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CONSENSUS PLANNING
924 PARK AVE. S.W.
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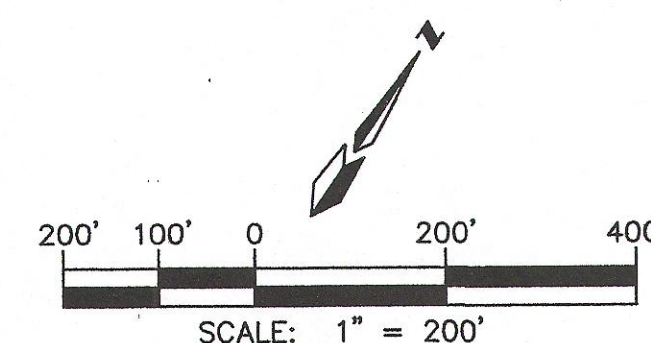
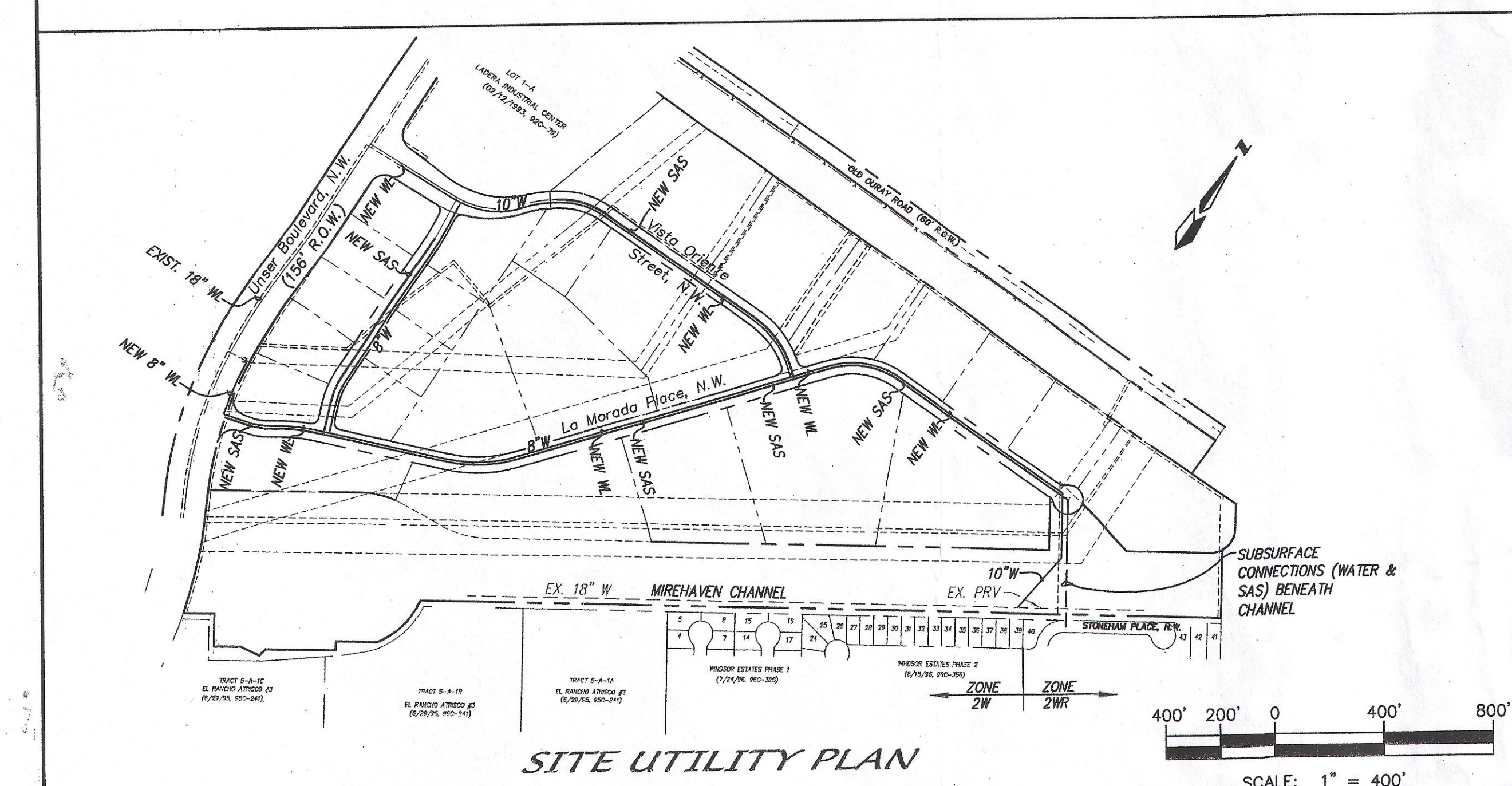
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200



AN INFLATION FACTOR OF 3% PER YEAR SHALL BE APPLIED TO TRACTS DEVELOPING AFTER THE YEAR 2002

*NET OF DRAINAGE EASEMENT

OFF-SITE TRAFFIC IMPROVEMENTS IDENTIFIED HEREON TO BE PAID BY INDIVIDUAL TRACT OWNERS AT THE TIME OF BUILDING PERMIT ISSUANCE



THIS SITE PLAN FOR SUBDIVISION COVERS ALL OF LOT 2, LADERA INDUSTRIAL CENTER. SITE AREA IS 116.6 ACRES PRIOR TO ANY R/W DEDICATIONS.

PROPOSED USE

THE SITE IS ZONED SU-1 FOR LIGHT INDUSTRIAL USES.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

TRAILS AND SIDEWALKS:
PEDESTRIANS ARE TO ACCESS THE SITE FROM THE EXISTING UNSER BLVD. TRAIL VIA AN
INTERNAL NETWORK OF SIDEWALKS LOCATED ON BOTH SIDES OF ALL INTERIOR STREETS.

VEHICULAR ACCESS:
VEHICLES ARE TO ACCESS INDIVIDUAL LOTS VIA THE PUBLIC STREET NETWORK AS SHOWN
HEREON AND IN ACCORDANCE WITH THE CITY'S DPM GUIDELINES FOR PRIVATE DRIVEWAY
INGRESS/EGRESS.

BICYCLE ACCESS:
A BIKE TRAIL CURRENTLY EXISTS ALONG UNSER BLVD. SEE SHEET 2 FOR FURTHER INFORMATION.

TRANSIT:
AS THIS SITE DEVELOPS ALONG THIS PORTION OF UNSER BLVD., COORDINATION SHALL BE WITH THE CITY TRANSIT DEPARTMENT REGARDING PLACEMENT OF TRANSIT STOPS IN ORDER TO PROVIDE ACCESS AND SERVICE TO THIS AREA.

LANDSCAPE PLAN:
THE DESIGN GUIDELINES ON SHEET 2 OUTLINE THE LANDSCAPE REQUIREMENTS
FOR THE SITE.

MAXIMUM BUILDING HEIGHT AND SETBACK REQUIREMENTS

MAXIMUM BUILDING HEIGHT AND SETBACK REQUIREMENTS ARE CONTAINED IN THE
DESIGN GUIDELINES ON SHEET 2.

MAXIMUM TOTAL NUMBER OF DWELLING UNITS OR NON-RESIDENTIAL F.A.R.

THE OVERALL SITE'S MAXIMUM F.A.R. SHALL BE 0.35

GENERAL NOTES

1. IN ORDER TO ACHIEVE THE GOALS OF THIS PLAN, A PLAT WILL BE PROVIDED AT DRB TO ESTABLISH ZONE BOUNDARIES AND DEDICATE R/W.
2. AFTER APPROVAL OF THIS PLAN BY THE ENVIRONMENTAL PLANNING COMMISSION AND THE DEVELOPMENT REVIEW BOARD, APPROVAL OF ALL SUBSEQUENT APPLICATIONS FOR INDIVIDUAL BUILDING PERMITS SHALL BE DELEGATED TO THE DRB.

APPROVED AND ACCEPTED BY:

Project No. 1001523

Application No. 03-01458

Application No. Shuran Matson 1/16/04
Planning Department/ DRB Chair

Brady L. Bigham
City Engineer

City Engineer




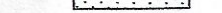
Jeffrey 10/8/03

Transportation Development

Roger Sheen 10/8/03

Utility Development
Christina Sandoral
Parks and Recreation

LEGEND

-  POWER EASEMENT WITH OVERHEAD POWER LINE
 DRAINAGE EASEMENT
 MIXED EASEMENT
 UNIT BOUNDARY

LADERA BUSINESS PARK

SITE PLAN FOR SUBDIVISION

dm

MARK GOODWIN & ASSOCIATES, P.A.
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Designed: DMG	Drawn: KJS	Checked: DMG	Sheet <u>1</u> of <u>3</u>
Scale: 1" = 200'	Date: 01-03-01	Job: A01130	

A01jobs\A1130lbp\SITEPLAN\SITE1alt2.dwg/10-06-03/KJS DER NHE RDQ

PR01001523

The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the Owner's goals and objectives to create a high quality commercial and industrial development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the Ladera Business Park. These standards are to be used as a supplement to the City of Albuquerque Zone Code and other pertinent City ordinance. These standards shall apply to all properties within the Ladera Business Park. These guidelines are consistent with the provisions of Neighborhood Agreement, filed with the County Clerk. While these design guidelines apply to the entire Ladera Business Park, page 2 addresses guidelines that are specific to the first two rows of lots referred to as the **Ladera Business Center (lots 12-23 and 29)**. The guidelines for these lots provide more architectural control over this area to create a visually pleasing environment. To oversee development of the Ladera Business Park, an **Architectural Control Committee** has been designated.

A. Landscape Concept

The development of an overall landscape concept will establish a framework that unifies the individual sites within the Ladera Business Park. 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 proper plant materials are extremely important as strong unifying elements for the project and fall within the existing constraints imposed by the numerous power line, drainage, and utility easements that cross the site. Special landscape treatment shall be provided to minimize noise and sight impacts to adjacent residential areas.

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. Buffer areas shall include a mix of evergreen and deciduous trees. Parking and outdoor storage areas beneath the existing power lines shall not be permitted to have trees.

- A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way.

- 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.

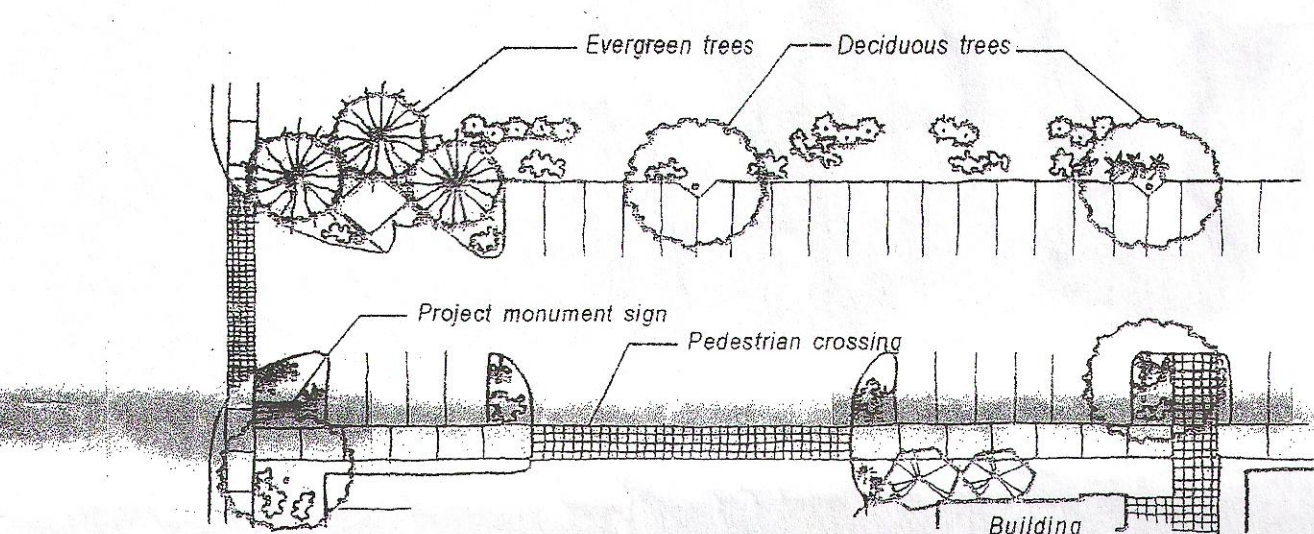
- A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure and/or adjacent to residential properties.

- 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 10 feet tall when planted and be capable of reaching a mature height twenty-five feet. The trees shall be spaced at an average of 25 feet on center.

- 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.

- Landscape regulations require that 75% of landscaped areas over 36 square feet in size must be covered with living, vegetative material. High-water use turf is discouraged and shall be limited to 20% of the landscaped area.

- One tree is required for each twenty-five linear feet of public or main access roadway. The required trees should be informally clustered with not more than a fifty-foot gap between groupings and shall have a 60/40 mix of deciduous to evergreen trees.



Off-street parking areas shall have one tree per every 10 parking spaces.

- Off-Street parking areas shall have one tree for every ten (10) parking spaces except in those areas beneath the existing power lines (within the easements). In the parking areas within the existing power line, easements shall include parking islands planted with shrubs and ground cover for every ten (10) parking spaces.

- Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 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.

- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should 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 condition. All areas shall be maintained free of weeds through the use of chemical spray or pervious filter material.

- The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale, or form to highlight these areas.

- Xeriscape principles shall be applied to all landscape areas including the use of drought tolerant plant materials and water harvesting areas where practical.

B. Setbacks

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways, screening devices and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of The Ladera Site.

Building Setbacks

Buildings shall be located on each site according to the following setback dimensions:

- 35 feet from the Unser Boulevard R.O.W. and 20' for internal roadways R.O.W.
- 50 feet from the property line of a residential zone
- 10 feet from internal lot lines

Parking/Circulation

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

- 20 feet from the Unser Boulevard R.O.W. line; and 10 feet for internal roadways; and, 10 feet from internal lot lines.

- The maximum allowed parking shall be equal to the required parking plus 10% unless approval by the Planning Director.

- ADA compliant parking shall be located adjacent to the building entry.

- For office buildings, pedestrian crossings shall be a minimum width of 6 feet. They should be clearly demarcated with textured paving and shall be provided where pedestrian paths cross vehicular entrances and drive aisles.

- Shaded pedestrian access shall be provided, including a clear 6 foot-wide path with adjacent trees spaced approximately 25

- Truck parking is not permitted on the interior streets within Ladera Business Park.

- For office buildings, a shaded sidewalk that is a minimum of 15 feet wide shall be provided along the entrance side of the building. For all other buildings, a standard sidewalk that is a minimum of 10 feet wide shall be provided along the entrance side of the building. Shade can be provided at intervals of approximately 25 feet on center in planters with a minimum interior dimension of 5 feet square (or equivalent).

- For office buildings over 10,000 square feet or groups of buildings on the same lot whose total floor area is over 10,000 square feet, an outdoor patio space that is a minimum of 500 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and/or shade structure that integrates with building architecture.

- Convenient connections shall be provided from each building to the internal circulation system and to adjacent roadways.

- Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas.

C. Sidewalks / Bikeways

To encourage and enhance the pedestrian nature of the Ladera Business Park, sidewalks and/or bikeways are required in certain areas as an integral element of the streetscape. All streets within the site are required to have sidewalks on both sides of the street. Two pedestrian connections shall be provided to physically connect the Business Park to Unser Boulevard, trails, and the neighborhoods.

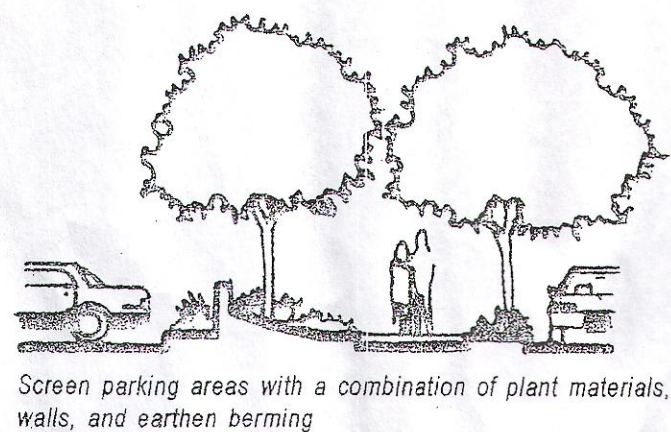
- Sidewalks shall be provided along public rights-of-way at a minimum of 6 foot width and shaded by trees planted 25 feet on center.

D. 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, whenever practical. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function within the Ladera Business Park landscape.

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

- All parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 3 feet. Employee and customer/client parking areas shall be screened from adjacent properties. Appropriate signage and/or highlighted landscaping should be used to direct visitors.



Screen parking areas with a combination of plant materials, walls, and earthen berming

- Areas for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with a masonry wall of no less than 6 feet in height above adjacent grade and have a maximum height of 10 feet.

- All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure, which 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 building with compatible materials and colors utilized. Refuse enclosures shall include gates if they are located adjacent to public rights-of-way.

- Refuse collection areas should not be allowed between the street and building front wherever practical.

- When security fencing is required, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought-iron or similar decorative fencing. The use of chainlink fencing is not permitted between the building and any street right-of-way. Security fencing shall be compatible with the architectural theme of the building.

- Outdoor storage areas are permitted provided they shall be fenced and screened from adjacent public rights-of-way with vines solid fencing, and/or shrubs. Outdoor storage shall not be permitted on any lot adjacent to Unser Boulevard (lots 12-23, 29, the first two rows of lots along Unser Boulevard).

- Barbed wire or concertina wire are not allowed in the Ladera Business Park. Chain link fencing shall not be permitted in the first two rows of lots along Unser Boulevard (lots 12-23, 29).

- Loading docks visible from residential areas shall be screened by walls which match building architecture, material, and color.

E. Lighting Standards

In order to enhance the safety, security and visual aesthetics of the Ladera Business 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 which contributes to the overall character of the development.

The maximum height for lighting fixtures shall be:

- 16 feet for all walkways and entry plazas.

- 20 feet for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.

- Exterior elevations of any building fronting a street are encouraged to be feature light to enhance the identity of the building and the appealing ambience of the total community.

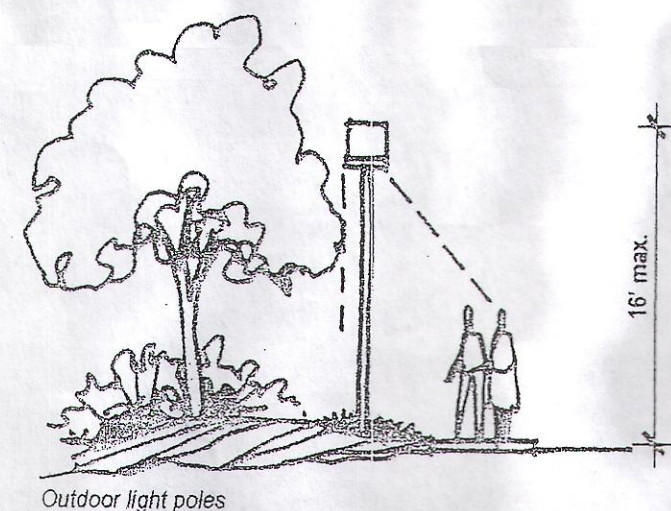
- The use of spread lighting fixtures are required to accent landscapes and walkways. Uplighting fixtures are not permitted. The illustrations provide for allowable pedestrian lighting within the Ladera Business Park.

- Required Street Light specifications: G.E. 100 watt, bronze, Lumen shoebox type with Lexington bronze pole per PNM specification SL3.

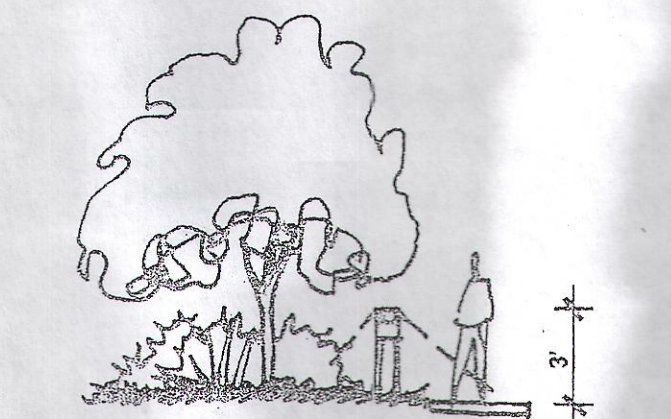
- All site lighting fixtures, shall be fully shielded of a full cut type. The color of fixtures must complement the architecture.

In addition to the guidelines listed below, all lighting shall be consistent with the provisions of the State of New Mexico's Night Sky Ordinance. The following are additional standards for the design of the lighting system:

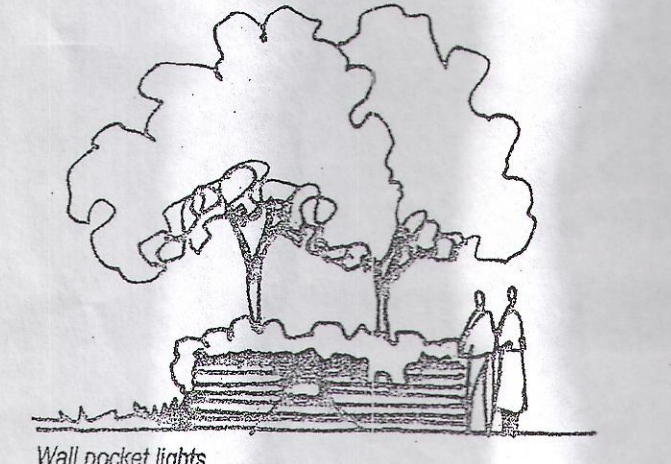
- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.



Outdoor light poles



Bollard lights



Wall pocket lights

Area lighting shall be used to highlight public spaces and walkways.

- All light fixtures shall be shown as fully shielded lamps with no light, lens, or bulb protruding below the bottom of the cut-off fixture in order that no fugitive light shall escape beyond the property line and no site lighting light source shall be visible from the site perimeter.

- All light fixtures for pole and building mounted lights shall be fully shielded in order to prevent light spillage, with no light lens or bulb protruding below the fixture.

- 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.

F. Signage Standards

The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within the Ladera Site and are pursuant to the Unser Boulevard Design Overlay Zone. 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.

The following are general guidelines for signage design and placement

- No off-premise signs are allowed.

- Signs shall be limited to wall signs and free-standing monument signs.

- All elements of a sign shall be maintained in a visually appealing manner.

- One wall sign shall be permitted per facade per business.

- One free-standing business monument sign shall be permitted per street frontage per premises; a second free-standing sign is permitted on any given street frontage greater than 1,500 linear feet.

- The height of a business monument sign shall not exceed 4 feet and the sign face shall not exceed 32 square feet.

- Individual buildings are allowed facade mounted signs whose area shall not exceed 6% of the area of the facade to which it is applied.

- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.

- The height of a wall sign shall not exceed the height of the wall to which it is attached.

- The project is allowed two Project Entry signs at the access points on Unser Boulevard. The height of the free-standing Project Entry signs shall not exceed 12 feet. The size of the sign face shall not exceed 75 square feet.

- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights (including searchlights used for promotional events).

- Signs that are portable, fixed on a moveable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or moveable vehicles, or easily moveable in any manner are not permitted.

- Signs located on rocks, trees, or other natural features are not permitted.

- Vinyl banner signs, vehicles used as sign mediums, roof mounted signs, and time/temperature signs are not permitted.

- All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.

- No sign shall overhang into the public right-of-way or extend above the building roof line.

- No illuminated signage shall face any residential area, except along Unser Boulevard.

G. Site / Architectural Objectives

Site

The creation of an active pedestrian environment in the Ladera 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 the surrounding neighborhoods. Important to the formation of a pedestrian-oriented development is the relationship between the buildings and the street.

- Parking areas shall be designed so that pedestrians walk parallel to moving cars. Site layout should minimize the need for pedestrians to cross parking aisles and landscaped islands.

- Pedestrian linkages shall be clearly visible and highlighted with enhanced paving.

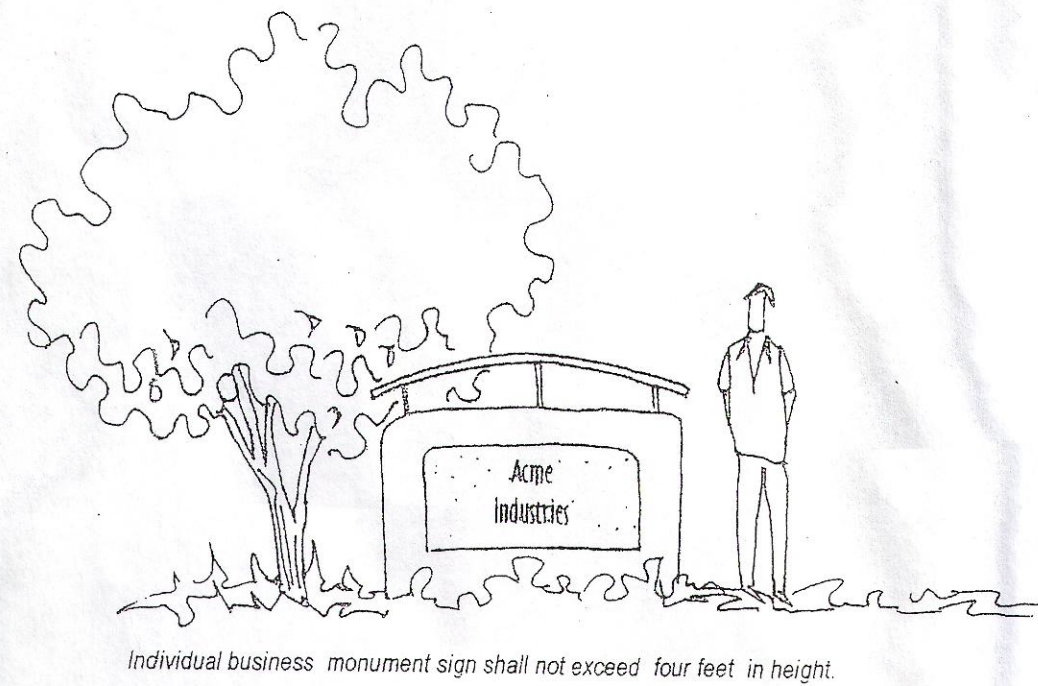
- Parking areas shall be designed to include a pedestrian link to the street sidewalk network.
- All parking facilities adjacent to the streets be screened with low walls and/or landscaping. Such screening shall have a minimum height of 3 feet.

- All pedestrian paths shall be designed to be accessible to the handicapped (See *Americans with Disabilities Act* criteria for barrier free design).

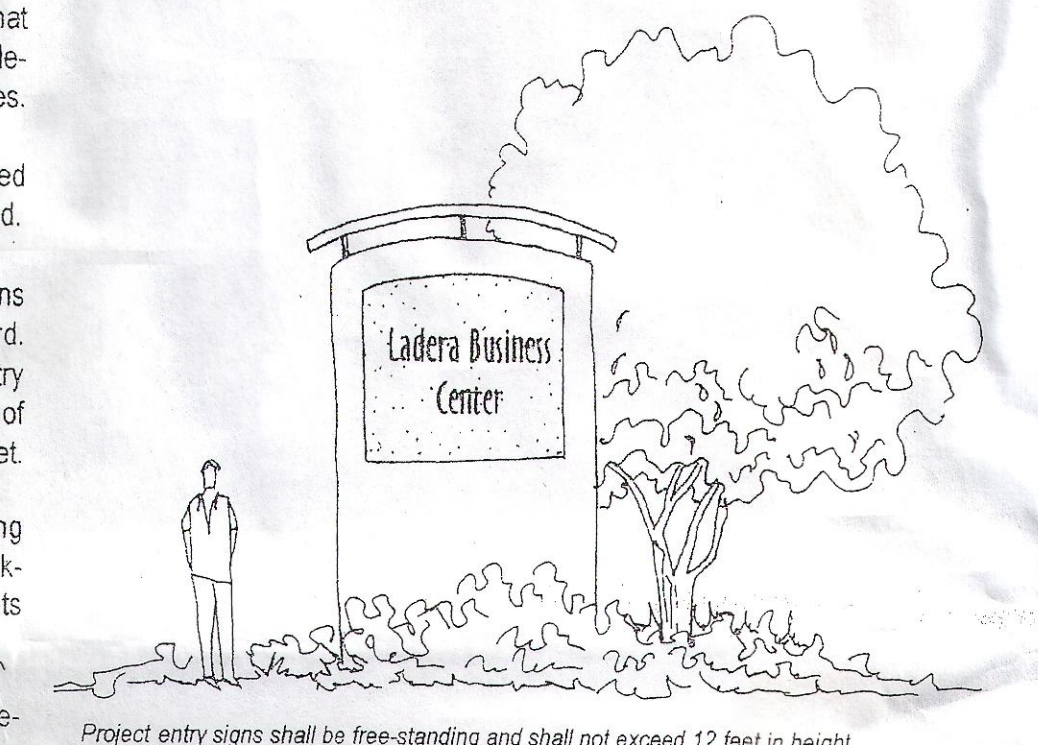
- Pedestrian access and circulation shall provide direct connections from sidewalks to building entrances that minimize pedestrian/vehicular conflicts. All pedestrian ways and paths shall be at least 6' clear and lined with shade trees in 5' x 5' planters, spaced 25 feet on center.

Architectural

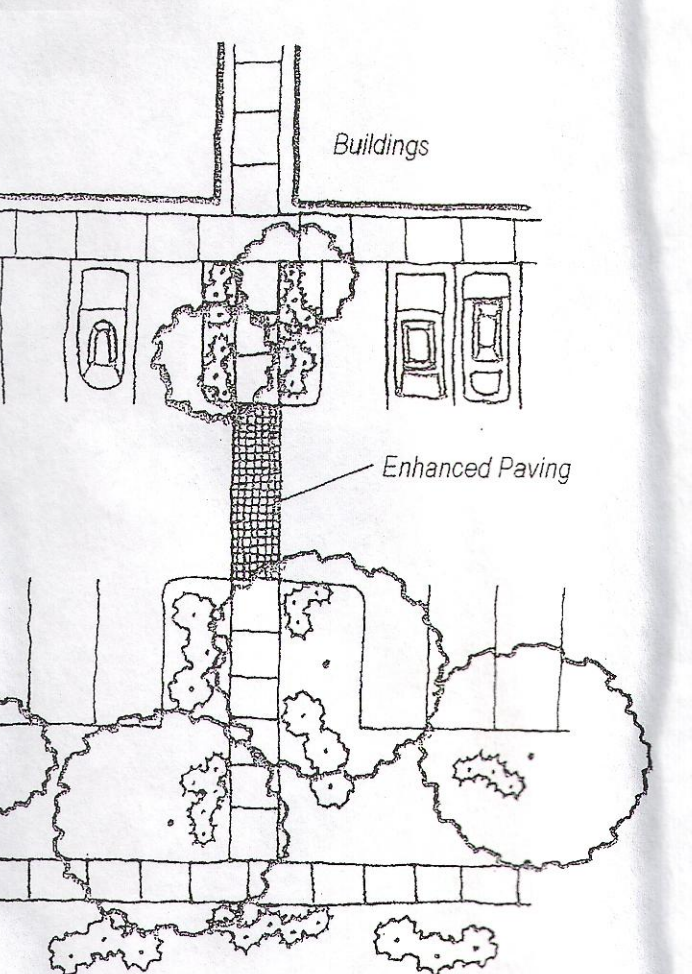
The architectural objective is to create a site that is visually integrated through the use of a few select architectural styles. The recommended styles have many similarities of scale, proportion, massing, and color. Stucco, split face, or masonry block shall



Individual business monument sign shall not exceed four feet in height.



Project entry signs shall be free-standing and shall not exceed 12 feet in height.



Pedestrian linkages shall be highlighted with enhanced paving and/or signage.

be used as the primary surface treatment. Metal siding is not allowed as a primary surface but is allowed as an accent feature.

Additionally, all buildings shall conform to the following requirements:

- The maximum building height shall be 32 feet, which includes a parapet screening. All buildings along Unser Blvd. (lots 12 through 19) shall be restricted to a height of 26 feet (including parapets) and have flat roofs without parapets.

- Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as other local applicable codes.

- Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing an emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures. Any accession buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

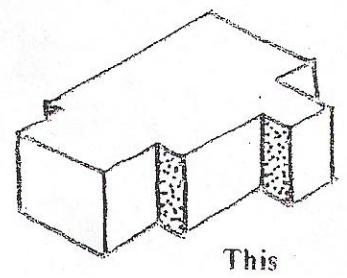
- Entries to structures should portray a quality office appearance while being architecturally tied into the overall mass and building composition.

- Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.

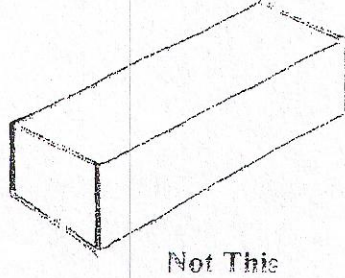
- The primary building colors shall be limited to: Yellow Ochres, Browns, Dull Reds, Blues, Grays, and Grey-Greens however sensitive alteration of colors and materials can produce diversity and enhance architectural forms. The middle range of reflectance is intended to avoid very light and very dark colors.

- The staggering of planes and/or distinct articulation of building facades is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual facades.

- Highly reflective surfaces (other than windows), exposed, untreated precision block walls, and materials with high maintenance requirements are undesirable and shall be avoided.



The staggering of planes along an exterior wall is encouraged.



Not This

- Berming in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.

- The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.

- All rooftop and ground mounted equipment shall be screened from the public view by materials of the same nature as the building's basic materials.

- The top of all rooftop equipment shall be below the top of parapet or screened from view from the public rights-of-way.

- Screen walls shall screen all ground mounted equipment with the top of equipment below the top of screen wall.

- All out buildings and canopies shall be architecturally integrated and compatible in material and design.

- No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.

- No plastic or vinyl building panels, awnings, or canopies are permitted (metal panels are permitted as an accent feature only). Awnings and canopies shall be integrated with building architecture.

- Parapets and/or architectural tents shall be used to screen mechanical equipment and penetrations from the development on the adjacent properties.

- No generic franchise architecture shall be allowed.

- Wall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.

- ATM's shall be architecturally integrated with building design.

- Outdoor storage is permitted within Ladera Business Park and shall be screened from view from public rights-of-way with a solid fence or wall that is a minimum of 6 feet and a maximum of 10 feet in height. No outdoor storage is permitted on Lots 12 through 23 and 29, the first two rows of lots adjacent to Unser Boulevard.

H. Utilities

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

- All new electric distribution lines within the Park shall be placed underground.

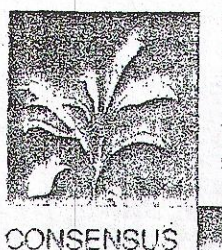
- When an above-ground backflow prevention device is required, the heated enclosure should be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.

- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and vegetation when viewed from the public right-of-way.

LADERA BUSINESS PARK Site Plan for Subdivision DESIGN GUIDELINES

Prepared for:
Unser-98th Street Partnership LLC
PO Box 90548
Albuquerque, NM 87199

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



August 21, 2002

Sheet 2 of 3

LADERA BUSINESS PARK DESIGN GUIDELINES FOR LOTS 12-23 & 29

The purpose of these Design Standards is to guide development of lots 12-23 and 29 of the Ladera Business Park in order to create a high quality, pedestrian friendly Commercial Center. The potential mix of uses within the Commercial Center includes retail, restaurants, office, banks and other commercial services. These uses have been selected to best serve the greater Ladera Business Park and surrounding residential neighborhoods. While the overall design guidelines listed on sheet 2 pertain to the entire Ladera Business Park, the guidelines listed below provide additional architectural control over the property.

The Design Standards were written to require the use of common design elements to unify the project functionally and architecturally. The broad categories of design elements used to unify the project are:

- Building groupings to reinforce a "main street" theme
- Decentralization of parking fields to minimize their impact on patrons and the immediate environment
- A strong internal pedestrian path network
- Aesthetic continuity through the use of common building forms and materials
- A common building signage system
- A common landscaping theme

An Architectural Review Committee (ARC), formed by the property owners and master developer, will analyze all potential projects relative to these standards to ensure the realization of the Development Concept. A conceptual site plan, landscaping plan, and building elevations shall be submitted to the ARC by individual project developers for review and comment. Approval must be obtained prior to proceeding with construction documents and submittal for building permit. Approval will be granted when the individual project meets the requirement of these standards to the satisfaction of the ARC.

The Main Street

Intent:

The development's primary organizing element is an internal "main street" to which the majority of buildings relate. Buildings along the main street shall be grouped together and oriented to face the street to encourage a pedestrian environment where patrons can park once and walk between the various uses. Spaces between buildings shall be utilized as plaza areas and outdoor gathering places for dining and other outdoor activities. Convenience parking shall be provided along the main street with drive aisles between buildings to provide access to parking areas behind them. Two traffic circles will act as focal points, traffic calming devices, and opportunities to create patron gathering spaces. Primary entrances to buildings shall be provided on the main street, at the traffic circles, or on side streets. Secondary entrances may be provided at the parking areas behind the buildings.

Design Standards:

- Orient buildings to face the main street with parking fields behind them.
- Group buildings together to maintain the continuity of the main street facade. Provide pedestrian plaza spaces between buildings.
- Access drives to rear parking areas shall be shared so that they occur on only one side of each building.
- Locate primary building entrances on the main street, at the traffic circles where they occur, or along access drives to rear parking areas. Secondary entrances may be provided at the rear parking areas to create "walk through" buildings.
- Shaded portals or canopies shall be provided along the main street and at building entrances.
- Trash receptacles and service areas shall be located at the rear of these buildings with appropriate screening as described in the Site section below.

Pad Sites along Unser Boulevard

Intent:

Additional building pads are provided along Unser Boulevard to take advantage of their high visibility. The pads are spaced along Unser to break up the parking areas into smaller cells and to provide gaps between buildings to allow visual access into the site for traffic traveling along Unser Boulevard. These buildings are highly visible from all directions and shall be aesthetically pleasing on all sides.

Design Standards:

- Buildings shall be sited adjacent to the Unser Boulevard right-of-way with parking fields between and behind them. No parking is allowed between the pad site buildings and Unser Boulevard.
- Buildings shall be located to minimize the size of the parking fields between them.
- The buildings at these pad sites shall be treated as "four sided" buildings with equal architectural emphasis on all sides. Utilities shall be appropriately screened to conceal them from view.
- Sidewalks shall be provided on sides of the pad site buildings to provide a pedestrian friendly environment and to connect to the greater pedestrian path network. These sidewalks may be enlarged to create plazas, outdoor dining or patron gathering spaces.
- Shaded portals or canopies shall be provided along pedestrian paths and at building entrances.
- Trash receptacles and service areas shall be located in the parking areas between buildings and away from building entrances. These areas shall be screened as described below in the Site section.

Pedestrian Path Network

Intent:

A strong pedestrian path network is critical in creating a "park once and walk" commercial environment. Shaded sidewalks around the perimeter of buildings connecting to frequent pedestrian friendly walkways through parking areas reinforce this concept. Plazas create patron gathering spaces at building entries and outdoor dining spaces. Connection to off-site pedestrian paths completes the network by providing continuity with the surrounding area.

Design Standards:

- A continuous 6' wide meandering pedestrian path along Unser shall connect with the existing paths to the north and south. Sidewalks shall be provided that connect this element to the internal pedestrian path network at each pad site and along the new public streets.
- Raised crosswalks (speed tables) with special paving shall be provided where pedestrian paths intersect with vehicular paths. These crosswalks shall be provided to create a continuous pedestrian path between buildings and to calm vehicular traffic.
- A continuous sidewalk shall be provided along the main street with raised crosswalks (speed tables) with special paving at intersections with all vehicular drives.
- Plazas shall be provided at traffic circles, building entries, and outdoor dining areas. These elements shall be directly connected to the pedestrian path network.

Architectural Forms and Materials

Intent:

A common architectural theme reinforces the sense of quality and permanence desired for this development. The predominant quality architectural theme in the vicinity is defined by stucco wall surfaces and pitched Spanish tile roofs. In order to expand on the sense of quality for the area, the architectural theme for this development is based on these materials as well as other complimentary materials used in Spanish Colonial and California-Mission architecture.

Design Standards:

- Smaller buildings shall utilize pitched Spanish tile roofs with slopes varying from 3:12 to 6:12 pitch.
- Larger buildings may utilize low-slope roofs with parapets as required over longer span areas, but pitched Spanish tile roofs shall be used as accents at the perimeter and at smaller building elements and portals.
- Vertical wall surfaces shall be predominantly white or light colored earth-tone stucco or EIFS.
- Cut stone, pre-cast concrete or visually similar elements of stucco or EIFS shall be used as accents around prominent entries or other openings, as well as at parapet caps and wainscots when they are used.
- Structural elements for portals, balconies, porte cocheres or similar elements shall be either dark stained heavy timber (or visually similar materials) or massive stucco arcades.
- Railings shall be of black wrought iron, tubular steel, dark stained wood or other visually similar materials.
- Window frames shall be black, dark stained wood, dark wood tone or appropriately colored aluminum or steel at the discretion of the Architectural Review Committee.
- Window openings, particularly on the South and West facades, may be shaded with cloth awnings (or visually similar materials), trellises, portals, or awnings roofed with Spanish tile and exposed structural elements similar to those described under the fifth bullet point above.
- Roof top mechanical units shall be screened with architecturally integrated parapets, screen walls, or pitched Spanish tile elements at least as tall as the highest part of the equipment.

Site and Hardscape Materials

Intent:

Site and hardscape materials shall be complimentary to the architectural theme of the development. Appropriate materials include: concrete with accent materials, colored concrete, brick and concrete pavers.

Design Guidelines

- The predominant hard surface for sidewalks, pedestrian crosswalks and plazas may be standard concrete but must have accents of either brick or concrete pavers, or visually similar jointed and colored concrete. The initial project within the development will set the precedent for the materials and colors for these elements in the projects that follow.
- Site furniture such as benches, trash receptacles, light fixtures, bollards, etc shall be of black, dark green or dark red metals. The initial project within the development will set the precedent for the materials and colors for these elements in the projects that follow.
- Pedestrian paths along walkways adjacent to buildings and along the main street shall utilize pedestrian scale light fixtures, twelve feet tall or less, in materials as described in paragraph 2 above.
- Ground level screen walls for utilities and trash enclosures shall be solid with stucco or EIFS finish to match the adjacent or nearby buildings. Gates shall be opaque using dark stained wood or visually similar materials.

Landscaping

Intent:

The general theme and materials of the landscape should be appropriate to our desert climate using heat and drought tolerant, water-conserving plants. Plazas, courtyards and other patron gathering areas will be treated as oases utilizing shade trees, climbing vines on trellises, or other shading devices to create a cooler outdoor environment. Small fountains or other water features can add further to the sense of coolness in these spaces. Care must be taken in selecting plant materials so that excessive shade is absent during the colder months of the year. The initial project within the development will set the precedent for the materials and colors for these elements in the projects that follow.

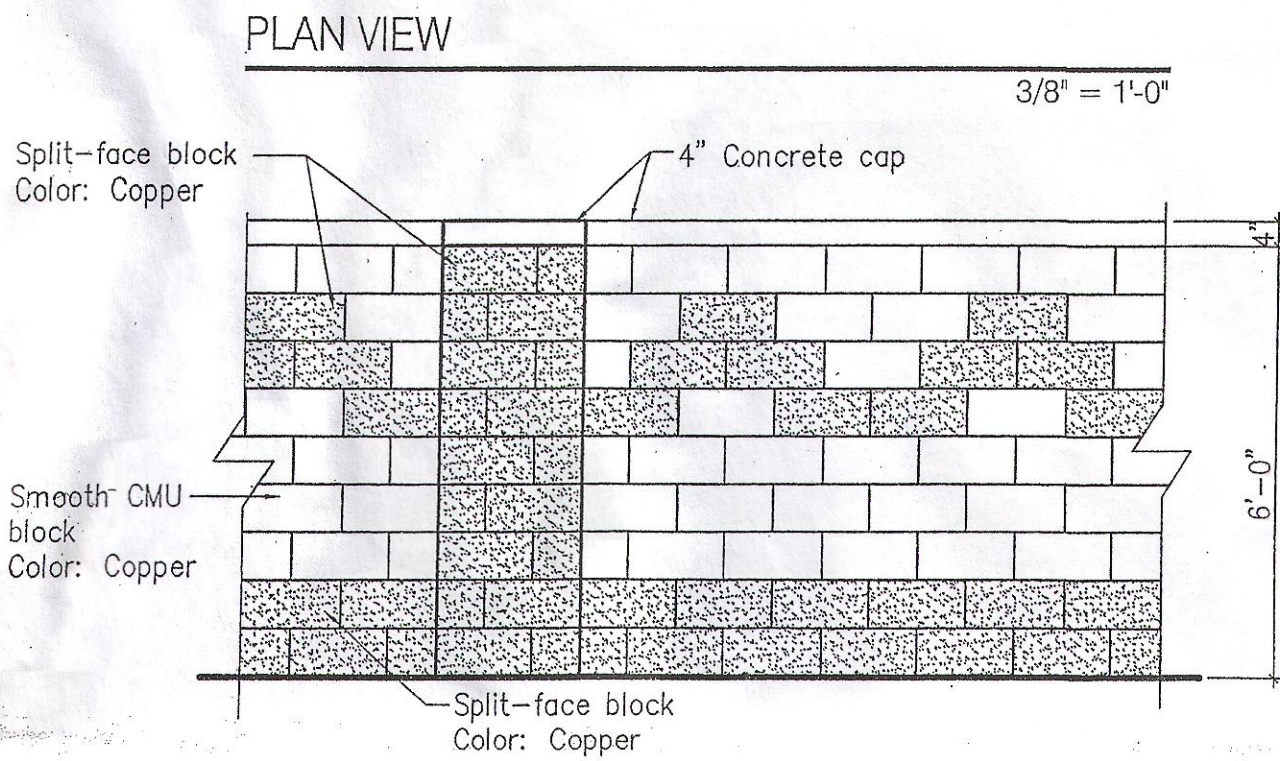
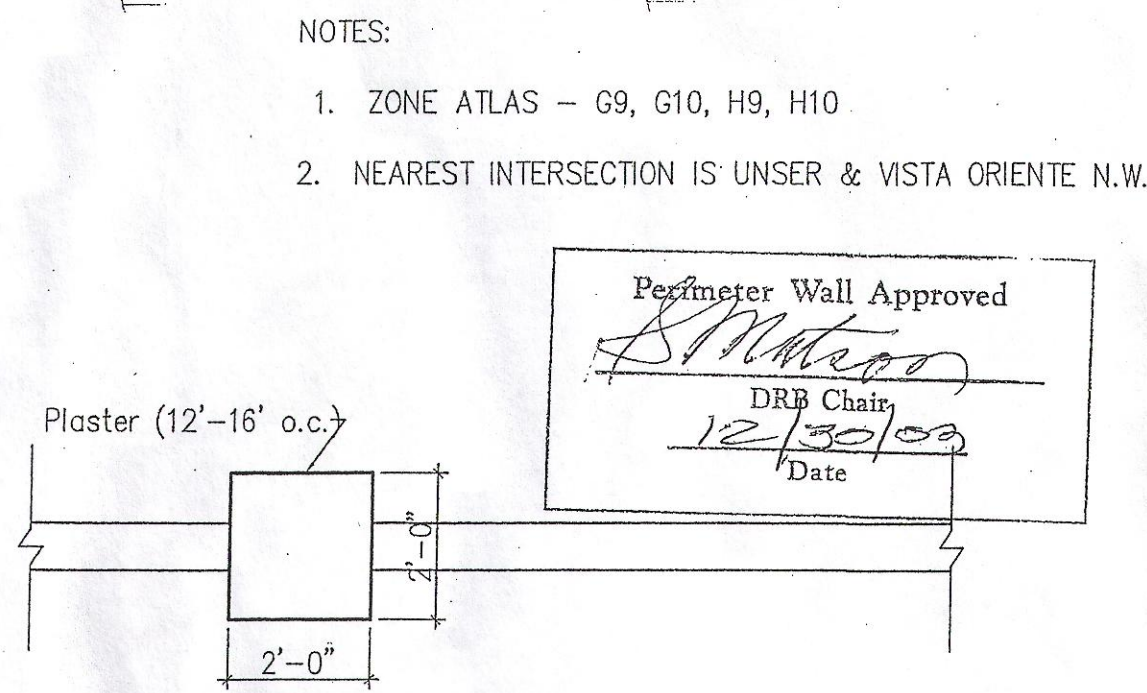
- Plant materials shall be primarily low water use and drought tolerant.
- Density of plant material shall be increased around patron gathering spaces to add "coolness" to those areas. Shade trees, colorful flowering plants and overhanging vines may also be used to reinforce a sense of coolness in these areas.
- Shade trees shall be consistent based on their location. For instance, street trees may be one species and shade trees in patron gathering areas may be another, while parking area shade trees may be another. All shade trees shall be selected to be insect and disease resistant.
- All landscaping shall be served by an automated irrigation system.

Signage

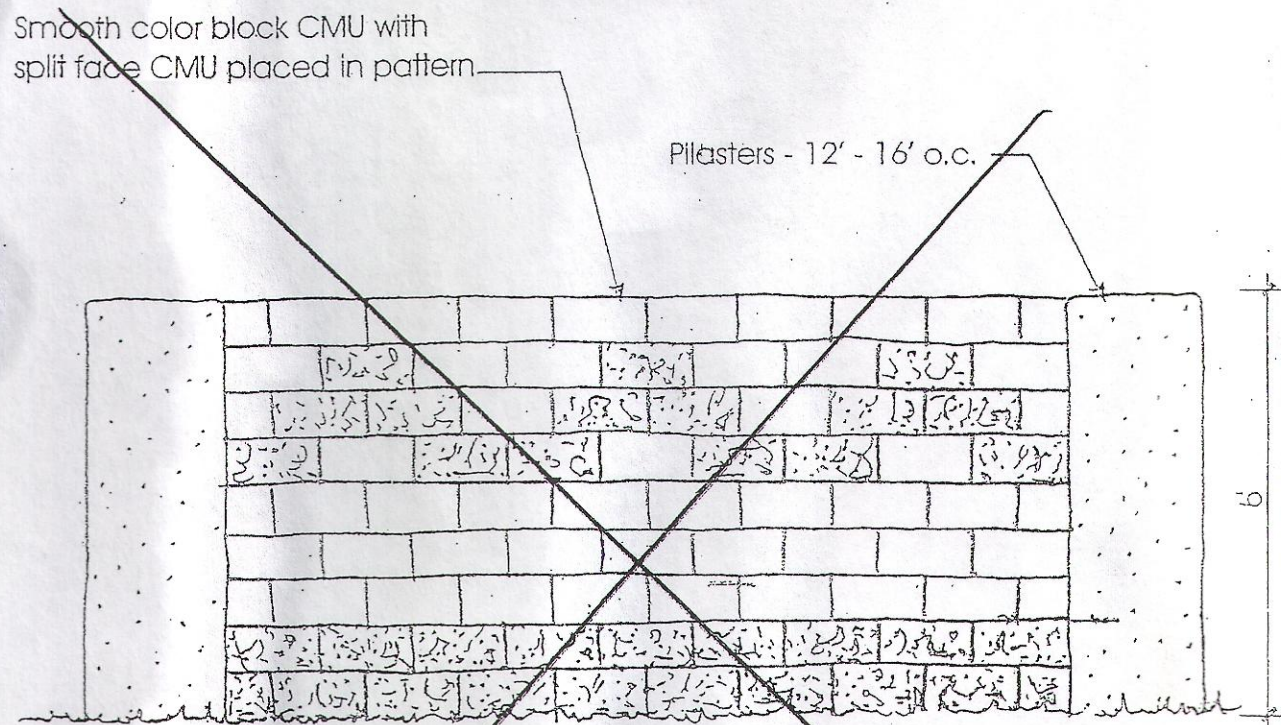
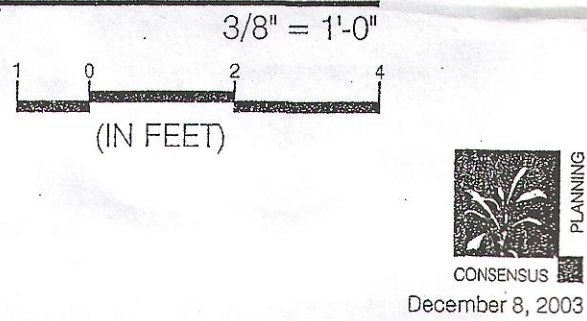
Intent:

Signage shall be complimentary to the architectural theme and consistent throughout the development. Tenant standard colors, fonts and logos may be used, but must conform to the detail and construction standards below.

- Monument sign locations are shown on the illustrative site plan at the corners of Unser Boulevard and the new streets, and at the intersections of the "main street". These may be utilized by multiple tenants at the discretion of the ARC. The initial project within the development will set the precedent for the materials and colors for these elements in the projects that follow.
- Building signage shall be limited to internally illuminated, individual letter signs, back-lit individual letter signs, or neon signs as approved by the ARC, and in conformance with City of Albuquerque requirements.
- No building mounted box signs are allowed, except logo signs as approved by the Architectural Review Committee.
- No pole-mounted signs are allowed.



PROJECT# 1001523; 03DRB-01360
WALL DETAIL @ LADERA BUSINESS PARK



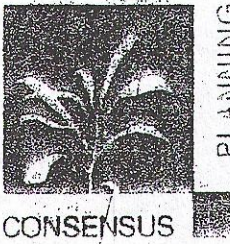
Wall Detail @ Ladera Business Park



LADERA BUSINESS PARK
Site Plan for Subdivision
DESIGN GUIDELINES

Prepared for:
Unser-98th Street Partnership LLC
PO Box 90548
Albuquerque, NM 87199

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



August 21, 2002