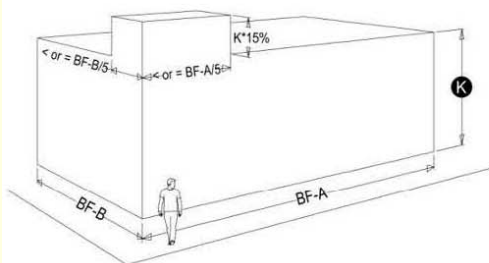
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#7 – Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, service areas along all streets and alleys shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Plant List in Section 12.1 of this Code. The required Street Screen shall be located at the setback line along the corresponding frontage.

#8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



3.4.7 Other Standards

(i) Encroachments:

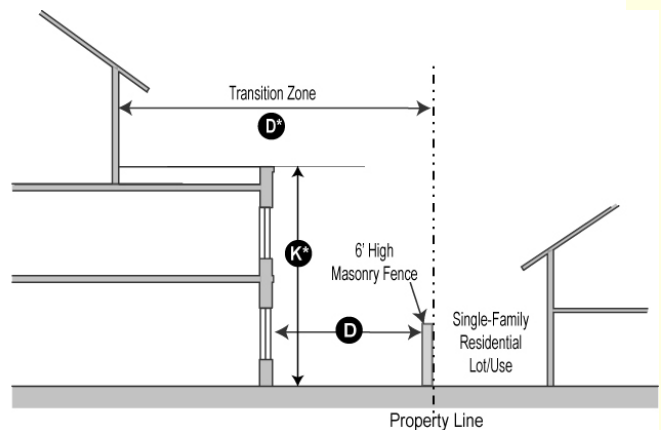
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2. Building projections on all other facades may not be closer than 5' to any adjacent property line.

(ii) Arcades and Colonnades:

1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
2. The minimum interior clearance height within an arcade or colonnade shall be 12'.

(iii) Neighborhood Transitions:

1. A Neighborhood Transition Zone shall be established on all development sites adjacent to single family sites at 25' parallel to any lot line that is common with a single-family residential lot.
2. Building height within this Neighborhood Transition Zone shall not exceed 3 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
3. A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.



4. Site Development Standards: Neighborhood Transition – VHNT (1 of 3)

8.5.2 Building Placement		<i>(i) Build-To-Zone (BTZ)</i>	
<p>Property Line Landscape Type 'A' Street / Civic Space Type 'B' Street Sidewalk</p> <p>Legend</p> <ul style="list-style-type: none"> Property Line (dashed line) Setback Line (dotted line) Building Area (yellow) Landscape Zone (green) Build-to Zone (hatched) Sidewalk (grey) 	Front – 'A' Street / Civic Space	5' – 15' (see #1)	A
	Front – 'B' Streets	10' – 30' (see #2)	B
	<i>(ii) Setback</i>		
	Front ('A' Street and Civic Space)	5' (min.) 15' (max.)	I
	Front ('B' Streets)	10' (min.) 30' (max.)	J
	Side or Rear (distance from property line)	0' (see #3 and 6.7.7(iii))	C D
	<i>(iii) Building Frontage Required</i>		
	% of building built to 'A' Street and Civic Space BTZ	75% (min.) (see #4 and #7)	E
	% of building built to 'B' Streets BTZ	30% (min.) (see #4 and #7)	F
	8.5.3 Block Standards		<i>Principal Building Standards</i>
Block Face Dimensions	200' (min.) 600' (max.)	Building Maximum	2 stories or 26' (max.) (See Section 9.1.1 of this code) K
Block Perimeter	2000' (max.)	First Floor to Floor Height	12' (min.) M
		Ground Floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings) L
		Upper floor to floor height	10' (min.) (see #5) N
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4. Site Development Standards: Neighborhood Transition – VHNT (2 of 3)

8.5.6 Parking and Service Access	(i) Parking Location																								
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4. Site Development Standards: Neighborhood Transition – VHNT (2 of 3)

Notes

#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.

#2 – On 'A' Streets and Civic Spaces, the area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 30' along the building façade. Species of the street trees shall be selected from the Plant List in Section 12.1 of this Code.

#3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

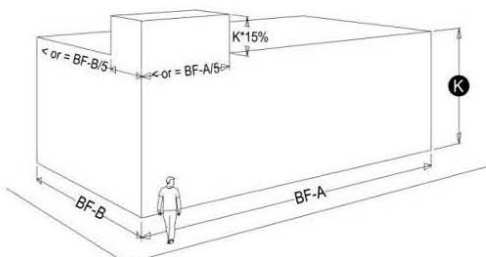
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#5 – Floor to floor heights shall not apply to parking structures.

#6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

#7 – Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, service areas along all streets and alleys shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Plant List in Section 12.1 of this Code. The required Street Screen shall be located at the setback line along the corresponding frontage.

#8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



8.5.7 Other Standards

(i) Encroachments

1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
2. Building projections on all other facades may not be closer than 5' to any adjacent property line.

(ii) Arcades and Colonnades:

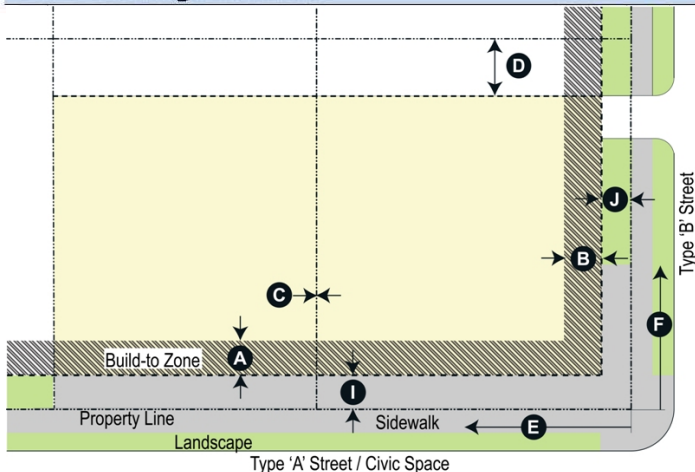
1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
2. The minimum interior clearance height within an arcade or colonnade shall be 14'.

(iii) Privacy Fence:

1. A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when a non-residential lot is abutting a single-family residential lot and shall be optional for all other adjacencies.

4. Site Development Standards: Escarpment Transition – VHET (1 of 3)

8.6.2 Building Placement



Legend

----- Property Line	 Building Area	 Build-to Zone
----- Setback Line	 Landscape Zone	 Sidewalk

(i) Build-To-Zone (BTZ)

Front - Neighborhood Street / Civic Space	5' - 10' (see #1)	A
Front - Boulevard and Local Streets	10' - 30' (see #2)	B

(ii) Setback

Front (Neighborhood Street and Civic Space)	5' (min.) 10' (max.)	I
Front (Boulevard and Local Streets)	10' (min.) 30' (max.)	J
Side or Rear (distance from property line)	0' (see #3 and 6.7.7(iii))	C D

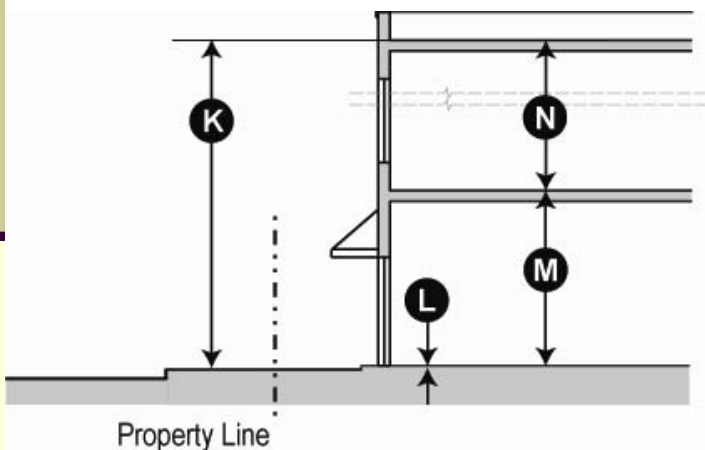
(iii) Building Frontage Required

% of building built to Neighborhood Street BTZ	75% (min.) (see #4 and #7)	E
% of building built to Boulevard and Local Streets BTZ	30% (min.) (see #4 and #7)	F

8.6.3 Block Standards

Block Face Dimensions	250' (min.) 600' (max.)
Block Perimeter	2000' (max.)

8.6.4 Height Standards



Principal Building Standards

Building Maximum	2 stories or 26' (max.) (See Section 9.1.1 of this code)	K
First Floor to Floor Height	12' (min.)	M
Ground Floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

8.6.5 Frontage Requirements

Ground floors of all buildings fronting on 'A' Streets shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

4. Site Development Standards: Escarpment Transition – VHET (2 of 3)

8.6.6 Parking and Service Access	(i) Parking Location																								
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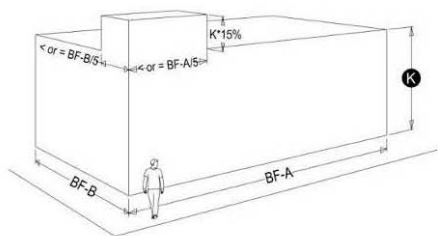
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5. Building Design Standards: Overview

- Building form:
 - Height
 - Building orientation
 - Massing & scale
 - Color
 - Building materials
 - Glazing requirements / reflectivity limits
 - NOTE: Does NOT include Architectural Style
- See separate PDF for DRAFT Building Design Standards
 - NOTE: Albuquerque examples, graphics, and illustrations still to come

6. Other Development Standards: (To come)

■ Landscape Standards:

- How much landscaping required on-site & planting lists

■ Open Space Standards:

- How much OS is required on-site vs. offsite & bonuses for dedication of significant rock outcroppings

■ Lighting:

- Site & Street lighting standards

6. Draft Materials/Content: (To come)

- Other Development Standards
- Street Cross Section Matrix & Criteria – non-mandatory streets
- Trails & Open Space Policies/Planning
- Design approval process
- Policy/write-ups & narratives/justification
- Infrastructure phasing plan
- Implementation plan
- Photos, illustrations, & graphics

7. Implementation: Roles and Responsibilities

Volcano Heights will require broad coordination and robust financing mechanisms for infrastructure – all led by property owner efforts.

- Property Owners:
 - Coordination & consensus
 - Infrastructure costs
 - Development costs
 - TIDD, SAD, or PID application & coordination
- City
 - Sector Development Plan
 - Land use / zoning
 - Design requirements
 - Streamlined review
 - Economic Development
 - Coordination among jurisdictions
 - Recruitment
 - DMD
 - Infrastructure coordination
- State, County, MRCOG
 - Transportation coordination
 - Infrastructure assistance?

7. Implementation:

Discussion with Development Experts

- Panel Discussion?
 - Developers
 - Master planners
 - Financers
 - Commercial Real Estate Development Association (NAIOP)
 - Economic development
- November 2011?

8. Revised Project Schedule

- **September 23:** Written comments due
- **October 6:** EPC Hearing
 - 60-day deferral to December 1
- **Week of October 17:** Draft & Public Meeting
- **October 18-November 10:** Review & comments
 - City Departments
 - Stakeholders
- **November:** Development Experts Panel
- **December 1:** EPC Hearing
 - Withdrawal of July 2010 Draft
 - Submittal of December 2011 Draft



End of VHSDP Presentation