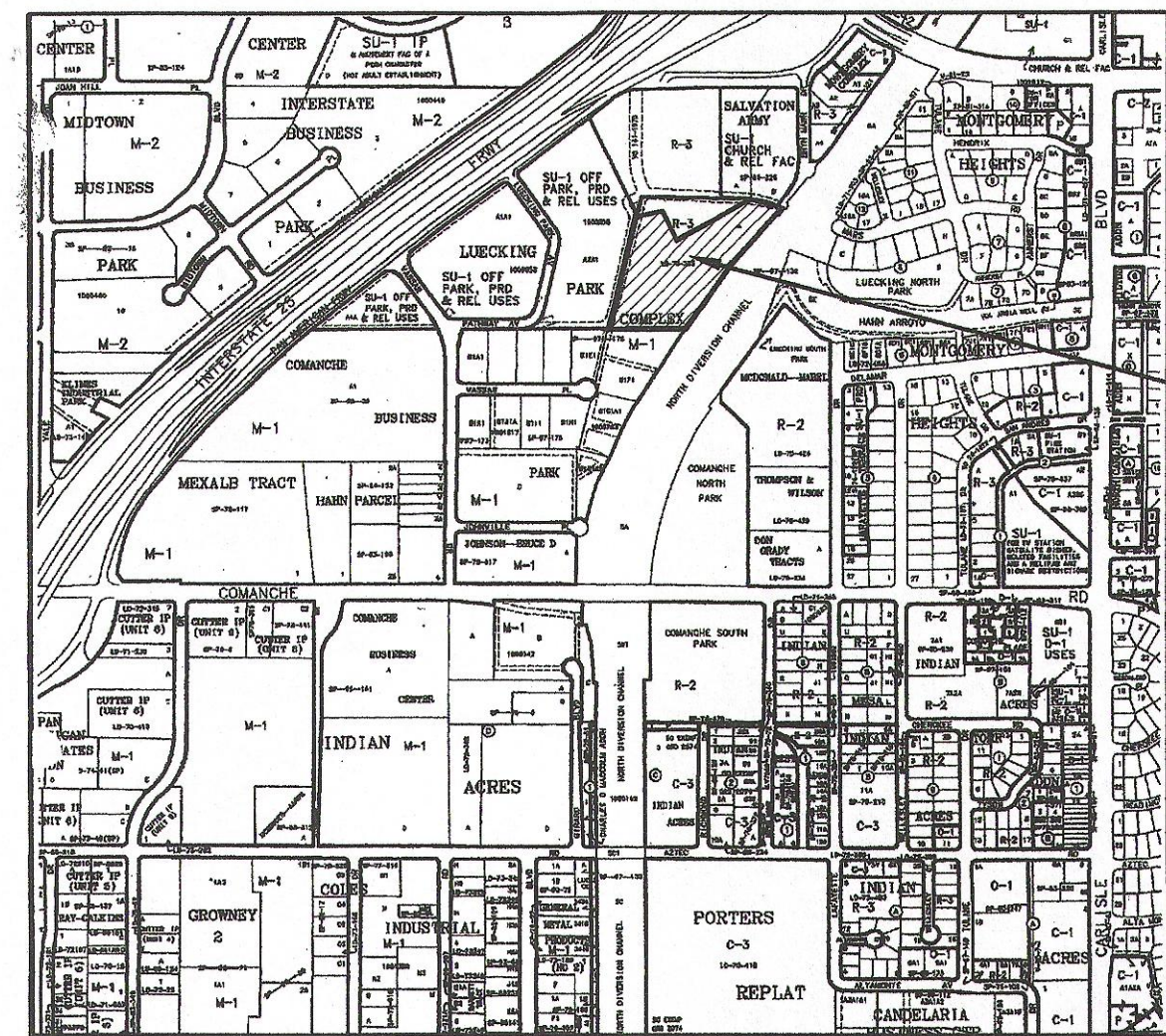


SITE VICINITY



ALBUQUERQUE ZONE GIS ATLAS G-16



SITE

ZONED: SU-I OFF PARK, PRD
& REL. USES

TRACT A-1
8.7382 AC.
ZONED: R-3

ZONED: SU-I FOR CHURCH &
RELATED FACILITIES

TRACT A-2
6.7697 AC.
EXISTING ZONING:

SU-I FOR
RESTRICTED IP
USES

NOTES:

Site: Tract A-2, 6.7 acres, Luecking Park Office Complex

Proposed Use: SU-1 for IP Permissive Uses

Pedestrian and Vehicular Ingress and Egress: Luecking Park Avenue to the south and Bryn Mawr Avenue to the north. Access from Bryn Mawr Avenue will be examined for potential restrictions at the time of Site Development Plan for Building Permit.

Internal Circulation: Internal circulation will connect both the northern and southern access points. Pedestrians will be accommodated through sidewalks, and bike routes will connect the North Diversion Channel to the site.

Maximum Building Height: Maximum building height is 3 stories.

Minimum Building Setback: Pursuant to IP zoning regulations. A minimum 15 foot landscape buffer is required were the site abuts a residential zone.

Maximum Floor Area Ratio: .25

Landscape Standards: The Design Standards provide for landscape w/ emphasis on native drought tolerant plants, landscape criteria, and landscape buffers.

PROJECT NUMBER: 1000162

Application Number: 04-000162

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	2-4-04
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	2-4-04
Utilities Development	Date
<i>[Signature]</i>	2/4/04
Parks and Recreation Department	Date
<i>[Signature]</i>	2/4/04
City Engineer	Date
N/A	
* Environmental Health Department-(conditional)	Date
N/A	
Solid Waste Management	Date
<i>[Signature]</i>	2/5/04
DRB Chairperson, Planning Department	Date

SITE PLAN FOR SUBDIVISION/
IP MASTER DEVELOPMENT PLAN

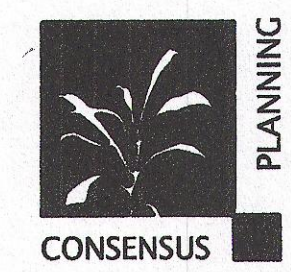
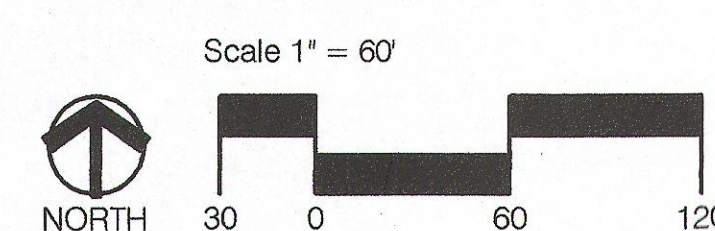
LUECKING PARK OFFICE COMPLEX

Prepared for:

Tim White Properties
117 N. First Street, #30
Mount Vernon, WA 98273

Prepared by:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



---- DESIGN GUIDELINES

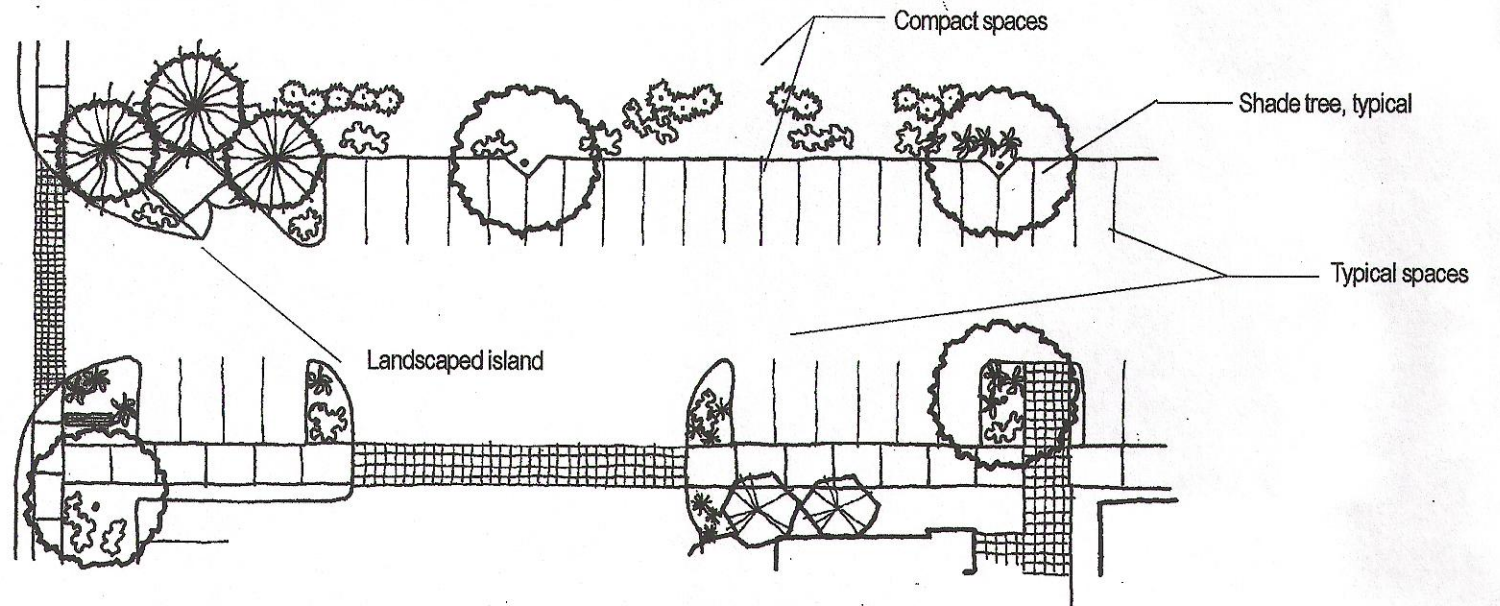
The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the Owner's goals and objectives for high quality development. These standards address the issues of landscape, setbacks, pedestrian amenities, bike routes, screening, lighting, signage, and architecture that will create the visual image desired for the site. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code (referred to as the "Zoning Code") and other pertinent City ordinances. These standards shall apply to all properties located on Tract A-2, Luecking Park Complex site.

LANDSCAPE CONCEPT

The development of an overall landscape concept will establish a framework that unifies the individual sites within the subject site. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the appropriate plant materials are extremely important as strong unifying elements for the project. Landscaping along pedestrian routes and in other outdoor spaces supports an active pedestrian environment.

The following are minimum standards for the development of specific site landscape plans:

- A mix of evergreen (coniferous and deciduous trees) shall be used within parking areas. The buffer area between this site and the apartments to the north, shall include a mix of evergreen and deciduous trees.
- Off street parking areas shall have one tree for every ten parking stalls.



Off-street parking areas shall have one tree for each ten parking stalls.

- A maximum of 20 percent of the provided landscape area shall be covered with high water use turf grasses. Areas of high water use turf shall be located at prominent visual points to create view corridors into specific sites. High water use turf shall not be planted on slopes greater than 4:1.
- Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least twenty-five feet.
- A minimum of 20 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure and or adjacent to residential properties.
- As a minimum, a 15 foot landscaped buffer is required between industrial/commercial/office uses and residential properties. The buffer shall consist primarily of evergreen trees which must be at least 8 feet tall when planted and be capable of reaching a mature height twenty-five feet. The trees shall be spaced at an average of thirty feet on center. Spacing of trees shall be equal to 75% of the mature canopy diameter of the trees.
- An additional minimum landscape buffer is required where the site abuts a residential zone. See Zoning Code section 14-16-3-10.
- Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The area and percentage is calculated based upon the mature canopy size of all plant materials (not including trees).
- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers shall be either 6" x 6" concrete, brick (side by side) or 1/8" x 4" steel construction.
- No turf shall be planted within 8' from the curb within the public right-of-way. No high water use turf shall be planted in areas less than 10' in any dimension. Turf areas within parking lots shall not be less than 15' in any dimension.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components shall be checked periodically to ensure maximum efficiency.
- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, shredded bark, or similar materials, which extends completely under the plant material.
- All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive conditions. All areas shall be maintained free of weeds.
- The landscape treatment at prominent entries and intersections shall change in terms of intensity, pattern, texture, scale, or form to highlight these areas.
- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten parking stalls with no stall being more than 85 feet from a tree.
- The minimum size of tree planters shall be 36 square feet per tree.
- Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 feet in height; shrubs and groundcovers shall be a one gallon container; and, turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

PLANT PALETTE
The suggested plant materials for this project were selected based on qualities such as, cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, aesthetic appeal, etc.

Landscape Buffers

Fraxinus spp.	Ash varieties
Gleditsia spp.	Honeylocust varieties
Pinus sylvestris	Scotch Pine
Platanus acerifolia	London Planetree
Platanus wrightii	Arizona Sycamore
Pistacia chinensis	Chinese Pistache
Quercus turbinella	Turbinella Oak

Parking Area Plant Materials

Fraxinus spp.	Ash varieties
Gleditsia spp.	Honeylocust varieties
Pinus nigra	Austrian Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Planetree
Platanus wrightii	Arizona Sycamore

Shrubs and Groundcovers

Atriplex canescens	Four-wing Salt Bush
Artemisia filifolia	Sand Sage

Artemisia ludoviciana
Caryopteris clandonensis
Cercocarpus ledifolius
Chrysothamnus nauseosus
Cotoneaster spp.
Fallugia paradoxa
Hesperaloe parvifolia
Juniperus chinensis*
Juniperus horizontalis*
Juniperus sabina*
Lavendula spp.
Perovskia atriplicifolia
Potentilla fruticosa
Prunus besseyi
Rhus trilobata
Ribes aureum
Salvia gregii
Symphoricarpos albus

* female only, maximum 2' height

General Use Plant Materials

Trees
Cercis canadensis
Chilopsis linearis
Crataegus phaenopyrum
Forestiera neomexicana
Fraxinus spp.
Gleditsia spp.
Koeleruteria paniculata
Pinus nigra
Pinus sylvestris
Pistache chinensis
Platanus acerifolia
Platanus wrightii
Pyrus calleryana
Quercus spp.

Shrubs, Groundcovers, and Vines

Artemesia tridentata
Atriplex canescens
Baccharis pilularis
Caesalpinia gilliesii
Chrysothamnus nauseosus
Clematis ligusticifolia
Cotoneaster spp.
Forsythia intermedia
Hedera spp.
Hibiscus syriacus
Juniperus chinensis *
Juniperus horizontalis *
Juniperus sabina *
Lonicera japonica
Mahonia aquafolium
Mahonia repens
Mirabilis multiflora
Parthenocissus inserta
Potentilla fruticosa
Raphiolepis indica
Rhus microphylla
Rhus trilobata
Ribes aureum
Salvia greggii
Santolina chamaecyparissus
Spiraea spp.
Syringa spp.
Verberna rigida

* female only, maximum 2' height

Grasses

Bouteloua gracilis
Buchloe dactyloides
Festuca spp.
Miscanthus sinensis
Poa spp.

Prohibited Plant Materials

Cupressus spp.
Morus spp.
Populus spp.
Populus spp.
Tamarix spp.
Thuja spp.
Ulmus spp.

BUILDING SETBACKS

Buildings shall be located on each site according to the following setback dimensions, (also refer to Section 14-16-3-3 of the Zoning Code):

Front setback - 30' minimum from R.O.W.
Side setback - 20' minimum from R.O.W.
Rear setback - 20' minimum from R.O.W.

PARKING AREA SETBACKS

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

Front setback - 10' minimum from R.O.W.
Side setback - 10' minimum from R.O.W.
Rear setback - 10' minimum from R.O.W.

SIDEWALKS/BIKEWAYS

Sidewalks are required in accordance with the Zoning Code. Pedestrian connections are strongly encouraged throughout the site. Pedestrian connections and spaces emphasized in the first project in the development shall continue and connect to later phases.

In addition to the required sidewalks, the City of Albuquerque has established a bikeway network that identifies routes adjacent to the site (Trails and Bikeways Facility Plan, July 1983). A bike route exists at the diversion channel east of the site. Bike route connections are strongly encouraged within the site and to existing and proposed bike routes. Bike routes provide for the shared use of the street by automobiles and bicyclists. Generally, the routes will be marked with identifying signage.

SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions shall be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences shall also serve a major screening function within the subject site landscape. However, if walls are not required for a specific screening or security purpose, they shall not be utilized. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

Prairie Sage
Blue Mist
Mountain Mahogany
Rubber Rabbitbrush
Cotoneaster
Apache Plume
Red yucca
Juniper varieties
Juniper varieties
Juniper varieties
Lavender
Russian Sage
Shrubby Cinquefoil
Sand Cherry
Three-leaf Sumac
Golden Currant
Cherry Sage
Snowberry

Redbud
Desert Willow
Washington Hawthorn
New Mexico Olive
Ash varieties
Honeylocust varieties
Goldenrain Tree
Austrian Pine
Scotch Pine
Chinese Pistache
London Planetree
Arizona Sycamore
Ornamental Pear
Oak

Big Sage
Four-wing Saltbush
Dwarf Coyotebush
Bird of Paradise
Rubber Rabbitbrush
Western Virginbower
Cotoneaster varieties
Forsythia
Ivy varieties
Rose of Sharon
Juniper varieties
Juniper varieties
Juniper varieties
Honeysuckle
Oregon Grape
Creeping Mahonia
Giant Four O'clock
Virginia Creeper
Shrubby Cinquefoil
India Hawthorn
Littleleaf Sumac
Threelaf Sumac
Golden Currant
Cherry Sage
Lavender Cotton
Spiraea varieties
Lilac varieties
Verbena

Blue Grama
Buffalo Grass
Fescue
Miscanthus
Bluegrass

Cypress
Mulberry
Poplar varieties
Cotton Bearing Cottonwood varieties
Salt Cedar varieties
Arborvitae varieties
Elm

The following are standards to ensure effective screening of negative elements:

- Employee and customer/client parking areas shall be screened from adjacent streets and properties with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 3 feet. Visitor parking shall not be completely screened from adjacent streets. Appropriate signage and/or highlighted landscaping shall be used to direct visitors.
- Areas for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with a masonry wall no less than 6' in height above adjacent grade.
- All outdoor refuse containers shall be screened within a minimum 6' tall masonry enclosure that is large enough to contain all refuse generated between collections.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- No refuse collection areas shall be allowed between any street and building front.
- When security fencing is required, it shall be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. (The use of chain link fencing is not acceptable.)
- Barbed wire or concertina wire is not allowed within the subject site.

LIGHTING STANDARDS

In order to enhance the safety, security and visual aesthetics of the Pathway Office Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature that contributes to the overall character of the development.

The following are a few general guidelines to consider for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements. Shielded source fixtures shall be used.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.
- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.
- The height of parking area lights shall range from 20 feet and 16 feet within 100 feet of a residential zone.
- Area lighting shall be used to highlight public spaces and walkways. Area lighting standards shall range from 10 to 15 feet in height. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.
- Additional landscape lighting is encouraged to enhance certain landscape features. Such lighting shall be either ground level "bullet" lights concealed by plant materials, flush mounted "can" lights with waterproof enclosure, or be mounted in trees to "moon-light" areas.

SIGNAGE STANDARDS

These signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within the subject site. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and to complement the visual character of the development.

In addition to provisions found in Zoning Code Sections 14-16-2-19 and 14-16-3-5, the following are general guidelines for signage design and placement:

- All elements of a sign shall be maintained in a visually appealing manner.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- Signage shall be illuminated in accordance with the City of Albuquerque Sign Regulations, except no illuminated signs shall be placed on the building facade most proximate to a residential area, or in any event within 150 feet of the boundary of a residential zone.
- No sign shall overhang into the public right-of-way or extend above the building roofline.
- Except for the subject site's entry signage, each building site is limited to one freestanding monument-type sign of no greater than 50 square feet per face. The sign shall not be higher than 4 feet above adjacent grade.
- Individual buildings are allowed one facade mounted sign whose area shall not exceed 6% of the area of the facade to which it is applied.

SITE/ARCHITECTURAL OBJECTIVES

Site
The creation of an active pedestrian environment on the subject site is dependent upon creative site and architectural design. It is the Owner's desire to have the individual sites within the Park linked together as well as to the surrounding neighborhoods. Important to the formation of a pedestrian-oriented development is the relationship between the buildings and the street. Too often buildings are placed in the center of the site and surrounded by parking, with no pedestrian connection between the structure and the street.

- Parking areas shall be designed so that pedestrians walk parallel to moving cars. Minimize the need for pedestrians to cross parking aisles and landscaped islands.
- Pedestrian linkages shall be clearly visible and highlighted with enhanced paving and/or signage.
- Parking areas shall be designed to include a pedestrian link to the street sidewalk network.
- New structures shall be sited in a manner that will act to complement and provide linkages between surrounding structures.
- New structures shall be clustered to create plazas or pedestrian malls that include site amenities such as shade, seating, landscaping, etc.
- Locate structures and on-site circulation systems to minimize pedestrian/vehicle conflicts and link structures to the public sidewalk where possible with textured paving, landscaping, etc.
- Structures shall be sited, keeping in mind the creation of "outdoor rooms" which shall be used for pedestrian activities.
- All pedestrian paths shall be designed to be accessible to the handicapped (see *Americans with Disabilities Act* criteria for barrier free design).

ARCHITECTURAL

An important goal of development taking place on the subject site is the visual integration of the entire development. Therefore, the first project developed within the Park will establish an architectural character that shall be carried through to the remainder of the sites.

The desired architectural character is clean and contemporary, simple but interestingly massed buildings without surface decoration. To take advantage of the site's expansive views, large glass areas are permitted if protected or oriented away from excessive solar exposure. Additionally, all buildings shall conform to the following requirements:

- Buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.
- Standard franchise architecture is not permitted.
- Materials allowed within the development include concrete, masonry, stone, stucco, glass and steel.
- Flat roofs and pitched roofs are allowed within the development.
- Predominant colors shall be neutrals, including white, black, grays and earth tones. Strong colors shall be used as accents.

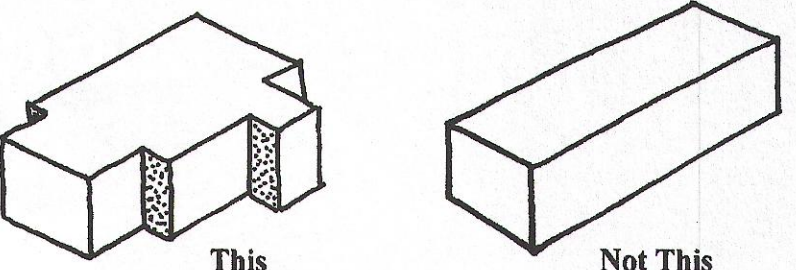
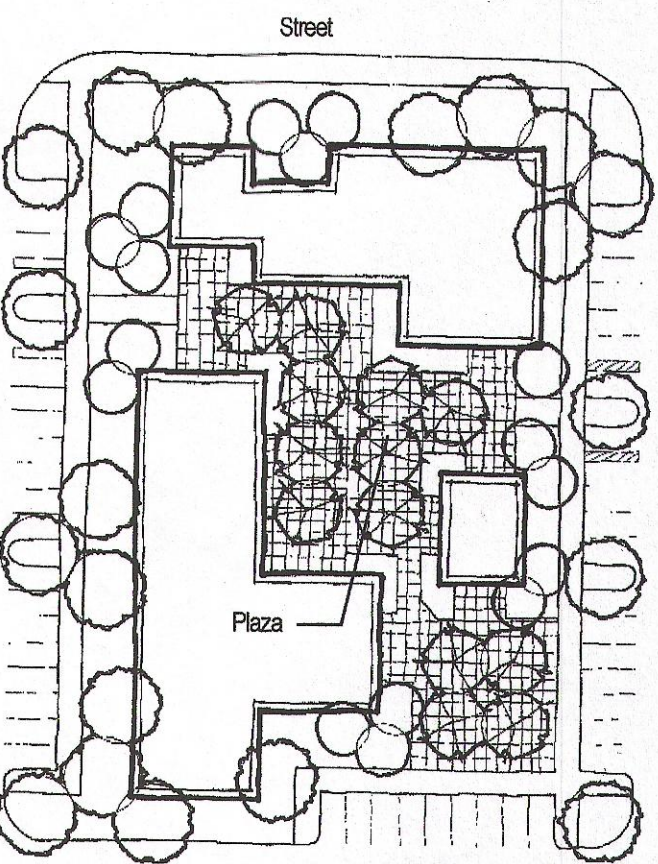
- Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- Entries to structures shall portray a quality appearance while being architecturally tied into the overall mass and building composition.
- Windows and doors are key elements of any structure's form and shall relate to the scale of the elevation on which they appear.
- Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.

- Wall materials shall be chosen that are able to withstand abuse by vandals or accidental damage by machinery. Materials shall be easily repaired.
- Berming in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.
- All rooftop equipment shall be screened from the public view.

UTILITIES

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of the subject site:

- All electric distribution lines within the Park shall be placed underground.
- When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.



The staggering of planes along an exterior wall is encouraged.

Tract A-2, Luecking Park Office Complex
Site Plan for Subdivision/
IP Master Development Plan

DESIGN GUIDELINES

Prepared for:
Tim White Properties
117 N. 1st. Street
Mount Vernon, WA 98273

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924 Park Avenue SW
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January 27, 2004
Sheet 2 of 2

