ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN FOR IP USES

EPC Case No. Z-92-57
Approved by the City of Albuquerque Environmental Planning Commission on October 16, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.

2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.

3. A minimum 20 foot landscape buffer shall be provided between all property zones for industrial use and residential zoning to create a reasonable visual separation. No exterior loading or trash receptacles may be located adjacent to the residential zoning. The landscape buffer shall be consistent with the requirements as stated on Sheet 3, Landscape Standards, Bullet #12. A solid, 6 foot high opaque wall or fence shall be required along any property line abutting and separating a residential zone from an industrial zone (chain link fence with slats shall not constitute acceptable screening).

Amendment to the landscape portion of the development standards (sheet 3), approved May 22, 1997.

Amendment to allow Corra Corridor Plan exceptions for setbacks and signage along Corra Boulevard (Sheet 3).

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October 28, 1992
SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, buffer collection, and infiltration systems is essential to the development of a well-organized stormwater management program. The guidelines established in the landscape and setback sections will ensure that trees are screened adequately and that buildings are not exposed to any potential negative impacts from tree growth.

Walls and fences shall also serve as a major screening function within the Atrisco Business Park. However, walls or fences are not considered a substitute for tree growth or any other means of screening or landscaping. If the wall or fence is to be used as a screen, it should be located so as to function as a visually pleasing element.

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

Parking areas shall be screened from adjacent streets and properties with a screen of trees, plants, or other natural landscaping. Trees shall be maintained adequately to ensure that the screen is effective in blocking views.

BUILDING ROOF

Trash Enclosure

No trash collection areas shall be located between any street and the building.

LIGHTING STANDARDS

The face on the building shall be illuminated along a straight pathway so as to be a continuation of the building line. Sidewalks shall be well maintained and visible to the general public. This shall be achieved by proper shading, landscaping, and the use of lighting fixtures that are specifically designed to provide adequate lighting for pedestrian safety.

SODIUM STANDARDS

The following are two basic guidelines to consider for the lighting of parking areas:

Street lighting should be designed to enhance the safety of vehicles and pedestrians. It should be installed in a manner that maximizes the visibility of the surroundings while minimizing glare and distraction.

DEVELOPMENT SKETCHES

ATRISCO BUSINESS PARK

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ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN FOR IP USES

EPC Case No. Z-92-57
Approved by the City of Albuquerque Environmental Planning Commission on October 15, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.

2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.

3. A minimum 20 foot landscaped buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading, service, trash or storage areas may be located adjacent to the residential zoning. Employee parking or building surfaces are the only appropriate uses adjacent to residential development and zoning.

Amendment to the landscape portion of the development standards (Sheet 3), approved May 22, 1997.

Amendment to allow Coors Corridor Plan exceptions for setbacks and signage along Coors Boulevard (Sheet 3).
Directional Signs

Directional signs are used to direct visitors to individual businesses located within the complex or building. These signs may be either free-standing, mounted on poles, or attached to building facades. The design, size, and materials of signs within the complex shall conform to the following requirements:

1. All buildings and structures shall bear the name of the complex or building and the name of any businesses located within the complex or building.
2. Building signs shall be constructed and designed to be compatible with the overall architectural and aesthetic standards of the complex or building. The sign shall be of materials that will not harm or disfigure the building. Signs shall be of a size and style that will not detract from the visual appeal of the building.
3. Each building shall have at least one sign, located above the main entrance, which shall bear the name of the complex or building and the names of any businesses located within the complex or building.