University of Albuquerque
Urban Center
Sector Development Plan

July, 1980

82 47489

CITY of ALBUQUERQUE
FIFTH COUNCIL

O-80-3

934

COUNCIL BILL NO. C/S O-63 ENACTMENT NO. 53-1982

SPONSORED BY: THOMAS W. HOUVER

ORDINANCE

ANNEXING TRACTS A, B AND C OF ANNEXATION PLAT SP-82-128, CONSISTING OF APPROXIMATELY 102 ACRES; AND THREE TRACTS AND PUBLIC RIGHT OF WAY SHOWN ON ANNEXATION PLAT SP-82-8, CONSISTING OF APPROXIMATELY 197 ACRES, FOR A COMBINED TOTAL OF APPROXIMATELY 299 ACRES, TO THE CITY OF ALBUQUERQUE, NEW MEXICO; ADOPTING THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER SECTOR DEVELOPMENT PLAN; AND AMENDING THE CITY ZONING CODE AND ZONE MAP.

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WHEREAS, the owners of the area hereby annexed, which land is contiguous to the boundaries of the City of Albuquerque, New Mexico, have presented a petition properly signed, accompanied by a map of said contiguous territory, requesting the Governing Body of the City of Albuquerque, New Mexico, to pass and adopt an ordinance annexing said land to the City; and

WHEREAS, the Council, the Governing Body of the City of Albuquerque has the authority to adopt plans and zoning within its area of planning and platting jurisdiction, as specified by Articles 19 and 21 of Chapter 3 of New Mexico Statutes Annotated 1978, and by the City Charter as allowed under home rule provisions of the Constitution of New Mexico; and

WHEREAS, the Albuquerque/Bernalillo County Comprehensive Plan specifies that the University of Albuquerque area, which is within the City's planning and platting jurisdiction, is a Community Urban Center, an area appropriate for concentrations of activities and/or densities; and

WHEREAS, the plan adequately addresses elements specified in Section 2.D of the City Resolution 69-1975 adopting the Metropolitan Areas and

Urban Centers Plan: it determines "specific boundaries, height and bulk regulations, land use, landscaping, pedestrian and transportation facilities, and parking strategy"; and

WHEREAS, the two goals from the Comprehensive Plan particularly cited in the Northwest Mesa Area Plan are met by the University of Albuquerque Urban Center Sector Development Plan (Sector Plan).

"A2. The goal is a quality urban environment which perpetuates the tradition of identifiable, individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas and lifestyles, while creating visually pleasing architecture, landscaping and vistas to enhance the appearance of the community."

"A5. The goal is to minimize transportation requirements through efficient placement of employment and services convenient to people, and to provide a balanced circulation system through encouragement of bicycling, walking and use of mass transit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs"; and

WHEREAS, the definition of this urban center shown on the Comprehensive Plan map states that the appropriate uses are "education, residential, technical services, and commercial"; and

WHEREAS, the Northwest Mesa Area Plan also indicates that mixed use development is appropriate for this urban center, emphasizing larger offices, retailing, higher density housing, and services; and

WHEREAS, Section 32 of the City Zoning Code provides for Metropolitan Urban Centers being zoned SU-3 and regulated under the terms of an appropriate sector development plan; and

WHEREAS, the west boundary and the western portion of the south boundary of Tract C of Plat SP-82-128 and the bluff line shown on the attached Land Use Plan, within the eastern tract of Plat SP-82-8, is the exact boundary of the established urban area as established by the Metropolitan Areas and Urban Centers Plan; and

WHEREAS, the Environmental Planning Commission, in its advisory role on planning, zoning and environmental protection, approved and

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recommended the adoption of the Sector Plan (although not entirely with the zoning adopted hereby) at the public hearing on September 17, 1981.

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The following described territory is hereby annexed to and made a part of the City of Albuquerque for all purposes upon filing a copy of this ordinance and map of the territory so annexed in the office of the County Clerk of Bernalillo County, New Mexico, and publication of this ordinance according to law.

A. Tracts A, B and C of annexation plat SP-82-128, land in Sections 35 and 36, T11N, R2E, N.M.P.M., within Town of Albuquerque Grant, Bernalillo County, New Mexico, as filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 17, 1982.

B. Three Tracts and the "St. Joseph's Place" public right of way as shown in annexation plat SP-82-8, land in Section 2, T10N, R2E, N.M.P.M., and Section 35, T11N, R2E, N.M.P.M., within Town of Albuquerque Grant, Bernalillo County, New Mexico, June, 1980 filed January 20, 1982.

Section 2. The zone map adopted by Section 7-14-46.C, R. O. 1974, is hereby amended as follows:

A. Establishment of SU-3 zoning for land uses and other provisions of the Sector Plan (including the Land Use Plan), for the area described in Section 1 above, except Tract C of Plat SP-82-128 and that part of the eastern tract of Plat SP-82-8 which is east of the Bluff Line delineated on the attached Land Use Plan.

B. Establishment of SU-1 zoning, planned unit development for open space and one dwelling unit per 20 acres for Tract C of Plat SP-82-128 and for that part of the eastern tract of Plat SP-82-8 which is east of the bluff line delineated on the attached Land Use Plan.

Section 3. The Sector Plan, including the sign regulations in the plan appendix (unless subsequently amended by the Planning Commission), and the University of Albuquerque Land Use Plan sheet, all of which is attached hereto and made a part hereof, is hereby adopted as the sector development plan land use control. This action is pursuant to the Albuquerque/Bernalillo

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County Comprehensive Plan and Sections 7-14-32 and 7-14-41, R. O. 1974, the City Zoning Code. However, parts III and IV are not hereby adopted as zoning controls. To the extent there is conflict, the Land Use Plan is dominant and the Sector Plan is so altered. The Planning Commission shall review the Sector Plan before the first site development plan is approved in any given subarea; the Planning Commission may require more detail in the Sector Plan for the subarea. Approval of such detailed sector planning is hereby delegated to the Planning Commission.

Section 4. The attached Sector Plan is adopted also as a detailed plan consistent with and leading to implementation of the Albuquerque/Bernalillo County Comprehensive Plan. Development activities in the University of Albuquerque area shall be guided by the Sector Plan as well as the Northwest Mesa Area Plan and the Comprehensive Plan. The plan is amended to call "St. Joseph's Place" Alamogordo Drive.

Section 5. The Mayor shall prepare and submit a zone map amendment and sector development plan amendment to make the SU-1 University of Albuquerque land a part of the SU-3 urban center.

Section 6. Some or all of the land covered by this ordinance will also be required to comply with the Coors Corridor Plan.

Section 7. Severability Clause. If any section, subsection, sentence, clause, word, or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Council, the Governing Body of the City of Albuquerque, hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, word, or phrase thereof irrespective of any one or more sections, subsections, sentences, clauses, words, or phrases being declared unconstitutional or otherwise invalid.

Section 8. Effective Date and Publication. This ordinance shall become effective five days after publication in summary.

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PASSED AND ADOPTED THIS 16th DAYS OF AUGUST, 1982.

BY A VOTE OF 9 FOR AND 0 AGAINST

Patrick J. Baca
Patrick J. Baca, President
City Council

APPROVED THIS 31st DAY OF August, 1982.

Harry E. Kinney
Harry E. Kinney, Mayor
City of Albuquerque

ATTEST:

Cyril Lucie
City Clerk/Recorder

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STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

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Mini 957 PG 934-953
BK. TENNY C. CULP
CO CLERK & RECORDER
DEPUTY

-21- Lou Burke

UNIVERSITY OF ALBUQUERQUE URBAN CENTER
SECTOR DEVELOPMENT PLAN

URBAN CENTER IN THE CONTEXT OF THE COMPREHENSIVE PLAN

The Albuquerque/Bernalillo County Comprehensive Plan designates an urban center around the University of Albuquerque. The urban center is to contain mixed land uses with the University of Albuquerque educational facility being the core of the center. The Kelehar–White group wishes to implement this portion of the Comprehensive Plan by creating a high quality urban center containing a mixture of compatible land uses.

The land uses proposed for the University of Albuquerque Urban Center will supplement and complement the existing educational facilities. Apartments and townhouses will provide centrally located convenient northwest area housing. Light industrial, office and commercial uses will provide support services and employment for northwest area residents. Because employment will be provided close to the University of Albuquerque, mass transportation routes on Coors should work more efficiently and show increased ridership since the center will be a common destination area.

The plan area west of Coors Road is proposed to consist of industrial–office–commercial uses in a planned park-like environment. The plan area east of Coors Road is proposed to consist of a mixture of neighborhood commercial–office and residential uses with the commercial–office uses oriented toward Coors Road and the residential uses oriented toward the Rio Grande Bosque and Sandia Mountains.

URBAN CENTER ZONING

The appropriate zoning for the urban center is SU–3. The SU–3 zone "allows a variety of uses controlled by a plan which tailors development to an urban center, these uses include centers of employment, institutional uses, commerce, and high density dwelling."[1]

Because the tracts are unincorporated and designated "Urban Center" on the Comprehensive Plan, annexation, establishment of SU–3 zoning, and sector development plan approval are proposed to occur simultaneously.

EXISTING CONDITIONS

The 171 acre plan area consists of 82 acres west of Coors Road, and 89 acres east of Coors Road, surrounding the University of Albuquerque Campus on the east, west, and south sides. The tracts are presently undeveloped and zoned R–1 and A–1. The areas adjacent to the plan area are zoned A–1 to the north and R–1 to the south and west. The Rio Grande lies directly to the east. (See Plate 1)

1 · City of Albuquerque–Comprehensive City Zoning Code, Section 32.

The 82 acres of the plan area west of Coors Road are owned by the Keleher—White group. Of the 89 acres east of Coors Road, 87.5 acres are owned by the Keleher—White group and 1.5 acres located at the southeast corner of the University of Albuquerque tract are owned by Concha Kleven.

Slopes range from 1 percent to 5 percent across the western and central areas of the plan and range from 5 percent to 20 percent on the area of the plan east of the University of Albuquerque.

There are two distinct soil types found in the plan area. The western and central areas consist of Madurez-Wink association soils and the steeper portions, east of the University of Albuquerque, consist of Bluepoint-Kokan association soils. Both soil types are suitable for development.[2]

ALLOWED USES

Areas A* and B* of the plan area are designated "light industrial—office." Uses permissive in the IP zone (Comprehensive City Zoning Code) would be allowed with controls as described below.

Areas C* and D* are designated "office" and "neighborhood commercial" respectively. Uses allowed in the C—1 and O—1 zones (Comprehensive City Zoning Code) would be allowed with controls as described below.

Areas E* and F* are designated "mixed residential." Uses allowed in the R—3 zone (Comprehensive City Zoning Code) would be allowed. It is proposed that the Kleven parcel contain mixed residential uses.

STRUCTURE HEIGHT

Structure heights in the University of Albuquerque Urban Center will be controlled by height limitations of the R—3 zone (Comprehensive City Zoning Code).

LOT COVERAGE

The most intensive uses in the University of Albuquerque Urban Center are located between Coors Road and Atrisco Drive north and south of St. Joseph's Drive. The lighter commercial and office uses on the east side of Coors Road will buffer the residential area of the plan from Coors Road. The residential area is oriented toward the Rio Grande Bosque and Sandia Mountains and away from the commercial uses and Coors Road.

* Refer to Plate 2 for area designations, A—F.

2 **Soil Survey of Bernalillo County and parts of Sandoval and Valencia Counties,** New Mexico, U.S. Department of Agriculture.

TABLE 1: LOT COVERAGE STANDARDS

	A	B	C	D	E	F	Total
AREA (ACRES)	52.40	29.63	12.88	8.13	10.67	57.57	171.28
GROSS BUILDING AREA (GBA- SQ.FT.)	798,890	451,740	140,260	88,540	144,000	921,600	
FLOOR AREA RATIO (FAR)	.35	.35	.25	.25	.31	.37	
DWELLING UNITS	NA	NA	NA	NA	160	576	736
GROSS RESIDENTIAL DENSITY (DU/AC)	NA	NA	NA	NA	15	10	

Refer to Plate 2 for area designations A, B, C, D, E, and F.

STORM DRAINAGE

A drainage report is being prepared at this time and upon completion will be forwarded under a separate cover. The drainage report will establish guidelines for the handling and conveyance of storm water.

The drainage report will propose one solution for the east parcel and two alternative solutions for the west parcel:

East
The land east of Coors will drain to the Rio Grande via an underground conduit the outfall of which is at the south boundary of the parcel. Conveyance is proposed to be via the streets and parking lots to curb inlets. An energy dissipator is proposed at the conduit outfall.

West
1. The land west of Coors can drain to the underground conduit similarly to the east parcel and outfall at the same location.
2. The parcel west of Coors could drain to the north if a new storm sewer is constructed in Coors Road.

PROVISIONS FOR TRANSPORTATION

Current transportation planning being done for the northwest mesa suggests that Coors Road will be upgraded to a limited access six lane divided expressway in the future. A 160' right-of-way will be needed to accommodate that facility.

Because the existing right-of-way of Coors Road is 120' through the plan area, the planning anticipates that an additional 20' on each side of Coors Road will be acquired by the city at a future time. Should the anticipated additional right-of-way not be acquired, then the proposed land uses will be revised to reflect the existing right-of-way.

Direct access to Coors Road from the project will be limited to St. Joseph's Drive. Secondary access to Coors Road is proposed from Western Trail and Sequoia. Access to Sequoia is south on Alamogordo which has a 60' right-of-way.

The residential—townhouse area is proposed to be served by a public residential street with a 50' right-of-way connecting St. Joseph's Place with Western Trail. All other residential roads will be private 24' wide streets. All parking for the residential areas will be off-street parking.

A traffic analysis shows that at full development, between 25.4 percent to 28.3 percent of Coors capacity at St. Joseph's will be utilized by traffic generated by the development and between 23.4 percent to 26 percent at Coors capacity at Western Trail. (Assuming that Coors, as a six-lane divided expressway operating at level of service C* can be expected to carry 45,000 – 50,000 ADT.)

A summary of rights-of-way widths follows:

Coors Road	120' Existing-20' each side reserved**
Atrisco Drive	106' Existing
St. Joseph's – 250' Segment East of Coors	106' Proposed
St. Joseph's – to Southern Property Line	68' Proposed
Public Residential Road	50' Proposed
Private Residential Road	24' Paving Width Proposed

ARCHITECTURAL CONTROLS

The creation of a quality urban center requires a close working relationship between the purchaser or lessee of the land and the owner. In order to achieve the desired quality and establish harmonious relationships between the different uses in the project area, restrictive covenants will be formulated, and an Architectural Review Committee (ARC) will be established by the owners. The ARC will review plans to ensure that they are compatible with development guidelines and covenants.

Included as Appendix A are the proposed development guidelines intended to facilitate the work of the Architectural Review Committee. These guidelines are subject to change prior to the time they are filed as restrictive covenants.

* Level of service is a qualitative measure of the effect of several factors on the operating conditions of a given street when it is accommodating various traffic volumes. The measured factors include speed, travel time, traffic interruption, freedom to maneuver, safety, driving comforts and convenience, and operating costs. Levels of service are usually defined by speed and volume-to-capacity ratios. (From Highway Research Board, 1965, pp. 7 and 80).

"Level of service C is in the zone of stable flow, but speeds and maneuverability are more closely controlled by the higher volumes. Most of the drivers are restricted in their freedom to select their own speed, change lanes, or pass. A relatively satisfactory operating speed is still obtained, with service volumes perhaps suitable for urban design practice." (p.81)

Source: Highway Capacity Manual 1965, Highway Research Board, Special Report No. 87, Washington, D.C.

** Planning based on anticipation that 20' of additional R/W on each side of Coors Road will be acquired by the city at a future time.

APPENDIX A
PROPOSED
DEVELOPMENT GUIDELINES

INTRODUCTION

The development of each parcel of land in this Center will be subject to certain restrictive covenants which will be filed of record and will be part of every land sale and lease. The "Restrictive Covenants" will establish several important ways and means of ensuring orderly, attractive and lasting qualities which will preserve and enhance land values for all. These development guidelines will serve as the model for the "Restrictive Covenants" and do not necessarily represent the final form of the "Restrictive Covenants."

Among the important provisions of the covenants is the establishment of an "Architectural Review Committee" (ARC). The ARC is the reviewing body which ensures the proper interpretation of the general development plan and the performance of each piece to an overall design. The ARC is structured to protect the interests of all concerned parties. The committee is concerned with aesthetics, maintenance, operational aspects of the facility, community acceptance and the overall economics of the project. It is the responsibility and purpose of the ARC to set forth and administer certain development criteria and procedures — "Guidelines" — which are the basis upon which the ARC reviews and approves plans for site and architectural improvements.

PURPOSE

The primary objectives in establishing these development guidelines are:

- To protect property values and enhance investment within the center by ensuring a well-planned and well maintained development.
- To make a significant and pleasing contribution to the area and the whole community by ensuring a harmonious relationship with other buildings and sites in the center.
- To minimize disturbing influences on neighboring properties.
- To create a good working environment.

The development guidelines are structured to be both *general*, in the sense that guidelines are presented which refer to development considerations and procedures for all areas, and *specific*, so that a set of standards can be identified within a specific development parcel. The development guidelines refer to the owner's ultimate plans for the site. If future phases of expansion cannot be detailed when the initial site development plans are prepared, they will be reviewed in accordance with the criteria set forth in this document at the time they become definitive proposals.

ARCHITECTURAL REVIEW PROCEDURES

After the sale or lease of a parcel, detailed plans are prepared by individual project developers and submitted for approval by the ARC.

Submission of project plans to the ARC is made in three (3) sequential stages: Schematic, Preliminary and Final.

STAGE 1: SCHEMATIC (SCHEMATIC DESIGN DOCUMENTS)

The Schematic submission consists of sketch plans of the proposed project, including:

- A building location plan with dimensions
- Parking types and locations
- Relationship of new structures and parking to existing and adjacent structures
- Grading plan relating existing conditions both on-site and on adjacent property as appropriate to proposed development
- Proposed drainage
- Proposed utilities extensions
- Proposed location of trash collectors
- Conceptual landscaping plan
- Schematic building elevations indicating building materials and color

After the ARC has approved the schematic project plans, a request for Site Development Plan approval, as procedures set forth in the City of Albuquerque Comprehensive City Zoning Ordinance will be required.

STAGE II: PRELIMINARY (DESIGN DEVELOPMENT DOCUMENTS)

- o The Preliminary submission consists of more detailed plans reflecting the approved Schematic plans and including:
- o Details of site improvements, such as curbing, walks, fences, and transformers, special screening where applicable
- o Detailed grading and drainage plans
- o Location and details for signs and lighting
- o Detailed building plans
- o Exterior elevations to include heights, materials and exact finishes and colors
- o Roof apertures and equipment with suitable screening
- o Planting details indicating size and specie of all materials.

STAGE III: FINAL (CONSTRUCTION DOCUMENTS)

At the Final stage, working drawings and specification, reflecting the approved Preliminary Plans, are submitted for review and approval.

At the Final state, an actual, current budget estimate by a Landscape Architect for implementation of the proposed landscaping plan is required.

Design revisions occurring after final approval by the ARC shall be subject to review and approval by the Committee.

All Submissions to the ARC are to be made in *duplicate*.

The review of each submission by the ARC will be promptly carried out from the date of each submission; and notification of decision will be provided in writing. After approval by the ARC, the individual developer should submit the landscaping plan to the planning director for approval and issuance of a building permit.

SITE DEVELOPMENT – GENERAL CRITERIA

GRADING

- o Any changes to site grades must conform to the existing or planned and approved new elevations of other properties in the site vicinity. Each site must be made to conform to existing grade conditions at its property line(s).

- All slopes must be properly stabilized to avoid erosion.

DRAINAGE

- Surface drainage must be collected on-site and not cause damage to adjacent properties as a result of development either during construction or after completion of project.
- Off-site drainage must be considered carefully. Swales, berms or closed systems must be adequate to handle the entire drainage area.
- Drainage will normally be collected by way of a closed system to connect with the overall drainage system of the center.
- Drainage from roof areas should be channeled to downspouts and splash boxes or via a closed system for large roof areas.

LAND COVERAGE

- Land coverage standards allow for a maximum of percent of the site to be covered by buildings and a maximum of percent of the site to be covered by paving and parking; a minimum of percent of the site to be devoted to landscaping and Open Space.
- Specific site requirements, allowing for more or less coverage by buildings and/or parking, are provided to owners on a project-by-project basis by the ARC, at the time site-specific criteria are made available to the owner.

CIRCULATION

- Truck loading facilities should be separated from employee and visitor circulation, residential areas and parking areas wherever feasible.

PLANTING

- A unit amount according to the following table should be budgeted for trees that are 2½" in caliper or larger, and evergreens that are 6' in height or larger. All planting plans must be prepared by a qualified Landscape Architect. Cost estimates must be submitted to the ARC in Final submission stage, in order to substantiate the budget requirement. (See following table)

  All major shade trees are to be selected from Appendix B, Section b.5 and b.6 (City of Albuquerque Comprehensive City Zoning Code)

No. of Acres	Budget Required Per Gross Acre
0–5	$ 2,000.00/Per Acre
5–10	$ 1,750.00
10+	$ 1,500.00

(Budgets required include all costs for major shade trees and intermediate material [Pines, Crabapples, etc.]. Seeding and sodding, final grading and design fees are not a part of this budget. ***All figures quoted above shall be subject to annual review by the ARC.***)

- Landscaping plans must be comprehensive for an entire project.

STREET TREES

Street trees are planted by the Owners, according to master street tree plans. Such planting is implemented when construction is 90 percent complete in project area and in the closest most desirable planting season.

STREET LIGHTING

Arrangements for street lighting shall be made by the Owner, according to master plans. An assessment for street lighting is made on a front-footage basis, as outlined in the Agreement of Sale.

ENTRANCE SIGNS AND SPECIAL FEATURES

Identification entrance signs, and in certain cases, special landscaping and/or lighting will be installed by the Owner.

TEMPORARY SIGNS

Any temporary sign must be constructed in accordance with the criteria specified in the following examples. ARC temporary sign criteria for construction purposes are based on compliance with the City of Albuquerque comprehensive City Zoning Code. Signs must be on the construction site, shed or trailer. Signs conforming to the criteria need not be submitted to the ARC for approval. Temporary signs must be removed within fourteen (14) days after completion of construction. ARC criteria allow for no more than one (1) such sign per site.

CURBING

Concrete curbs are required at entrances off of public roads, and asphalt curbing is acceptable along interior roadways and parking areas. In all cases, adequate protection for trees from automobiles shall be provided by the use of curbs and/or bollards.

ARCHITECTURE – GENERAL CRITERIA

THE BUILDING

o The shape of the building and the character of the architecture must be in harmony with the surrounding architectural development. This concept of harmony will be interpreted by the ARC to stem from the existence of other buildings in the vicinity which have had previous ARC approval. The elements to be considered are: (a) the size and shape of the buildings; (b) the range and quality of the materials used; (c) the treatment of the facades relative to fenestration, entrances, fascias, color; and (d) site and landscape treatment.

o Buildings must be designed to appear substantial and in no way temporary in nature. Materials used should support this intent; i.e., brick, well-finished concrete (pre-cast or poured in place), architectural block (painted standard concrete or cinderblock is not acceptable), standard well-designed metal sidings, and wood and glass were appropriate.

o All buildings must be considered in the round, i.e., since the buildings will be be viewed from all sides, they cannot have a special treatment only on the front or entry, but an architectural concept must be consistent throughout.

o Within the basic architectural style, the following items will be of concern: (a) basic proportions of all elements; (b) the relationship of openings to their surroundings; (c) the appearance of all vents, louvers and other apertures, (d) the use of color, texture and other architectural devices (e) the treatment of flues, downspouts and like elements.

o All mechanical equipment must be screened from the view of adjacent roads with a parapet or other screening devices which are integral to the architecture of the building.

SERVICE AND STORAGE AREAS

To the extent that truck loading areas are designated in the building design, they shall be located in a way that would screen loading docks from the view of major public roads or adjacent residential or other public areas. Such screening can be done directly by the position of the docks relative to such viewing points or by the placement of landscaping devices such as planted mounds, fencing or other techniques. Outdoor storage areas will, in most cases, require opaque fencing in order to screen typically unsightly storage areas from public view. Where storage areas are not deemed to be visible but require security, chain link fences will be considered appropriate.

LIGHTING

All exterior lighting must be from concealed light sources so that adjoining properties will not be subject to glare, except where decorative fixtures are intended as part of the overall architectural and site plan. The choice of fixture, their location and color must be specified in both architectural and site development drawings and illustrated. All metal posts supporting exterior fixtures shall be of duronotic aluminum or other material in the bronze to brown color range. Where entrances and pedestrian ways are indicated in the plan, special pedestrian scale lighting should be supplied

SIGNING AND GRAPHICS CRITERIA

The design and placement of signs and their proper illumination is considered important by the ARC, and it is strongly recommended that graphic designers be employed to augment the architect's skills in this regard. Corporate logos may be used in conjunction with the standard letter forms. The size and positioning of signs attached to or integral to building facades will be approved by the ARC. Signs must not project significantly from the building wall except as needed for structure or back lighting. No signs will be permitted to extend above roof or parapet line. Free-standing signs will be permitted to designate the identification of the building at points near the entrance or as otherwise approved by the ARC. No moving or flashing signs will be allowed.

All exterior signs or graphic elements of a project must have approval of the ARC prior to any installation.

All exterior signs or graphic elements must conform to the following criteria.

SINGLE TENANT BUILDING SIGNAGE

A–1 All buildings shall be allowed to have identity graphics on one to three faces of the building.

A–2 The maximum allowable sign area on any face of the building is limited to 100 sq. ft.

A–3 The copy on these signs is limited to building identification and/or tenant identification, logos, and type of business.

A–4 The minimum allowable cap height for this type of signage is determined by the building setback from the curb as follows:

0'–40	8" min.
40'–60'	10" min.
60'–80'	12" min.
80'–100'	14" min.
100'–120'	16" min.

Add 2" cap height for every 20' of set back.

A–5 The maximum allowable cap height is 48".

A–6 The location of identity signs shall be determined by site lines, grading, and architectural finish. Signs are to be placed at least 10' above the finished grade and below the roof line. Signs are not to be placed on surfaces that vary in finished depth by more than 6".

Factors to consider in location:

1. Existing site lines
2. Existing planting
3. Future site plans
4. Future growth of plant material

A–7 Corporate typefaces and logos may be used. Where there is no corporate typeface Helvetica Medium or Craw Clarendon is to be used.

See Figure A–7

A–8 Types of signs that can be attached to the face of the building.

A–8–1

Pinned Off Letters

The area of the sign shall be computed by the dimensions of the rectangle or square formed by the message.

See Figure A–8–1

Where pinned off letters are to be used the following minimums are required for returns:

Cap Height	Return
8" – 12"	1"
12" – 18"	2"
18" – 24"	3"
24" – 36"	4"
36" – 48"	6"

Pinned off letters are to be set off the face of the building as follows:

Cap Height	Return
8" – 12"	1" to 1½"
12" – 18"	1" to 2"
18" – 24"	1½" to 2½"
24" – 36"	2" to 3"
36" – 48"	2½" to 4"

Pinned off letters must be made of bronze, stainless steel, or aluminum. Internally illuminated letters are to have acrylic faces. The faces are to be flush with the edge of the return or recessed. The returns must have non-metallic finish. All letters within a sign are to be the same color. The face of an internally illuminated letter may be a different color than the metal returns. It must be a solid color.

A–8–2

Box/Panel Signs

Box/Panel Signs must be constructed of fiberglass, wood or metal and finished to meet standard electrical codes. The dimensions of the box/panel can never exceed 24 square feet of sign face and must be at least 3 inches deep. All box/panel signs must be mounted 2—4 inches from the face of the wall.

In all cases the background color must be darker than the message or graphic elements of a box/panel sign. Returns must be finished to match background color.

Faces must be sub-surface fiberglass, acrylic, or cut metal backed up with white acrylic for internally illuminated box panels.

Faces may be sub-surface fiberglass, painted metal, or acrylic for non—illuminated or externally lighted box/panel signs.

A—9 Signage may be illuminated by one of the following methods:

1. Pinned off letters may be back-lighted.
2. Individual letters may be internally illuminated
3. Ground lighting.
4. Wall Washers.
5. Illuminated Box signs. Background color must be darker than the verbal message and graphics.
6. Exposed neon shall not be permitted.

NOTE: All electrical conduits, transformers, raceways, wires, etc., must be concealed behind the face of the building.

SINGLE TENANT FREESTANDING SIGN

B—1 All buildings shall be allowed to have a freestanding sign at each entry point.

B—2 The height of a freestanding sign and its structure is limited to 4 feet. The minimum depth of a freestanding sign is 6". The maximum allowable sign area is 24 square feet on a single face. A double faced sign is allowed to have 24 square feet of sign area per face.

B–3 Freestanding signs must be set back from the road right-of-way one foot for every square foot of sign area on the largest face of the sign. See Figure B–3.

B–4 Copy of freestanding sign is limited to building identification, and/or tenant identification, logos, and the type of business.

B–5 Corporate typefaces and logos may be used. Where there is no corporate typeface Helvetica Medium or Craw Clarendon is to be used. If the building has signing on the facia and a freestanding sign the typeface must be the same.

B–6 The background color of a freestanding sign must be darker than the copy.

B–7 The edges, back, and supporting structure are to be the same color as the background.

B–8 Freestanding signs may be internally illuminated or ground lighted.

MULTI–TENANT BUILDINGS

C–1 Building identification for multi-tenant buildings shall conform to the same criteria established for single tenant buildings.

C–2 Secondary tenant identification shall be considered as a whole system common to the building. Signs of secondary nature shall be granted for individual tenant entrances to the same building. Where individual tenants do not have individual entrances a grouping of tenant identities will be allowed.

The size and number of identity signs allowed will be judged as to how they relate to the whole building signing system - as approved by the Architectural Review Committee. The signs must be alike in size, materials, color, finish, and typeface.

C–3 A general tenant directory must be installed when tenant entries are not readily apparent. The tenant directory must be visible from the main entries to a multi-tenant building.