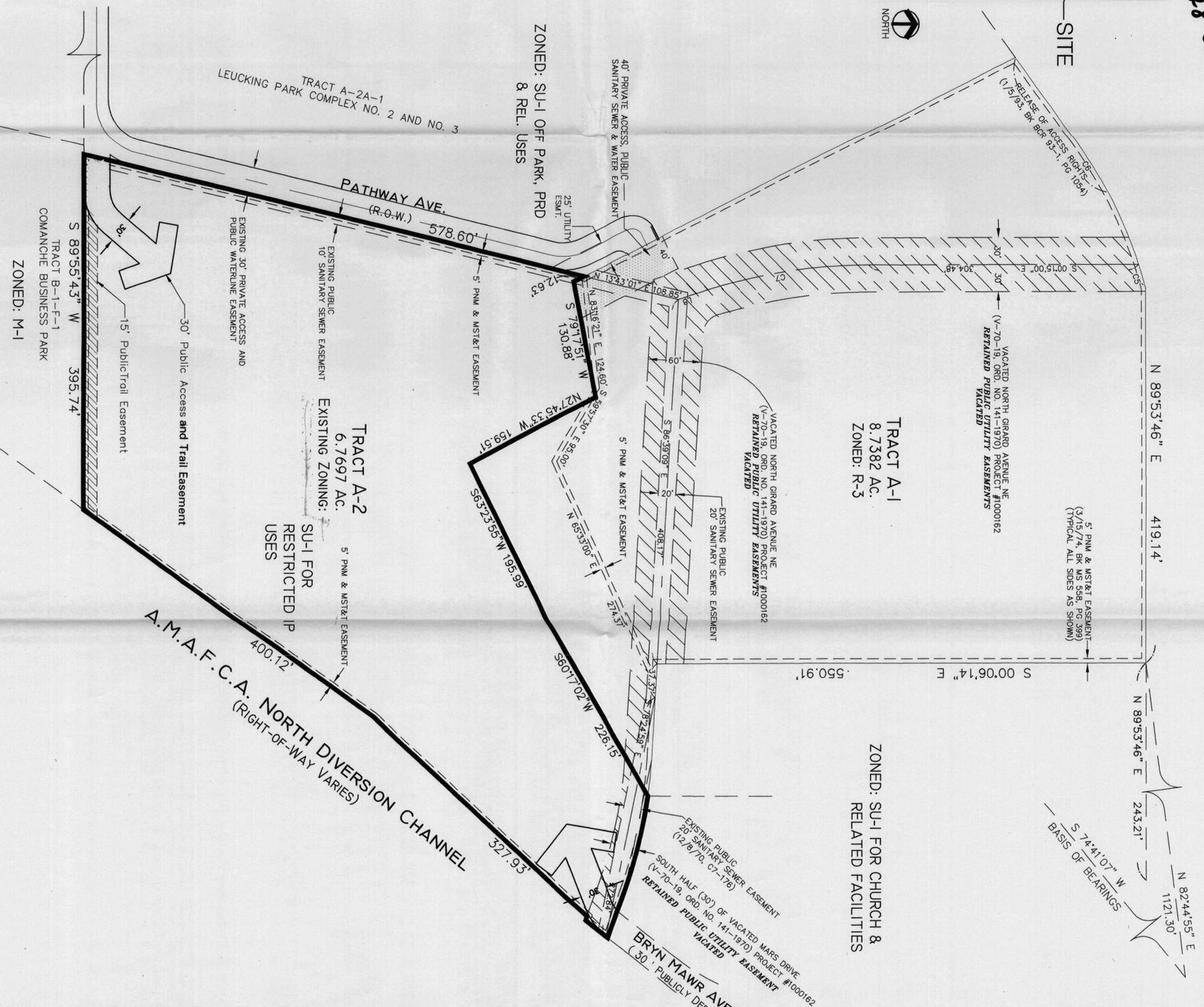
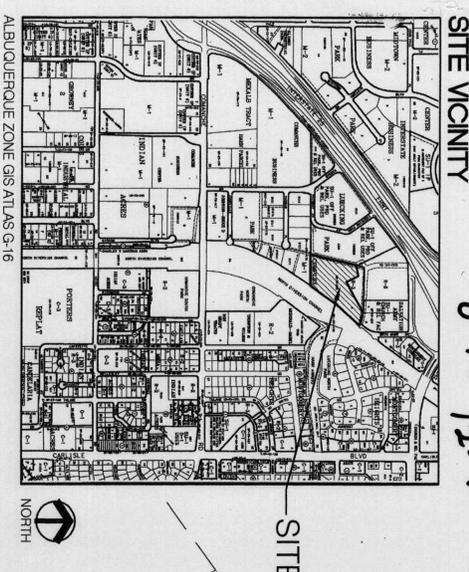


1000162
6-16-12-18-03



ZONED: SU-1 FOR CHURCH & RELATED FACILITIES

NOTES:

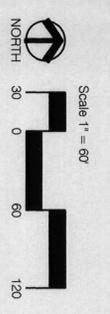
- Site: Tract A-2, 6.7 acres, Leucking Park Office Complex
- Proposed Use: SU-1 for IP Permissive Uses
- Pedestrian and Vehicular Ingress and Egress: Leucking Park Avenue to the south and Bryn Mawr Avenue to the north. Access from Bryn Mawr Avenue will be examined for potential restrictions at the time 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 where 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 DRFC 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:

Traffic Engineering, Transportation Division	<i>Ross A. [Signature]</i>	Date	2-4-04
Utilities Development	<i>Christina [Signature]</i>	Date	2-1-04
Parks and Recreation Department	<i>Bonnie L. [Signature]</i>	Date	2/4/04
City Engineer	<i>N/A</i>	Date	
* Environmental Health Department (conditional)	<i>N/A</i>	Date	
Solid Waste Management	<i>N/A</i>	Date	
DRB Chairperson, Planning Department	<i>[Signature]</i>	Date	8/5/04

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

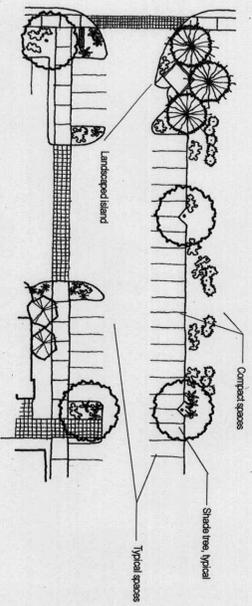
The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the Owner's goals and objectives for high quality development. These standards address the issues of landscape, setbacks, pedestrian access, screening, lighting, signage, and architecture 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 provide a cohesive landscape concept, the design team must coordinate and respond to existing environmental conditions and elements for the project. Landscaping using 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 (conifers and deciduous trees) shall be used within parking areas. The buffer area between the 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 every 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 stresses 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. 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 14-6-3-10.
- Seventy-five percent of the required landscape area shall be covered with living vegetation materials. The area and 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 18" 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 condition. 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 state 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 the 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.

- 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.

Landscaping Buffers	Asi varieties
Fraxinus spp.	Honeylocust varieties
Gleditsia spp.	London Plane
Pinus sylvatica	London Plane
Platanus acerifolia	Arizona Sycamore
Platanus wrightii	Chinese Pistache
Prunus chinensis	Tanzania Oak
Quercus turbinata	

Parking Area Plant Materials	Asi varieties
Fraxinus spp.	Asi varieties
Gleditsia spp.	Honeylocust varieties
Pinus nigra	Australian Pine
Platanus chinensis	Chinese Pistache
Platanus acerifolia	London Plane
Platanus wrightii	Arizona Sycamore
Quercus turbinata	

Shrubs and Groundcovers	Four-wing Salt Bush
Amelanchier canadensis	Sand Sage
Artemisia tridentata	
Cercocarpus ledifolius	
Chrysothamnus nauseosus	
Croton retusus	
Faulstichia parviflora	
Juniperus horizontalis	
Juniperus sabinifolia	
Larrea tridentata	
Perovskia altipendula	
Potentilla fruticosa	
Prunella beccarii	
Rhus typhina	
Rhus glabra	
Salvia greggii	
Symphoricarpos albus	

General Use Plant Materials	Female only, maximum 2' height
Artemisia tridentata	Prairie Sage
Cercocarpus ledifolius	Blue Mist
Chrysothamnus nauseosus	Mountain Mahogany
Croton retusus	Rubber Rabbitbrush
Faulstichia parviflora	Cholla
Juniperus horizontalis	Apache Plume
Juniperus sabinifolia	Red yucca
Larrea tridentata	Juniper varieties
Perovskia altipendula	Juniperus sabinifolia*
Potentilla fruticosa	Lavender
Prunella beccarii	Russian Sage
Rhus typhina	Shubby Chrysothamn
Rhus glabra	Sand Cherry
Salvia greggii	Three-leaf Sumac
Symphoricarpos albus	Golden Currant
	Osage Orange
	Silver Sage
	Shrubby

Shrubs, Groundcovers, and Vines	Female only, maximum 2' height
Artemisia tridentata	Artemisia tridentata
Cercocarpus ledifolius	Artemisia tridentata
Chrysothamnus nauseosus	Artemisia tridentata
Croton retusus	Artemisia tridentata
Faulstichia parviflora	Artemisia tridentata
Juniperus horizontalis	Artemisia tridentata
Juniperus sabinifolia	Artemisia tridentata
Larrea tridentata	Artemisia tridentata
Perovskia altipendula	Artemisia tridentata
Potentilla fruticosa	Artemisia tridentata
Prunella beccarii	Artemisia tridentata
Rhus typhina	Artemisia tridentata
Rhus glabra	Artemisia tridentata
Salvia greggii	Artemisia tridentata
Symphoricarpos albus	Artemisia tridentata

Prohibited Plant Materials	Female only, maximum 2' height
Artemisia tridentata	Artemisia tridentata
Cercocarpus ledifolius	Artemisia tridentata
Chrysothamnus nauseosus	Artemisia tridentata
Croton retusus	Artemisia tridentata
Faulstichia parviflora	Artemisia tridentata
Juniperus horizontalis	Artemisia tridentata
Juniperus sabinifolia	Artemisia tridentata
Larrea tridentata	Artemisia tridentata
Perovskia altipendula	Artemisia tridentata
Potentilla fruticosa	Artemisia tridentata
Prunella beccarii	Artemisia tridentata
Rhus typhina	Artemisia tridentata
Rhus glabra	Artemisia tridentata
Salvia greggii	Artemisia tridentata
Symphoricarpos albus	Artemisia tridentata
Artemisia tridentata	Artemisia tridentata

Blue Grass	Blue Grass
Bouteloua gracilis	Blue Grass
Bouteloua curtipendula	Blue Grass
Festuca spp.	Blue Grass
Mesochorus eremius	Bluegrass
Poa spp.	

Prohibited Plant Materials	Blue Grass
Cyperus spp.	Blue Grass
Horisus spp.	Blue Grass
Polypodium spp.	Blue Grass
Conium maculatum	Blue Grass
Thapsia spp.	Blue Grass
Ulmus spp.	Blue Grass

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Bouteloua gracilis	Blue Grass
Bouteloua curtipendula	Blue Grass
Festuca spp.	Blue Grass
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Horisus spp.	Blue Grass
Polypodium spp.	Blue Grass
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Thapsia spp.	Blue Grass
Ulmus spp.	Blue Grass

BUILDING SETBACKS

Buildings shall be located on each site according to the following setback dimensions, (also refer to Section 14-6-3-3 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.

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.

PARKING AREA SETBACKS

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

In addition to the required setbacks, the City of Albuquerque has established a bikeway network that identifies routes adjacent to the site (Trails and Bikeways Facility Plan, July 1993). A bikeway network shall be established on the main elements of screening, signage, views and activities. Views 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.

SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/curbside 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 elements 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.

LIGHTING STANDARDS

In order to enhance the safety, security and visual aesthetics of the Parkway 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 sources (i.e., trees shall be used.
 - Individual site lighting standards shall blend with the architectural character of the building and other site features.
 - A design objective of the site lighting system must be to maximize public safety while not obscuring 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 lighting (lights concealed by plant materials, lights mounted "over" trees, or wall-pool enclosures, or be mounted in trees to "moon" light areas.

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 for very important functions: to orient and inform employees and visitors to provide circulation requirements and directions; to provide for public safety; and to complement the visual character of the development.

In addition to provisions found in Zoning Code Sections 14-6-2-10 and 14-6-3-5, 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-brace 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 for 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 profile.
- Except for the subject site's entry signage, each building site is limited to one free-standing 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.

SIGNAGE STANDARDS

The creation of an active pedestrian environment on the subject site is dependent upon cohesive 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 success of 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 areas.
- 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 add to complement and provide linkages between surrounding structures.
- New structures shall be sited 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 OBJECTIVES

The desired architectural character is clean and contemporary, simple but interesting, massed buildings without surface decoration. To take advantage of the site's expansive views, large glass areas are permitted if buildings shall conform to the following requirements:

- Buildings and structures enclosed 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 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 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.
- Berms in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.
- All outdoor 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 bested 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.

SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/curbside 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 elements 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.

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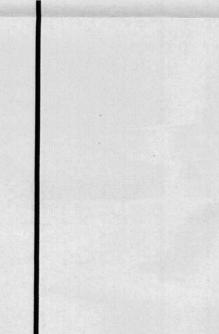
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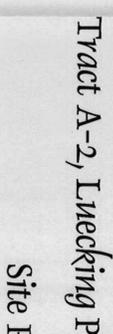
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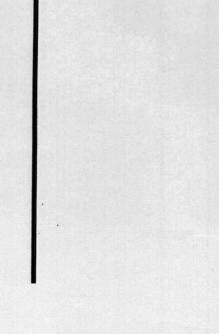
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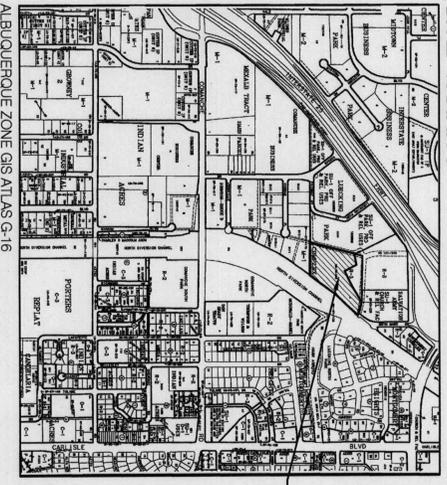
The screening of utility equipment with a wall is encouraged.

SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/curbside 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 elements 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.

SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/curbside 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



SITE VICINITY



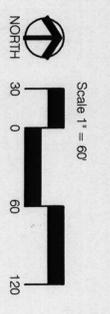
TRACT A-1
8.7382 AC.
ZONED: R-3

ZONED: SU-1 FOR CHURCH &
RELATED FACILITIES

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



NOTES:

- Site: Tract A-2, 6.7 acres, Leucking Park Office Complex
- Proposed Use: SU-1 for IP Permissive Uses
- Pedestrian and Vehicular Ingress and Egress: Leucking Park Avenue to the south and Bryn Mawr Avenue to the north.
- 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 where 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.

APPROVALS

PROJECT	DATE
Planning Director	Date
Transportation Development	Date
City Engineer/AMAFCA	Date
Utility Development	Date
Parks and Recreation Department	Date

DEB
This Site Plan for Subdivision is consistent with the Site Plan approved by the Environmental Planning Commission on November 20th, 2003, and Conditions of Approval have been met.

