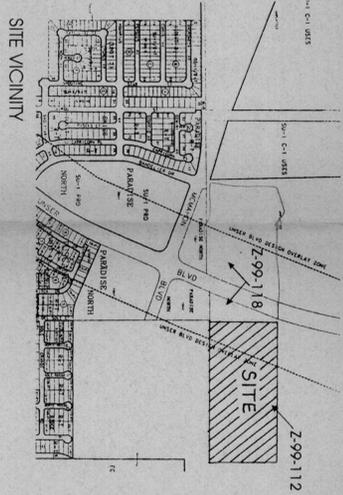
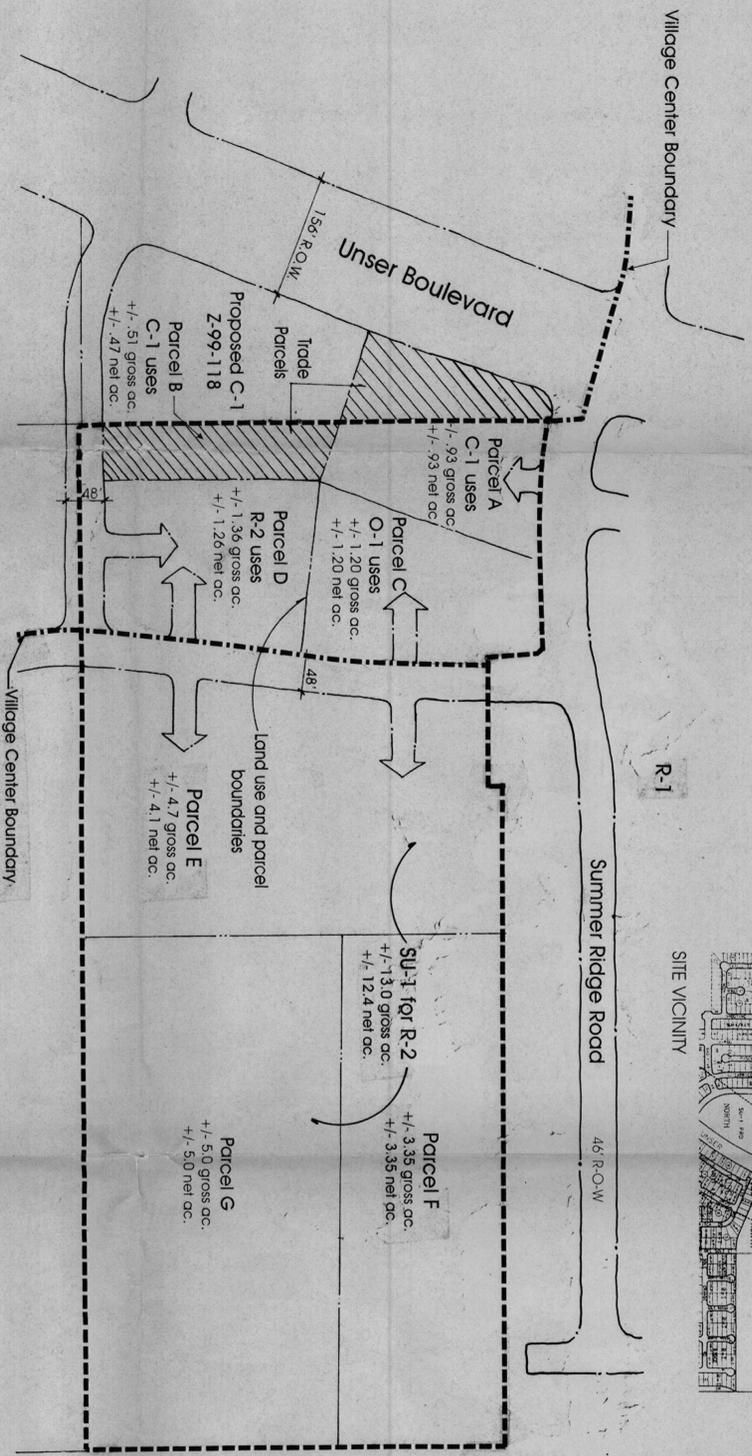


PROPERTY COVERED BY THIS SITE PLAN FOR SUBDIVISION  
TOTAL ACREAGE: 17.0 GROSS ACRES

1000936  
1189  
A-11

30' ACCESS POINTS



**APPROVALS**  
THIS SITE PLAN FOR SUBDIVISION IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON \_\_\_\_\_ AND CONDITIONS OF APPROVAL HAVE BEEN MET!

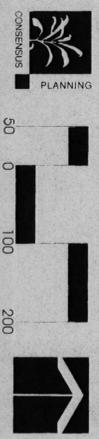
Planning Department	Date
Transportation Department	Date
City Engineer	Date
Utility Development	Date
Parks and Recreation Department	Date

Note: In order to achieve the goals of this site plan, a plat shall be required that implements the proposed land trades between this property and the property to the west. The purpose of this trade is to provide each landowner with a developable parcel with reasonable access.

Parcel	Land Use	Gross Acres
A	C-1	.93
B*	C-1	.47
C	O-1	1.2
D	R-2	1.4
TOTAL VILLAGE CENTER		4.0

\*Parcel B is proposed to be traded with an equal size parcel in Z-99-118.

Scale: 1" = 100'



**SITE PLAN FOR SUBDIVISION**

**REQUIRED INFORMATION:**

The Site: The site consists of 4.0 acres within the Unser/McMahon Village Center, zoned SU-1 for Mixed Use, and 13 acres outside the Village Center, zoned SU-1 for R-2 (see Sheet 2 Illustrative Village Center Plan).

Proposed Use: Zoning on this property was approved by the Environmental Planning Commission on September 18, 1997 (Z-97-120) as follows:

- SU-1 for Mixed Use Development: 4.0 acres
- C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail grocery or 20,000 square feet minimum and restaurant with alcoholic drink sales for on premise consumption (maximum 1.4 acres);
- O-1 Permissive and Conditional Uses; and
- R-2 Permissive and Conditional Uses (minimum of 35% of the gross property area).

SU-1 for R-2: 13.0 acres

Pedestrian and Vehicular Ingress and Egress: Trails: There is a proposed trail along Unser Boulevard per the Trails and Bikeways Master Plan.

Vehicular Access: In accordance with the Transportation and Land Use Guide for the Westside/McMahon Corridor, the Site Plan identifies an internal circulation system of collector and local roads. Conceptual access points have been identified; final locations, width, and configuration shall be determined with future Site Plans for Building Purposes.

Pedestrian Access: Pedestrians shall access the Village Center from several points around the perimeter of the site. Pedestrian access shall also be provided into the R-2 neighborhood east of the Village Center to ensure easy connections from the R-2 uses to the Village Center.

Bicycle Access: A bicycle trail is planned along Unser Boulevard west of the subject property. Also, pursuant to the West Side Strategic Plan, the internal collector streets will have on-street bicycle lanes.

Transit: A major transit stop is proposed at the eastern edge of the Village Center per Westside/McMahon Land Use and Transportation Guide. This location will have excellent access to the Village Center and the R-2 neighborhood to the east.

Landscape Plan: The Design Guidelines (see Sheets 2 and 3) outline the landscape requirements for the Village Center. A minimum of 15 percent of the site shall be landscaped.

**AMENDED**  
**Unser/McMahon**  
**Village Center North**  
**SITE PLAN FOR SUBDIVISION**

Prepared For: Unser/McMahon Group  
92 Mark Drive  
Homtown Woods, IL 60047

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

October 26, 2000  
Sheet 1 of 3

## DESIGN PARAMETERS

The purpose of these Design Parameters is to provide a framework to assist developers and designers in understanding the development goals and objectives for the Unser, McMahon Village Center. Additional guidelines are also provided for the adjacent R-2 areas outside of the Village Center. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for this program. They are designed to be consistent with the conditions of approval set by the Environmental Planning Commission on September 18, 1999 (L-97-119, L-97-120), the Westside/McMahon Corridor Transportation and Land Use Guidelines, April, 1999, and the Westside Strategic Plan.

## SITE DESIGN

The creation of a pedestrian-friendly environment is dependent upon close attention to the relationship between buildings and streets. Pedestrian activity is encouraged where the buildings are placed in the center of the site, surrounded by parking, and without pedestrian connections between the structure and the street. The following standards and guidelines were created to encourage the use of pedestrian, bicycle, and transit modes and to create the opportunity for reduced automobile use.

### General Standards:

- Cluster buildings on the site. A concentrated density of buildings will offer a greater sense of Village Center than a one-building per lot configuration.
- A public plaza or courtyard space around which buildings can be clustered and linked to one another shall be created. The plaza should be attractive, lively, and a useful asset to the community. Plaza areas are appropriate for outdoor dining.

Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages (such as garden courts).

Entrways shall be clearly defined, by either a canopy or awning (minimum 4 feet), and linked to the pedestrian pathways.

Parking located adjacent to Unser Boulevard, McMahon Boulevard, and all internal streets shall be screened by buildings or a combination of landscaping, walls/fences, and earth berming. Screening shall be compatible with edge treatments of adjacent properties.

Buildings and structures erected within the site shall comply with all applicable City of Albuquerque Zoning and Building Codes, as well as other local codes and ordinances.

The adopted wall design guidelines by the City shall apply.

All loading docks shall be screened and covered with architecturally integrated walls and roof. Any exterior storage and sales areas shall be architecturally integrated to the main building by use of walls, roofs, and fencing.

No chainlink, razor-wire, or vinyl/plastic fencing shall be permitted.

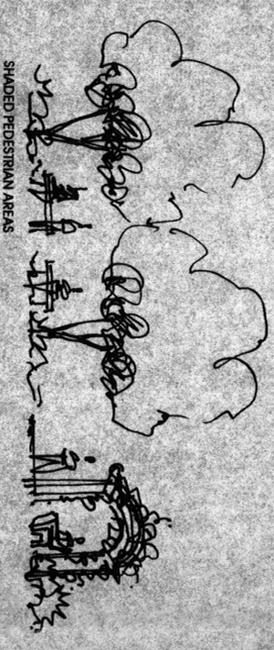
The plaza area shall have a minimum dimension of 30 feet in depth and shall be a minimum square footage of 1000 square feet.

Public areas shall be defined by building edges, a differentiation in intersection paving and landscaping of a variety of scales. The design and location of appropriate amenities (such as seating, outdoor display, and newspaper kiosks) should also be used to enhance public areas.

Buildings shall be oriented to front on internal streets to reinforce the street edge.

### Guidelines:

- Open courtyard designs shall be used to form transitions between parking areas and building facades.
- Open courtyards should include pedestrian activity areas, bicycle storage, ATM kiosks, and/or support for other activities to encourage multi-modal transportation and a community friendly environment.



SHADED PEDESTRIAN AREAS

Plazas, courtyards, and other outdoor activity or seating areas shall be significantly shaded from summer sunlight by tree canopies or architectural devices.

- Public entries to the project shall be designed to:
  - be compatible with one another
  - create a sense of arrival
  - provide strong visual impact
  - provide a unified project identification

The inclusion of an outdoor, patio, or a feature with seasonal outdoor seating in the commercial area shall face the interior roads, plaza, courtyard, or the focal areas.

### Accessibility & Safety

Design for accessibility of all facilities and outdoor public areas. For the safety and ease of use by all modes of travel, it is important to separate cars, pedestrians and bicycles to the extent possible. The planning and design phases of the project need to include sufficient design consideration to separate circulation and provide visitor convenience.

### Standards:

The Americans with Disabilities Act, the American National Standards for Accessible and Usable Buildings and Facilities, and the New Mexico Building Codes for accessibility criteria for places of public use shall be consulted.

Close attention shall be paid to ramps and to how the entire site may be traversed. Private pedestrian linkages shall align with public paths to connect and integrate all building sites. The maximum gradient of any ramp shall not exceed 8.33 percent.

Entrances and exits to buildings shall be flush.

A consistent elevation shall be maintained of all curb cuts and junctions between driveways and pedestrian sidewalks for compliance with ADA standards.

All exterior landscape, siteescape, and building elements shall be designed to have minimal visual obstruction to their surrounding areas in order to maintain a safe degree of visual surveillance.

Interior public areas shall have visual access to exterior activity areas for additional surveillance.

Guidelines:
 

- Exterior children's play areas shall be located where surveillance can occur from multiple directions.

### Circulation

Standards:
 

- Pedestrian access shall be separated from vehicular access. Driveways shall not be considered an acceptable form of pedestrian access to buildings or outdoor activity areas.

All sidewalks designated as 4 feet or 6 feet shall be a minimum of 4 feet clear or 6 feet clear with shade trees at 25 feet on center in 5x5 planters or landscaping areas.

All buildings shall be connected to the internal street and external street with pedestrian ways with 6 foot or 4 foot clear sidewalks with 5x5 planters.

Private driveways into the Commercial, Office or Multi-Family sites shall not exceed a width of 32 feet for two way traffic, or 20 feet for one way traffic.

Bicycle parking shall be provided to promote alternative vehicle use as follows:

- Office & commercial: for employees, one bicycle rack space per 20 parking spaces
- Multi-Family residential: for residents, 1 space per 2 dwelling units

Six foot sidewalks shall be provided along all roadways. All other sidewalks shall be a minimum of four feet in width.

Parking areas shall be designed to include a pedestrian link to the street sidewalk, network and pedestrian access shall be provided to link structures to the public sidewalk.

Trail connections shall be provided within the interior roadway to the City-planned trail along Unser Boulevard.

Pedestrian connectors shall be provided to the major transit stop along the new, east-west, north-south roadway (see Sheet 1).

A different paving material, color, and/or detailing shall be provided at all crosswalks to bring attention to them visually and tactilely for safe pedestrian crossing.

Per the City Zoning Code, 1 parking space per 200 square feet of leasable space is required for commercial parcels. For office parcels, 1 parking space per 200 square feet of leasable space is required for all other floor areas. The minimum off-street parking requirement for apartments is 1 parking space per both, but no less than 1.5 spaces per unit.

There shall be no parking requirement applied to any second floor housing above retail.

The parking requirements shall be the minimum is the maximum.

Landscape islands shall be distributed throughout parking areas:

- There shall be barrier curbs around landscape islands in parking areas in order to protect landscaping from vehicles.

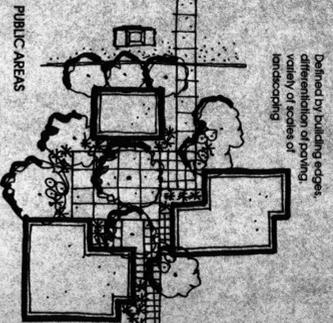
### Guidelines:

Parking shall be broken into smaller areas rather than one large parking lot where practicable. Long stretches of parking facilities adjacent to the streets should be avoided whenever possible. Screening may include earth berms, perimeter or retaining walls, and landscaping, with a maximum height of 3 feet.

### Transportation Demand Management (TDM)

Future employees that locate within the Unser McMahon Village Center who have more than 50 employees will be required to set up a TDM program. The purpose of the TDM plan is to provide employees with alternatives to the single-occupancy vehicle as a means to commute from home. The following elements will be part of a TDM effort at Unser McMahon Village Center:

- On parcels with businesses that have more than 50 employees, lockers, showers, and bike racks must be available on each parcel for those employees who wish to jog, walk, or bicycle to work, via one of the bicycle trails that are in close proximity to the Unser McMahon Village Center.
- Businesses with more than 50 employees should consider appointing a Commuter Management Coordinator (CMC) for the purposes of facilitating carpools and providing premium parking spaces for those employees who participate.



PUBLIC AREAS

Defined by building edges, differentiation of paving material, use of scale of landscaping

### Accessibility & Safety

Design for accessibility of all facilities and outdoor public areas. For the safety and ease of use by all modes of travel, it is important to separate cars, pedestrians and bicycles to the extent possible. The planning and design phases of the project need to include sufficient design consideration to separate circulation and provide visitor convenience.

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- Businesses with more than 50 employees should consider appointing a Commuter Management Coordinator (CMC) for the purposes of facilitating carpools and providing premium parking spaces for those employees who participate.

Businesses with more than 50 employees shall provide bulletin board space in their employee breakroom or an "Information Center" where medical, particularly relevant City, transit information, policies, and plans can be posted.

The CMC Coordinator for each employee with more than 50 employees will also be the contact person with City, Transit and Environmental Health Departments for updates, technical assistance, etc.

A Transportation Demand Management Plan shall be developed with the Transit Department once a threshold of 100 employees at the commercial center is reached. A Transportation Management Association should be organized for all of the businesses within the commercial center.

A Transportation Demand Management Plan shall be developed with the Transit Department once a threshold of 100 employees at the office development is reached.

As a part of the TDM Program, City Transit should:

- Provide bus routes of McMahon Boulevard and into the interior of the project once McMahon and Unser Boulevards are constructed.

Sanitation shall work with the residential and non-residential projects to provide efficient routes and schedules to the Unser McMahon Village Center that address their specific needs.

### Setbacks

Standards:
 

- 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 and screening materials, including landscaping, earth berms, and walls.

All building setbacks shall be landscaped according to the landscape guidelines (see Landscape section).

Perimeter openings, arcades/portals, garden court walls and overhangs shall be allowed within setbacks.

Drive aisles and parking shall not be permitted in the 40 foot setback between the front entry and the building and sidewalk along internal streets.

Buildings in commercial and office zones shall have minimum setbacks as follow:

- 20 feet from the R.O.W. line of Unser and McMahon Boulevards.
- 15 feet from R.O.W. line of the interior roads (The maximum setback of building entries from internal streets to the front entry of the building shall be 40 feet) and/or property line of a residential zone.
- 10 feet from the property line of a commercial zone.

Parking areas shall have minimum setbacks as follow:

- 25 feet from the R.O.W. line of Unser and McMahon Boulevards.
- 15 feet from the R.O.W. of interior roads.

### Perimeter Walls, Screening Walls & 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 service functions shall be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

### Standards:

- Perimeter walls shall be provided for multi-family residential development. They shall have a maximum height of 6 feet and are encouraged to meander within the landscape setback.
- Pedestrian openings shall be provided for access of key locations within single family residential developments.
- Visual openings shall be provided in perimeter walls every 100 feet at commercial, office, and apartment properties for visual relief.

All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure and large enough to contain all refuse generated between collections. Design and materials of enclosures shall be compatible with the architectural theme of the site.

Axes for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with a wall/fence of no less than 6 feet in height above finish grade.

Mechanical equipment shall be fully screened from public view. Screening shall be compatible with materials and design of the building. Loading areas shall be screened from public view by walls, fences, or landscaping.

- Mechanical equipment shall be fully screened from public view. Screening shall be compatible with materials and design of the building. Loading areas shall be screened from public view by walls, fences, or landscaping.

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. 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.

## SIGNAGE & GRAPHICS

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. 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.

### Standards:

- The developer shall provide entry signs for the project to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be on private property and shall be maintained by the property owner.
- Freestanding signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- No off premise signs.

### Signage SHALL:

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

be illuminated in accordance with the City of Albuquerque General Sign Regulations as provided in Section 17.1.6.3-5 of the Zoning Code. Signs which are directly spotlighted may be used provided there is no glare on the street or upon adjacent property or that the light does not distract motorists

### Signage SHALL NOT:

- use moving parts, make audible sounds, or have blinking or flashing lights
- overhang into the public right-of-way, property line, or extend above the building roof line
- intrude upon any architectural features, including windows, columns, moldings or any decorative features

Two monument village signs are allowed on both sides of Unser and one monument sign is allowed on McMahon and "brand mark" identifying the Center and shall be of similar design and materials as the buildings, i.e. sculpture, tower, etc. The lower portion of this may identify no more than 10 tenants in an area. The sign shall be of a similar style and material as the other entry signs in keeping with the project theme.

All freestanding signs shall be monument signs only.

Monument signs are allowed for individual projects within the Village Center. The sign shall be a minimum of 40 square feet with a maximum height of 4 feet. The sign shall be of a similar style and material as the other entry signs.

Building-mounted signs shall not exceed 5 percent of the facade area, and shall not face adjoining single-family residential.

Wall mounted signs shall not project more than 1 foot from the display wall or exceed an area of 20 percent of that wall or 60 square feet, whichever is less. Canopy and marquee signs shall be included in the total area count allowed for wall signs. Individual channel and neon letters shall be permitted at a maximum height of 3 feet per letter.

Signs perpendicular to an elevation shall only occur under an awning or canopy/portal and shall not be more than eight square feet. These signs may not project past the overhang.

No backlit plastic/vinyl signage shall be permitted except for logo designs.

The following guidelines were developed to assist designers in understanding the signage program.

### Guidelines:

Signs SHOULD:

- identify only the name and business of the occupant or of those offering the premises for sale or lease.
- be used or areas of public activity to enhance the visual character of the environment and create a festive atmosphere
- be integrated into a cohesive system, showing common colors, shapes, sizes, materials, locations, lettering, etc. where practicable
- Avoid too many different colors on a sign. Too many colors can be confusing and usually fails to communicate the intended message.
- There should be a significant contrast between the background and the text. If the colors are too close in value or hue the sign will be difficult to read.
- Minimize the amount of words on a sign. A brief message is easier to read and is usually more attractive.
- Avoid signs with unusual shapes. The viewer's attention will tend to focus on the shape instead of the message the sign was intended to convey.
- Letters shall not appear to occupy more than seventy-five percent of the sign area. The sign is harder to read if the type takes up too much of the sign area.
- Pedestrian-oriented signs shall be smaller than vehicle-oriented signs. A pedestrian-oriented sign is usually read from a distance of 1.5-20 feet.

## AMENDED SITE PLAN FOR SUBDIVISION

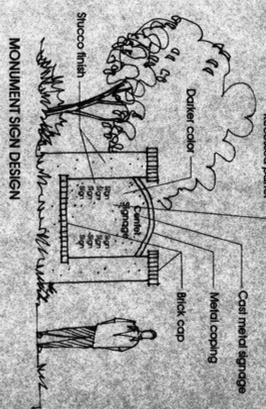
# Unser/McMahon Village Center North

Prepared For:

Unser/McMahon Group  
92 Mack Drive  
Hawthorn Woods, IL 60047

Prepared By:

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



MONUMENT SIGN DESIGN

## LIGHTING, OUTDOOR FURNITURE & MATERIALS

In order to enhance the safety, security, and visual aesthetics of the property, careful consideration must be given to selection of outdoor furniture, lighting design, site materials and other features. It is important to consider the daytime appearance of all materials.

- Standards:
  - Placement of fixtures and standards shall conform to State and local safety and illumination requirements.

A design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky."

Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.

- The maximum height for lighting fixtures shall be:
  - 16 feet high for walkways and entry plazas
  - 20 feet for street lights and parking area lights (restricted to 16 feet within 70 feet of residential, except residential located above retail shops)
- Sodium lighting is prohibited.

Site ornaments, such as street furniture, lighting, bollards, and graphic pylons shall be part of the landscape plan and shall be compatible with the architectural and landscape treatment of the project.

Fixture style and design shall be compatible and consistent with the lighting design of other projects within the development. Exterior lighting fixtures should relate stylistically to the architecture of the adjacent buildings. Fixture color for street lighting should complement the architecture.

At primary activity areas (such as at the Unser/McMahon intersection), paving shall have some attractive features beyond standard asphaltic or concrete slabs, such as changes in material, texture, pattern, and/or color. Where concrete slabs are used, they should be patterned, stained, integrally colored, and/or inlaid with tile.

Asphalt shall be avoided in all areas except parking areas and bicycle trails. Use of alternative materials for these areas is encouraged.

The major transit stops shall include shelter facilities, benches, lighting, and bicycle storage (see sheet

Guidelines:

- Street lighting fixtures shall be used to accent landscape and walkways as the use of uplighting fixtures to highlight trees, walls and architectural features.

- Outdoor furniture shall be colorful. Where appropriate, glazed tile, integrally colored concrete, and stained concrete surfaces should be used to offset furniture at focal areas.

- Outdoor materials shall be chosen for their durability and resistance to weathering.

- Exterior elevations of any building fronting a street shall be feature lighted to enhance the identity of the building and the appealing ambience of the Village Center.

## ARCHITECTURAL DESIGN

Specific architectural style shall not be dictated. The design shall, however, demonstrate a high quality aesthetic character throughout the property. Architectural design should respond to climate, views, solar access, and aesthetic considerations, with the architectural design being in harmony with adjoining projects.

Standards:

- The height for commercial, office, and residential development can be greater than 26 feet provided that the height falls within the 45 degree angle down from the property line and adjacent public right-of-way, centerline or diagonal right-of-way center line.
- No generic franchise elevation design shall be allowed.

- Open courtyards shall be created in the residential areas by offsetting buildings 15 feet to 30 feet to create a variety of spaces and a variation in human-scale.

- Commercial and office uses shall be horizontally connected in a variety of ways through the use of arcades or porches, controlled plaza elements, outdoor cafes, pavement, or sitting areas.

Guidelines:

- Buildings shall employ a variety of structural forms to create visual character and interest. Columns, arcades, corner articulation, overhangs, awnings, marquees, gables and steep-pipe, breezeways, vertical fins, wall recesses, soffits, and decorative knee capitals should be carefully dimensioned and detailed to provide a human-scale, visual interest, and a means of shading building facades while lending color and formal articulation to the buildings.

- Roof forms including vaulted roofs, compound roof, or sloping roofs may be considered for particular uses. The nesting of roof exposures should be distributed among a variety of volumes, introducing the use of domes, elevated vertical forms, and the use of a combination of flat roofs and sloped roofs.
- Mixed-use development (i.e. residential with commercial, commercial with office, etc.) is permissive.

## FACADES

Standards:

- No plastic or vinyl building panels or awnings shall be permitted.

- Buildings shall have windows on the front elevations. The windows may be a combination of shop windows or viewing windows on average of 30 feet on center maximum.

Facades SHALL:

- vary in height, depth and articulation to create a pedestrian-scaled environment
- be articulated with a variety of architectural elements, colors and materials so as to lend familiarity, rhythm, and visual complexity to the buildings and to break down facades into perceptually manageable pieces

- have all accessory buildings and enclosures, whether attached or detached from the main building, treated with similar compatible design and materials as the main structure or structures

- be treated with a consistent level of detail at all sides of all buildings and structures

- have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3 foot minimum offset, fenestration, material change, etc.) The staggering of planes should be used to create pockets of light and shadow, providing relief from monotonous exposures of facades.

Guidelines:

- Extended architectural detailing of the ground floor elevations from 0 to 10 feet, including color or texture variations, the architectural expression of expansion joints as sawtooth, door and window articulation and architectural accents, shall be used in order to enhance the pedestrian level experience.

## ROOFS & PORCHES

Roof structures shall vary in type, profile and/or scale according to the distinctivity of use or function.

- Roofs shall drain water to areas which are landscaped appropriately for such run-off, and shall drain to areas which are not heavily-traveled.

- The top of the parapet shall be greater than or equal to the top of all HVAC equipment and that should include screen walls.

- All parapets, roof structures, and design elements of related buildings shall be architecturally integrated to the main building design.

- The parapets of flat roofs shall maintain a consistent character, but shall vary in height in accordance with overall facade variations and individual building articulation. Building edge treatments shall step down, reducing the scale of the building towards the street, to relate to the scale of the pedestrian.

ENTRANCES

Standards:

- Entries shall be clearly defined and connect to pedestrian linkages.
- Entries shall be visually noticeable and obvious to pedestrians approaching from parking areas through the differentiation of form, scale, material & color.

- Extended overhangs, porches or substantial recesses shall be incorporated into the facade of the building in order to provide shade, shelter and a sense of arrival.

Guidelines:

- Building entries shall be substantially glazed for visual connection between interior and exterior, as well as to mediate the potentially high contrast between dark interior and bright exterior spaces.

- Entrances shall be accentuated with lighting to enhance the perception of surface variety.

## Fenestration & Shading

Guidelines:

- The scale, proportion, and composition of fenestration of facades shall be designed to give visual interest from the exterior, to provide variation in quality of light on the interior, and to coordinate with the lighting requirements for each activity area.

- Buildings shall be oriented to take advantage of heat gain in the winter while coordinating with shading strategies to inhibit solar gain in the summer.

- Buildings shall not obstruct solar access to neighboring residential structures.

## Building Materials & Colors

Standards:

- Materials prohibited as the main architectural feature include the following:
  - exposed, untreated precision block or wood walls
  - highly reflective surfaces
  - chain link fence or barbed wire
  - metal paneling
  - materials with high maintenance requirements

Guidelines:

- The use of contrasting colors between roofs and walls shall be used to further differentiate the planes of building masses.

- Colors shall be the natural tone of materials (earthtones such as sands, greys, tans, etc.) rather than applied color (painted), except where used as an accent color.

- Accent colors and materials can be used to bring out detailing which better articulates or gives scale to a building including the colors of glazed tile, wood trim, the roofing, paint, metal, etc. Accent colors of stiles, balconies, and perimeter walls are to be compatible with colors used for streetscape and perimeter walls.

- Color shall be used to highlight important features or details of buildings and color should be an integral design consideration to all building, paving and landscape elements.

## UTILITIES

Standards:

- All electric distribution lines shall be placed underground.
- Transformers, utility rods, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

- When an above-ground backflow prevention device is required by the City of Albuquerque, the needed 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.

- Reuse enclosures shall be located in areas of low visual and obtrusive impact where practicable. No reuse collection areas shall be allowed along streets and building fronts.
- Any call boxes shall be concealed and architecturally integrated.

## LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the entire property. To achieve a cohesive development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Public Ordinance and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

Standards:

- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between residential and non-residential uses. A minimum landscape buffer of 10 feet shall be provided between a change in use.

- Steel trees shall be provided along Unser and McMahon boulevards, and new interior roads at a rate of one tree per 25 linear feet. Steel trees are defined as being within 20 feet of the back of curb. They may either be randomly or consistently placed.

- Landscape design along the right-of-way shall be consistent throughout the development. Landscape elements that reinforce the street edge are encouraged.

- 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.

- The shading of pedestrian ways and the use of pedestrian-scaled lighting along the roads are critical.

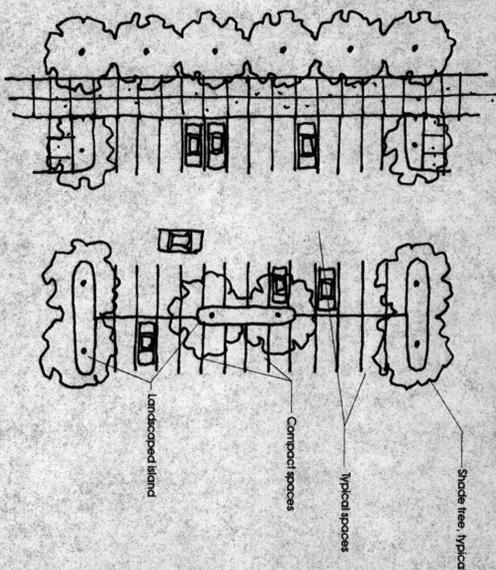
- All interior pedestrian connections shall be lined with shade trees planted a maximum of 30 feet on center.

- Living, vegetative materials shall cover a minimum of 75 percent of the required landscape area. The area and percentage is calculated based on the mature canopy size of all plant materials.

- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, shredded bark, or another similar material which extends completely under the plant material. However, these materials shall not be used as a focal landscape element.

- Landscape headers shall be used to separate the turf and groundcover areas. Headers shall be either 6" x 6" concrete, brick (face by side), or 1/8" x 4" steel construction.

- To shade and mitigate the negative visual impact of large exposures of pavement, off-street parking areas shall have one tree for each 8 parking spaces with no space being more than 80 feet from a tree.



TYPICAL PARKING LOT LANDSCAPING

- Seventy-five percent of the required parking lot trees shall be deciduous and shall have a mature height and canopy of at least 25 feet.

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

- An automatic underground irrigation system is required to support all landscaping. The system shall be designed to avoid overwatering of walls, buildings, fences, etc. Irrigation components should be checked periodically to ensure maximum efficiency.

- 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 previous filter material. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.

- Landscape areas shall be a minimum of 36 square feet and a minimum width of 6 feet.

Minimum plant sizes at time of installation shall be as follows:

- Trees: 2 inch caliper, or 10 to 12 feet in height
- Shrubs & Groundcovers: 1 gallon
- Turf Grasses: provide complete ground coverage within one growing season after installation

The following street trees shall be used at the respective locations:

- Unser & McMahon Boulevard: Ash sp., Honey Locust sp., Golden Raintree, Chinese Pistache
- Internal Streets: [Not specified]

## R-2 PORTIONS OUTSIDE VILLAGE CENTER

The following exceptions to the previous guidelines and standards apply to those residential parcels outside the Village Center, but which are still covered by this Site Plan for Subdivision.

### Circulation

Standards

- Direct pedestrian connections shall be provided between R-2 development and the Village Center. Connections may be gated and secured for use by apartment residents only.

### Setbacks

Standards

- Buildings shall have a maximum setback of 70 feet.

### Perimeter Walls, Screening & Fences

Standards

- Design of perimeter walls, where used, shall be compatible with the architectural theme of the site.

### Relief

- Visual openings shall be provided in perimeter walls every 100 feet at residential areas for visual relief.

- Unfinished block walls, chain link, barbed or concertina wire, or wood fencing is prohibited.

- The adopted wall design guidelines by the City shall apply.

### Guidelines

- Perimeter walls shall be used or multi-family residential development. They shall have a maximum height of 6 feet and, where used, are encouraged to meander within the landscape setback.

### Signage & Graphics

Standards

- One monument sign shall be permitted per each roadway frontage for each development. Such signs shall be of similar design and materials as the buildings and shall not exceed an area of 40 square feet.

### Architectural Design

Standards

- The height for commercial, office, and residential development can be greater than 26 feet provided that the height falls within the 45 degree angle down from the property line and adjacent public right-of-way centerline or diagonal right-of-way center line.

### Landscape

Guidelines

- Steel tree types are not restricted to those required within the Village Center.

# AMENDED SITE PLAN FOR SUBDIVISION Unser/McMahon Village Center North

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