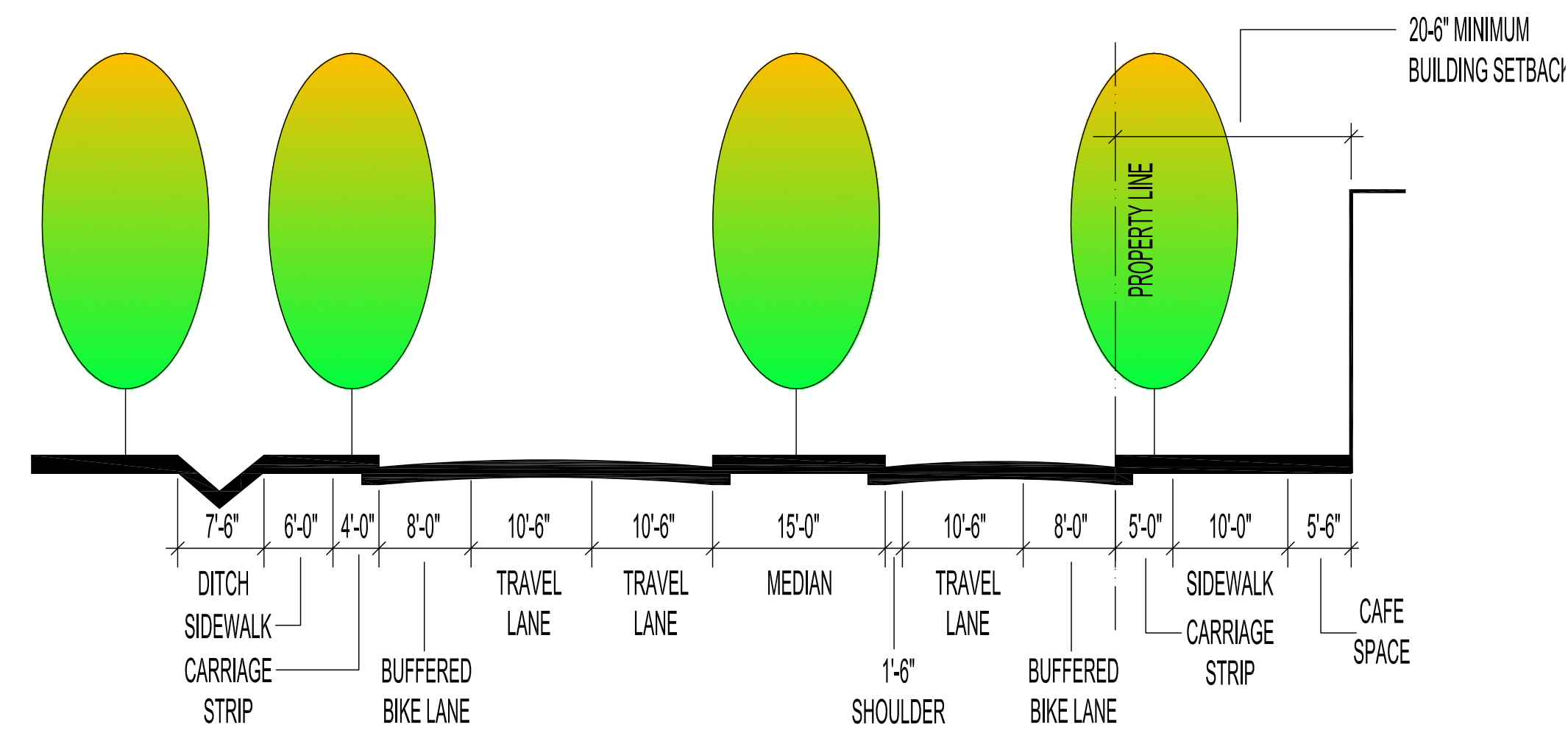
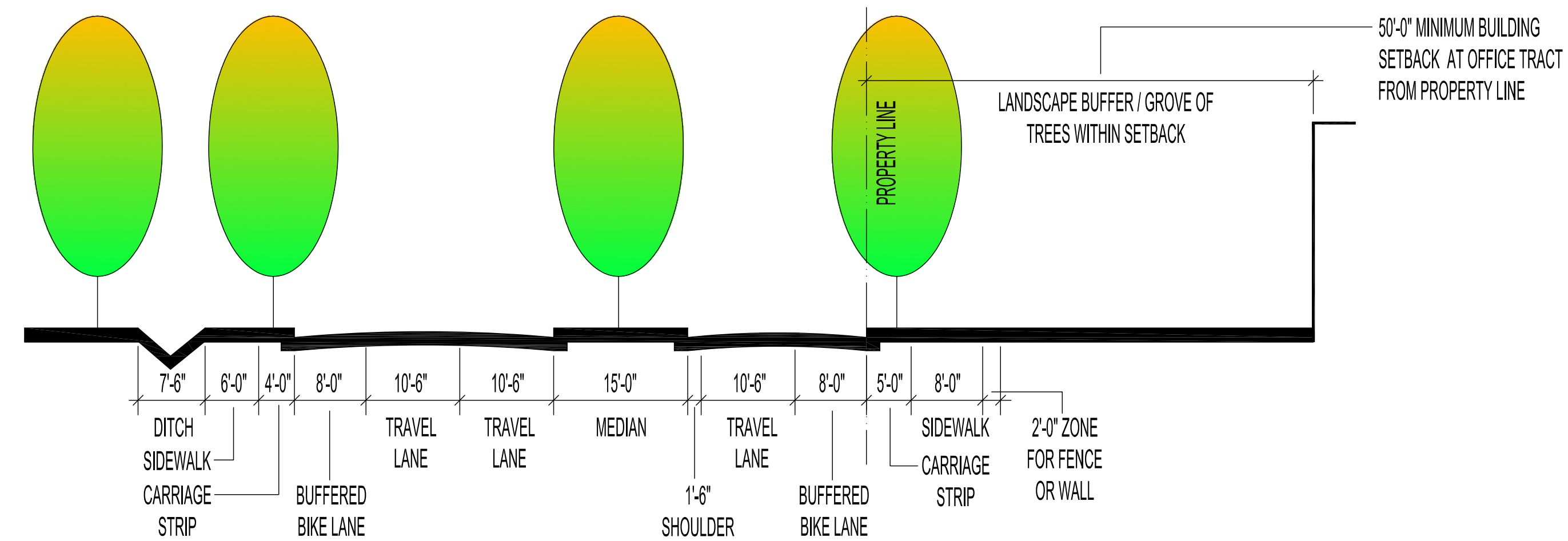


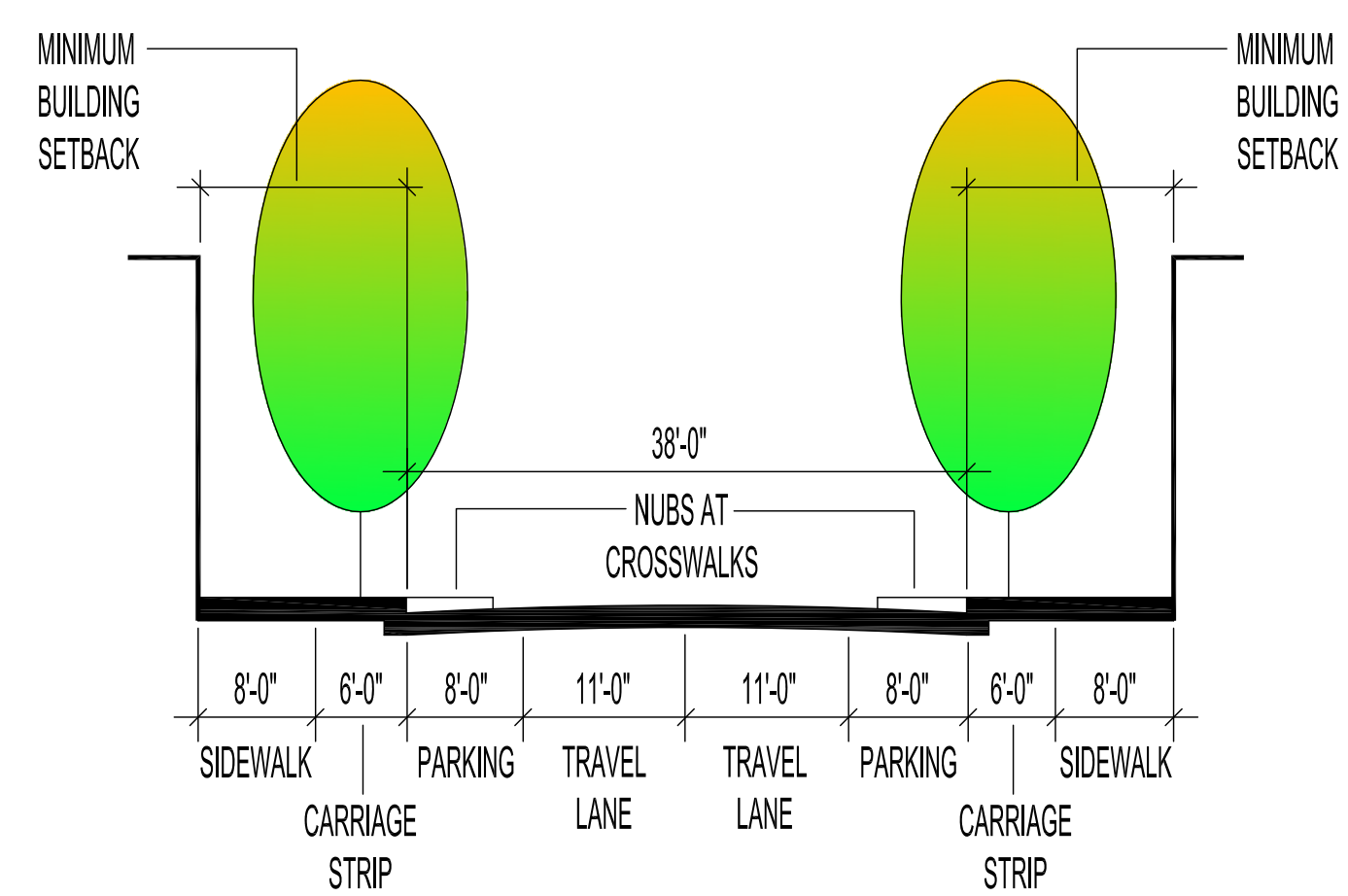
SECTION "A"  
12TH STREET AT PLAZA AND INDIAN PUEBLO CULTURAL CENTER



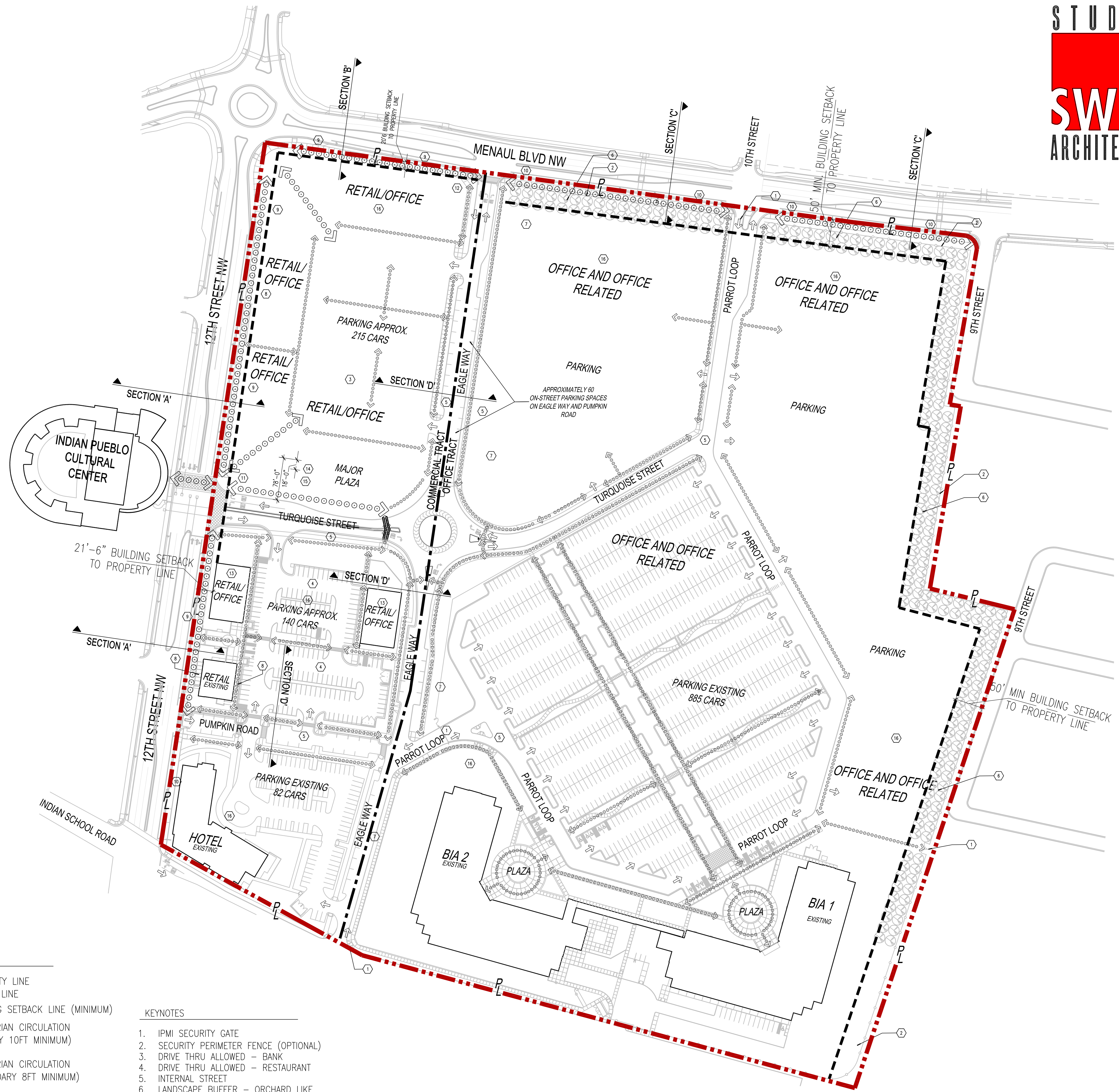
SECTION "B"  
MENAUL BLVD FROM 12TH STREET TO OFFICE TRACT



SECTION "C"  
MENAUL BLVD AT OFFICE TRACT



SECTION "D"  
TYPICAL INTERNAL STREET



LEGEND

- PROPERTY LINE
- PARCEL LINE
- BUILDING SETBACK LINE (MINIMUM)
- PEDESTRIAN CIRCULATION (PRIMARY 10FT MINIMUM)
- PEDESTRIAN CIRCULATION (SECONDARY 8FT MINIMUM)
- VEHICLE CIRCULATION

KEYNOTES

1. IPMI SECURITY GATE
2. SECURITY PERIMETER FENCE (OPTIONAL)
3. DRIVE THRU ALLOWED - BANK
4. DRIVE THRU ALLOWED - RESTAURANT
5. INTERNAL STREET
6. LANDSCAPE BUFFER - ORCHARD LIKE
7. COMMERCIAL/OFFICE TRACT LINE
8. PORTAL, TRELIS OR TREES
9. CARRIAGE STRIP, SIDEWALK AND CAFE SPACE
10. CARRIAGE STRIP AND SIDEWALK AND CAFE SPACE
11. MAJOR MONUMENT ENTRY SIGN
12. MINOR MONUMENT ENTRY SIGN
13. APPROVED RETAIL FOOTPRINT
14. PLAZA 78' WIDE FROM FACE OF CURB, 18' WIDE CAFE SPACE AND A 60' CLEAR DIMENSION
15. 24,000 S.F. MINIMUM PLAZA AREA
16. SEE EXHIBITS B-1, B-2, B-3 and C. (DESIGN STANDARDS, GUIDELINES AND USES FOR COMMERCIAL TRACT AND OFFICE TRACT)

COMMERCIAL TRACT  
12.57 ACRES  
OFFICE TRACT  
33.54 ACRES  
TOTAL AREAS  
46.11 ACRES

# IPMI DEVELOPMENT MASTER PLAN

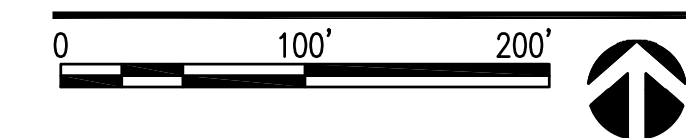


EXHIBIT A-1



## A. General Intent and Goals

These guidelines and explanatory materials are intended to supplement the Development Design Standards set forth in Exhibits B-2 and B-3. They are based generally on provisions from the City's "12TH & MENAUL STUDY."

The intent of the following standards is to foster a vibrant social, commercial and office destination by creating a pedestrian- and bicyclist-friendly environment for employees and visitors, including people living and working in the surrounding areas, and to encourage successful retail and commercial businesses, offices, and institutions, without adversely affecting nearby residential areas with noise, air and light pollution, and other impacts.

Specific goals include:

1. An inviting, interesting, and functional network of sidewalks and trails within the development that connects the site to the Indian Pueblo Cultural Center, nearby commercial, institutional and residential areas, and meets security needs without compromising connectivity and accessibility;
2. A well-appointed, comfortable, and accessible network of outdoor spaces that attract activities such as relaxing, socializing, special events and cultural expression;
3. A tree-lined network of streets designed to support business traffic while slowing and quieting traffic for the safety and comfort of pedestrians and bicyclists;
4. High-quality site and building design that creates an attractive environment, brings life to 12th Street, supports thriving businesses, buffers the residential neighborhoods to the east and north, and reflects the site's history and agricultural heritage;
5. A mix of uses that serves neighborhood needs, builds on existing cultural and institutional destinations, and promotes "park once" opportunities.

## B. Streetscapes

This section sets forth the widths and general configuration of streetscapes. It provides typical dimensions for carriage strip zones, clear walk zones, encroachment zones, and café spaces. The definitions and dimensions for each are based on several factors including anticipated levels of activity, existing and planned land uses, right-of-way constraints, and position within the larger network of streets and public spaces. The City of Albuquerque's 12th Street & Menaul Boulevard improvements govern the roadway/streetscape improvements outside and up to the boundaries set by the License and Use Agreement between the COA and IPMI. A description of the purpose and design treatment of each of the streetscape areas follows.

**Carriage Strip.** The carriage strip exists as the space adjacent to the vehicular travel lanes within which is placed a variety of elements and amenities. Trees are the primary element of the

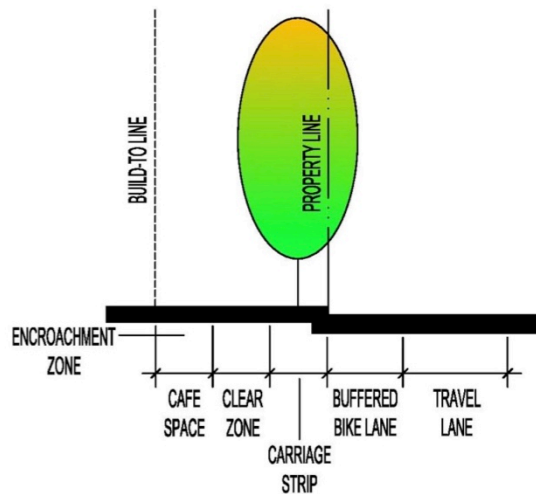
## Exhibit B-1. Development Design Guidelines for IPMI

carriage strip zone and can be located in tree pits, grates, planters, or planting strips depending on the level of activity of the streetscape and associated street. A 5' to 6' wide carriage strip is typical; however, in constrained conditions, tree grates may be used to gain additional circulation space. Planting strips as narrow as 4' may be used along residential frontages. Light fixtures, street signage, trash receptacles, benches, bicycle parking loops, and directional and interpretive signage are the other elements that typically exist in the carriage strip. Rhythm and placement of these components aid in maintaining a pedestrian scale, provide information for pedestrians, and create a comfortable and safe environment.

**Clear Zone.** Next to the carriage strip zone is an area known as the pedestrian clear zone. This is defined as an unobstructed area serving as circulation space for pedestrians. The study recommends a minimum 6' wide clear zone allowing for the free flow of people along sidewalks.

**Encroachment Zone.** Shopfronts, blade signs, outdoor displays, awnings/canopies and café space are components of the streetscape that can extend beyond the build-to line. These elements help define the character of an area, offer shelter from sun and rain, and provide visual interest to both pedestrians and motorists.

### Typical Streetscape Elements



**Café Space.** Café spaces provide places for both active and passive social interaction and they add visual appeal, variety and interest to the streets. The study recommends the provision for sufficient sidewalk space to accommodate cafés generally along the frontages facing 12th Street and around the central plaza. Movable public seating and newsstand and retail kiosks could be placed in these spaces to encourage more daytime use independent of an adjacent restaurant and frame the street wall better.

**Wayfinding & Interpretive Signs.** Wayfinding and interpretive signs provide information on local attractions, identify historic and cultural sites of interest, and display maps for navigating the area to both visitors and residents of the area. In addition, the signs provide a way to establish

a unique identity from other areas of the city.

### STREETSCAPE IMAGES



*Sidewalk cafe, street trees, and furnishings are placed outside the pedestrian clear zone.*

## C. Building Frontages

As the placement and design treatment of building frontages strongly influences the amount and quality of pedestrian activity, general design treatments for 5 types of frontages are recommended. Each type is described below.

**Plaza & 12th Street Shops Frontage.** For streets and block fronts where commercial uses and pedestrian activity are most desired—along 12th Street and the plaza—it is recommended that sidewalks be lined with shops, restaurants, and galleries and buildings be designed with the following:

- multiple sidewalk entries matching sidewalk grade;
- generously-scaled display and transom windows;
- pedestrian-scaled signs and banners;
- awnings or canopies for sun shading;
- generous first floor clear ceiling heights; and
- accent colors and materials to better articulate and give scale to a building such as the colors of glazed tile, wood trim, tile roofing, paint, metal, and accent details (accent colors at stairs, balconies, and interior walls should be compatible with streetscape and perimeter walls).

## Exhibit B-1. Development Design Guidelines for IPMI

For these frontages, blank walls (ground floor wall surfaces without fenestration) and curb-cuts to access parking, service, and loading areas are prohibited.

**Cultural Center Frontage.** For streets and block fronts where cultural uses and pedestrian activity are desired—along the frontage of the Indian Pueblo Cultural Center—it is recommended that sidewalks be lined with buildings and landscaping, public entries to cultural facilities, and points of access to mid-block parking facilities

**Flex Frontage.** For streets and blocks where a mix of uses and a moderate amount of pedestrian activity are desired, the study recommends frontages with lower levels of ground floor transparency, fewer building entries per block face, and limited access to service and loading areas. Parking frontage is allowed on Flex frontages internal to the IPMI Development site. For these locations where surface parking fronts a street, low screen walls and landscaping should be installed. Blank walls (ground floor wall surfaces without fenestration or entries) and curb-cuts to access parking, service, and loading areas are discouraged.



These photos show a variety of storefront designs all of which share important characteristics--high levels of transparency at the ground level; multiple entries opening directly onto adjacent sidewalks; lively streetscape environments; and canopies, and arcades, or awnings for sun shading.

**Residential Frontage.** For street and block frontages identified as appropriate for residential uses and a moderate amount of pedestrian activity, it is recommended that ground floor elevations be 18-24" above sidewalk grade and that individual units open directly onto adjacent rights-of-way. The recommendation for higher ground floor levels is intended to maintain street definition while providing for both privacy through vertical separation (residential windows above eye-level) and the informal surveillance of public space by residents. As with the commercial frontages, blank walls (ground floor wall surfaces without fenestration) and curb-cuts to access parking, service, and loading areas are prohibited.

**Service Frontage.** For streets and block frontages where service and “back-of-house” uses are anticipated and a low amount of pedestrian activity is desired, the study identifies this fourth type of frontage where garage entries, access to drive-up windows (if allowed), parking frontage, and service and loading access are permitted.



## D. Street Network

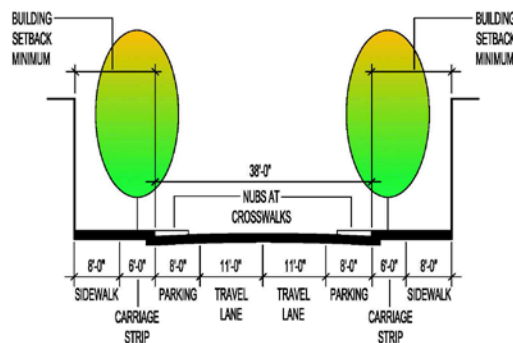
Details for the City’s roadway/streetscape improvements along 12th Street NW and Menaul Boulevard NW, including street and sidewalk profiles, signage, speed limits, bus stops, etc., are set forth in City plans.

The internal street network provides multiple entries and exits to new development on the Indian School site thereby relieving pressure on key intersections at 12th Street and Menaul Boulevard, and 12th Street and Indian School Road.

Interior to the site, a grid of streets is recommended with those running north-south having 10’ travel lanes in each direction and those running east-west streets having 9’ travel lanes in each direction. Parking lanes of 7’ in width are recommended on each side of these internal streets. Design speed for the interior streets is 20 mph. Curve radii and other street geometry should be consistent with this design speed. The narrower streets interior to the site will still provide for safe commercial vehicle operation due to the lower traffic speeds and volumes on these streets.

### Street Section | Typical Internal Street

PROPOSED SECTION "D":



## E. Parking

An effort should be made to provide on-street parking along new internal streets other than those intended to serve as service drives and alleys.

Surface parking lots and parking decks should be located in mid-block locations to minimize their visual impact on existing public streets and avoid breaks in priority building frontages. This recommendation for the location of lots and decks is offered as general guidance—further evaluation of demand, phasing, and security requirements is required to determine optimum locations and sizes of facilities.

The intent for the development of parking areas is to:

- mitigate heat/glare through the provision of landscaping;
- minimize the visual impact of parking area;
- provide accessible, safe circulation within and adjacent to the parking areas.

## F. Bike Facilities

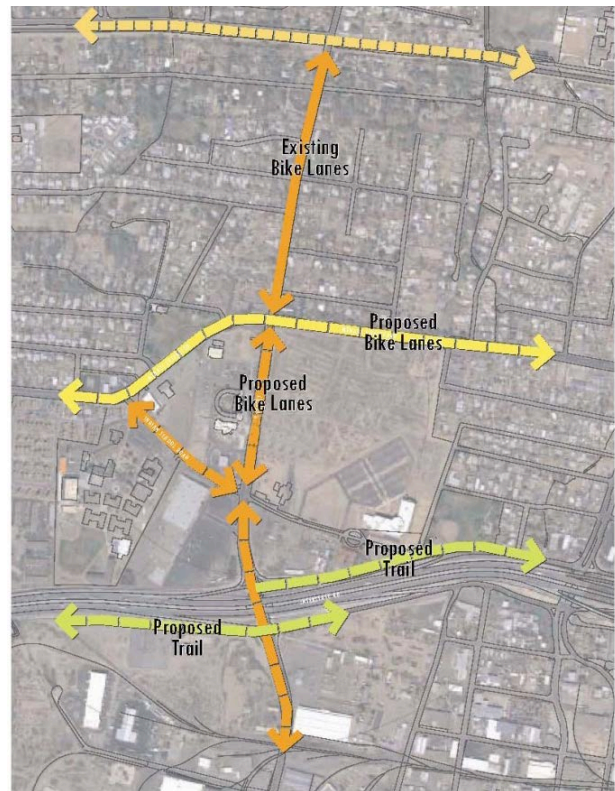
Bike lanes are recommended on 12<sup>th</sup> Street, Menaul Boulevard, and Indian School Road adjacent to the IPMI Development site. Interior to the site, design speeds are 20 mph and bike lanes will not be necessary.

Bicycle parking should be provided at intervals of no less than every ½ block. A simple inverted "U" rack will be sufficient to provide for bicycle parking needs, although more elaborate and artistic bike parking facilities are available and encouraged. Bike parking racks that reflect the character of the area in this way contribute to civic spirit as well as efficient transportations.

## G. Lighting

A consistent theme for the lighting fixtures within the streetscape and common areas will contribute significantly to the overall aesthetic character. Safety and security should be the primary design consideration, as well as the daytime appearance of the light fixtures.

Controlled, directional lighting should be used to highlight public spaces and walkways. The use of walkways level lighting, such as wall pocket lights or bollard lights, is encouraged to accent pedestrian areas internal to the site. Lighting along the streetscape right-of-way should be





## Exhibit B-1. Development Design Guidelines for IPMI

decorative poles with a 30' height for street lighting and 15' height for pedestrian lighting.

### **H. Sustainability**

Green architectural design is encouraged. The use of sustainable design principles, environmentally responsible building concepts, and earth friendly products shall be encouraged.

# Commercial Tract

## I. General Intent and Goals

The intent of the following standards is to foster a vibrant social and commercial destination by creating a pedestrian- and bicyclist-friendly environment for employees and visitors, including people living and working in the surrounding areas, and to encourage successful retail and commercial businesses and institutions, without adversely affecting nearby residential areas with noise, air and light pollution, and other impacts.

Specific goals include:

1. An inviting, interesting, and functional network of sidewalks and trails within the development that connects the site to the Indian Pueblo Cultural Center, nearby commercial, institutional and residential areas, and meets security needs without compromising connectivity and accessibility;
2. A well-appointed, comfortable, and accessible network of outdoor spaces that attract activities such as relaxing, socializing, special events and cultural expression;
3. A tree-lined network of streets designed to support business traffic while slowing and quieting traffic for the safety and comfort of pedestrians and bicyclists;
4. High-quality site and building design that creates an attractive environment, brings life to 12th Street, supports thriving businesses, buffers the residential neighborhoods to the east and north, and reflects the site's history and agricultural heritage;
5. A mix of uses that serves neighborhood needs, builds on existing cultural and institutional destinations, and promotes "park once" opportunities.

## II. Streetscape Coordination

Development shall be coordinated with COA 12th & Menaul street improvements which govern the roadway/streetscape improvements outside and up to the boundaries set by the License and Use Agreement between the COA and IPMI.

## III. Building Frontage

### A. 12th Street Building Setback

1. Indian School to the central plaza. Buildings shall be set back a minimum of 21'-6" from the east edge of the property line.
2. Central plaza to Menaul Boulevard. Buildings shall be set back a minimum of 21'-6" from the east edge of the property line.

## Exhibit B-2. Development Design Standards for IPMI Commercial Tract

3. The space between the property line and buildings shall consist of a minimum 6-foot-wide carriage strip as described in the "Streetscapes" section of Exhibit B-1 and as regulated by any other design standards affecting this site, a minimum 10-foot-wide unobstructed sidewalk, and a minimum 5-foot, 6-inch wide (5.5 feet) of café space as described in "Streetscapes" and as regulated by any other design standards affecting the site. In addition to the purposes listed in "Streetscapes," this café space serves as a physical and visual buffer or transition between the sidewalk and structures, and may contain landscaping, street furniture, enclosed or unenclosed patios, or other similar features.
4. Primary entries are recommended but not required along 12th Street.
5. 12th Street shall be considered a Major Façade. The 12th Street façade shall not be used for building service and loading area. Any required or necessary utility infrastructure and/or safety features (meters, exit doors, etc.) shall be fully screened and/or architecturally integrated into the design of the façade to enhance, rather than detract from, the pedestrian experience along 12th Street.
6. Portals, Awning, Shade Trees. The entire ground floor frontage shall include either portals, awnings, or shade trees (within the Café Space).
7. Service Areas. All service areas shall be located behind these frontages.
8. Central Plaza at 12th Street and Turquoise Street. This major, central plaza shall be located directly across from the Indian Pueblo Cultural Center, east of 12th Street and north of Turquoise Street, and subject to the following standards:
  - a) A 78 foot minimum plaza width from the face of the curb on Turquoise Street to the face of a building;
  - b) Within the 78 foot plaza width, an 18-foot-wide café space shall be allowed and a 60-foot clear dimension for the plaza shall be maintained;
  - c) The minimum square footage of the plaza shall be 24,000 sf.

### **B. Menaul Boulevard Building Setback**

(From 12th Street to the eastern edge of the office tract.)

1. Buildings shall be set back a minimum of 20'6" from the property line.
2. The space between the property line and building shall have a minimum 5-foot-wide carriage strip, a minimum 10-foot-wide unobstructed sidewalk, and a minimum 5-foot, 6-inch wide (5.5 feet) of café space.

## IV. Parking

Intent: The intent of the standards for the development of parking areas is to: mitigate

## Exhibit B-2. Development Design Standards for IPMI Commercial Tract

heat/glare through the provision of landscaping; minimize the visual impact of parking areas; and provide accessible, safe circulation within and adjacent to the parking areas.

1. Large parking areas shall be broken into smaller parking areas with landscaped medians a minimum of 12 feet wide and logical pedestrian ways.
2. ADA-compliant parking shall be located adjacent to main building entries.
3. Clear pedestrian connections shall be provided through parking areas at a minimum width of 6 feet and shall be clearly demarcated with slightly raised and/or textured paving where they cross vehicular entrances and drive aisles. Shade trees shall be provided along pedestrian walks at approximately 25 feet on center.
4. Sidewalks and/or pedestrian paths that are perpendicular and at the front of parking spaces shall be protected from overlapping cars by permanently anchored tire stops, bollards, or raising the walkway to provide for a 6-foot wide clear pedestrian area.
5. Landscaped islands shall be distributed throughout parking areas. Parking areas shall include at least one tree for every six parking spaces, and the maximum distance from any parking space to a tree shall be 50 feet. Trees located within 8 feet of the perimeter of the parking area may be counted toward this requirement, but may not be used to fulfill street tree requirements. A minimum of 75 percent of parking lot trees shall be large canopied deciduous trees to provide shade during the summer months and reduce shading during the winter months.
6. Parking Requirement for Commercial Tract: A 25% mixed-use district reduction in required parking will be taken for all properties within the commercial tract. On-street parking abutting the commercial tract shall be used in calculating parking requirements.
7. Parking Area Setbacks: To allow for an appropriately sized landscape buffer adjacent to roadways, future parking areas shall be setback as follows:
  - a) 10 feet from the right-of-way line of roadways
  - b) 10 feet from the property line of other adjacent properties
8. Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way. The landscape strip shall be a minimum of 10 feet in width and shall be designed with a combination of plant materials.

## V. Bicycle Facilities

Intent: Bicycle parking for employees and others shall be provided to promote alternative vehicle use.

1. One bicycle rack space per 20 parking spaces is required, and shall be conveniently

## Exhibit B-2. Development Design Standards for IPMI Commercial Tract

located near building entrances, but not within pedestrian pathways or landscape areas.

2. Bicycle facilities shall comply with the governing city ordinance.

### VI. Sidewalks

1. Sidewalks, a minimum of 10 feet in width, shall be provided along the entire length of major façades containing primary entrances. The width of the sidewalk shall be increased as follows:
  - a) Ten feet in width for buildings up to 30,000 square feet.
  - b) For buildings greater than 30,000 square feet, the width of the sidewalk shall increase at the rate of one foot in width per 10,000 square feet of building size to a maximum required width of 15 feet.
2. The width of the required sidewalk may vary along the entire length of the façade provided the average required width is maintained and provided the width of the sidewalk along the façade does not fall below 10 feet.
3. A six foot wide clear path shall be maintained along the sidewalk at all times. Site amenities, cars, landscaping and other uses of the sidewalk may not encroach upon the six-foot clear width.
4. The building's overall footprint will be considered the area for calculation of sidewalk width. A collection of smaller buildings linked by common walls will be considered as one building.
5. Amenities, landscaping, vending and customer pick-up may be incorporated into the width of the sidewalk as long as they do not encroach upon the clear width as stated above.
6. Patios, plazas, courtyards, and other outdoor activity or seating areas shall be shaded (25 percent minimum, 50 percent maximum) from summer sunlight by tree canopies and/or a shade structure that is architecturally integrated with adjacent buildings.
7. Pedestrian connections (minimum 6-foot clear path) shall be provided from each building to the internal circulation system and to adjacent roadways. Shade trees shall be provided along the pedestrian connection at an interval of 25 feet in tree wells that have a minimum interior dimension of 5' x 5'.
8. Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with an alternative textured paving material and signage.
9. Pedestrian pathways, at a minimum, shall be 10 feet wide where there is overlapping parking on two sides; 8 feet wide where there is parking on one side;

## Exhibit B-2. Development Design Standards for IPMI Commercial Tract

and 6 feet wide where there is no adjacent parking.

10. All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).
11. A difference in paving material, color, or pattern shall be provided at entry drive crosswalks to bring attention visually and tactilely for safe pedestrian crossing.
12. Paving of primary pedestrian connections and primary outdoor activity areas shall use patterned, stained or integrally colored concrete, and/or concrete inlaid with tile, concrete pavers, brick pavers and/or stone pavers.
13. Drive-thru facilities shall be designed so that they do not interfere with main pedestrian ways or create conflicts between pedestrians and vehicles.

## VII. Site Landscape

1. Landscape plans must comply with the City's Water Conservation Ordinance and Pollen Ordinance.
2. A minimum of 15 percent of the site area (minus building square footage) shall be devoted to landscape materials. Organic landscape material shall provide coverage per City ordinances at a minimum.
3. A mixture of drought tolerant species and lawn areas shall be used at landscaped areas and in conformance with the City's Water Conservation Ordinance. Live plant materials shall, at a minimum, comply with city ordinances.
4. Gravel, mulch, cobble, bark, and similar materials are acceptable as a top dressing for landscape areas; however, they are not to be considered a focal landscape element.
5. Landscape beds shall be depressed below grade for supplemental irrigation purposes.
6. Plant Palette
  - a) The plant materials for this project shall be selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.
  - b) The trees for this project shall comply with the City's preferred list of trees.
  - c) A diversity of trees shall be planted to minimize the impact of disease and insects.
7. Minimum plant materials sizes at the time of installation shall be as follows:
  - a) Canopy trees—2" caliper B&B

## Exhibit B-2. Development Design Standards for IPMI Commercial Tract

- b) Evergreen trees—8 foot minimum height
  - c) Accent trees—1 1/2" caliper B&B
  - d) Shrubs and groundcovers—1 gallon minimum
8. Low water use turf shall be provided at a maximum of 40 percent of the landscape area. High water use turf, if used, shall be limited to no greater than 20 percent of the landscape area.
  9. High water use turf grass areas shall not comprise greater than 20 percent of the landscape area. Turf grass shall not be planted on slopes greater than 4:1 to prevent water waste.

### VIII. Pedestrian Features

Major facades shall incorporate at least two of the following features along no less than 50% of the length of the façade. Such features shall be distributed along the length of the façade in order to avoid creating a blank façade greater than 30 feet in length. Major facades containing service areas will not be required to provide pedestrian features in front of the service area.

1. Display windows, provided the sill height does not exceed 42 inches above the finished floor and the overall glass height is a minimum of 48 inches. Where windows are provided, they shall not be mirrored or opaque along the ground floor.
2. Portals, arcades, canopies, trellises, awnings associated with windows (windows do not have to comply with dimensions specified in (1) above), or other three dimensional elements that provide shade and/or weather protection.
3. Raised planter a minimum of 12 inches and a maximum of 28 inches in height, located adjacent to the façade, with living, vegetative materials such as ornamental grasses, vines, spreading shrubs, flowers, or trees over at least 75% of the planter. Coverage shall be calculated from the mature spread of the plants.
4. A minimum 15-foot wide landscaped area planted adjacent to the façade. One (1) shade tree for every 50 linear feet of façade shall be provided in the landscaped area. Shrubs and/or groundcover shall cover at least 75% of the landscaped area measured from the mature spread of the plants.
5. Shade trees, provided at one tree for every 25 linear feet of the entire façade which may evenly spaced or clustered along the façade. Trees shall be placed within defined planting areas that have a minimum interior dimension of 36 square feet and a minimum width of four feet. Provision of trees will not fulfill off-street parking or street tree requirements.
6. Any other treatment that meets the intent of this section and that meets the approval

of the Planning Director or the director's designee.

## IX. Pedestrian Space

### A. Single Buildings 60,000 Square Feet or Greater

(A collection of smaller buildings linked by common walls shall be considered one building.)

1. One pedestrian space area, a minimum of 400 square feet, shall be provided for every 30,000 square feet of building space. The pedestrian area shall be privately owned and maintained and should typically contain seating and shade. Pedestrian space areas are prioritized so that (a) below is required of the first 30,000 square feet. In addition to (a), pedestrian space areas may contain one or a combination of the following features:
  - a) outdoor plaza, patio or courtyard with seating and shade covering a minimum of 25% to 50% of the area
  - b) pocket park with seating and shade covering a minimum of 25% of the area
  - c) sculpture or other artwork
  - d) fountain or some other water feature
  - e) playground or other recreational amenity
  - f) any other amenity that meets the intent of this section and that meets the approval of the Planning Director or the director's designee
2. Patios, plazas, courtyards and other outdoor activity or seating areas shall be shaded (25 percent minimum, 50 percent maximum) from summer sunlight by tree canopies and/or shade structure that is architecturally integrated with the building
3. Asphaltic paving shall only be used in parking/service areas, drives and bicycle trails. The design of all trails shall comply with the AASHTO 1999 Guide for the Development of Bicycle Facilities, and shall be coordinated with the City's designated Trails Planner.
4. Stabilized crusher fine surfaces may be considered for secondary pedestrian pathways or plazas.

### B. Major Façades Greater Than 100 Feet in Length

In addition to the requirements set forth in the Sections (1)-(4) above, buildings containing major facades greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades, a minimum of one seat per 25 linear feet of building façade. Each seat shall be a minimum of 24 inches in length and 15 inches in height. Benches, raised planters, ledges or similar seating features may be counted as



seating space. If the outdoor seating is located on the south or west side of the building, at least 25% of the seating area shall be shaded.

## X. Architecture

Following design standards are applicable to all nonresidential uses.

### A. Building Entrances

1. Primary entrances along major facades shall be clearly defined with façade variations, porticos, roof variations, recesses or projections, or other integral building forms.
2. The major public entry to each building should face the internal common drive or public street that is established by the business address. Provisions for a second “front door” should be provided to access the commons area.
3. The entry façade of all buildings shall have architecturally integrated awnings, canopies, or portals that provide shade and shelter to pedestrians, and a sense of arrival. Alternatively, shade trees may be provided at intervals of 25 feet in tree wells with a minimum interior dimension of 5' x 5'.
4. Entries shall be clearly defined and connect to pedestrian linkages.
5. Entryways shall be distinguished by lighting in order to enhance the perception of surface variety.

### B. Building Articulation/Design

1. Major facades greater than 100 feet in length shall break up building mass by including at least two of the following architectural features in a through g):
  - a) wall plan projections or recesses of at least 2 feet in depth, occurring at least every 100 feet and extending at least 25% of the length of the façade
  - b) a vertical change in color, texture or material occurring every 50 linear feet and extending at least 20% of the area of the façade
  - c) an offset, reveal, pilaster or projecting element, no less than two feet in width and projecting from the façade at least six inches and repeating at minimum intervals of 30 feet
  - d) three dimensional cornice or base treatments
  - e) art such as murals or sculptures
  - f) a change in the visible roof plane or parapet height for every 100 feet in length; however, each distinct roof plane does not have to equal 100 feet in length
  - g) Any other treatment that meets the intent of this section and that meets the

## Exhibit B-2. Development Design Standards for IPMI Commercial Tract

approval of the Planning Director or the director's designee.

2. Edge treatments shall "step down" to relate to the scale of pedestrians: reduce the scale of the building edge by stepping down to the street.
3. Buildings shall employ variety in structural forms to create visual character and interest. Avoid long, unarticulated facades. Facades should have varied front setbacks with fenestration, material change, canopies, piers, and other architectural elements to create offsets on facades.
4. Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and scuppers, breezeways, and soffits shall be carefully dimensioned and detailed to provide a human scale and visual interest.
5. ATMs shall be architecturally integrated with building design.
6. Drive-through facilities shall be shaded with architecturally integrated canopies.
7. No generic franchise building elevations or canopies are permitted.
8. Building design and construction shall be used to create a structure that is attractive on all sides, rather than placing all emphasis on the front elevation of the structure. Finished building materials shall be applied to all exterior sides of buildings and structures.
9. Any accessory buildings and enclosures, whether attached or detached from the main building, shall, be of similar compatible design and materials.
10. Pre-engineered metal buildings with masonry or equivalent skin applied to facades are allowed, provided they are architecturally compatible.

### **C. Openings and Glazing**

1. The ground floor frontage at the street right-of-way and the north side of the major plaza shall be designed with 40% to 70% of the building frontage glazed which can include windows and doors. Building frontage measurement shall be from interior floor to ceiling height and shall not include the area of the parapet or similar features.
2. Window glass shall be clear with light transmission between exterior and interior as follows: 90% minimum for ground story; and 75% minimum for upper stories.
3. Modifications are permitted as necessary to meet any applicable building and energy code requirements.

### **D. Materials and Colors**

1. Buildings shall convey solidity and durability and employ high quality materials. Materials and colors shall pay homage to the vernacular architecture of the area.

## Exhibit B-2. Development Design Standards for IPMI Commercial Tract

Acceptable materials include: stucco, concrete, (sand blasted or finished surface), stone, split faced block, burnished block, integral colored CMU, glass curtain wall, glass block, brick, exterior ceramic tile, architectural metal panel and EIFS.

2. Acceptable colors include those taken from the native New Mexican landscape palette, such as: Sand, Beige, Tan, Terracotta, and Sage Green. All colors shall be approved by the IPMI or its designee.
3. Prohibited building materials include the following:
  - a) Plastic or vinyl building panels, awnings, or canopies and fences concertina
  - b) Exposed, untreated precision block or wood, chain-link, or barbed wire fences
  - c) Highly reflective surfaces
  - d) Exposed, untreated precision block walls
  - e) Attached mansard roofs on small portions of the roofline

### **E. Accessory Buildings**

Any accessory building and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

### **F. Context**

New buildings shall be designed to harmonize with adjacent buildings in the development.

### **G. Code Compliance**

1. In general, all buildings shall comply with the current City of Albuquerque Zoning Code.
2. All façades shall comply with the major façade criteria in these standards except those portions of a façade screened by an architecturally compatible wall or screening fence, such as a loading dock or service area.

## **XI. Drive-Up Service Windows**

1. Drive-up service windows shall be oriented away from pedestrian areas, residentially-zoned areas and public streets where possible. In cases where drive-up service windows face these areas, screening shall be provided. Screening may be in the form of walls, earth berms, or evergreen landscaping or a combination thereof and shall be a minimum of three feet in height. Where walls are provided, a minimum 3-foot wide planting strip with live vegetation shall also be provided on the pedestrian or residential or public street side.
2. Drive-through facilities shall be shaded with architecturally integrated canopies.

## Exhibit B-2. Development Design Standards for IPMI Commercial Tract

3. Gateway Entrance to Drive-through Facilities South of Central Plaza. These shall be architecturally compatible with adjacent buildings entranceways spanning above the entrance and exit on the north and south sides of the street/driveway access to and from the drive through in the block south of the plaza. These architectural features shall continue the wall line across the entrance/exit. The height of these entranceways shall be at a height allowed by city, utility, and other relevant regulations.
4. Two drive-through restaurants with one drive-up service lane each are allowed south of Turquoise Street and west of Eagle Way; the drive-through lane shall not intersect with or front on 12th Street, or front on Turquoise Street or Pumpkin Road.
5. One bank/ATM with a maximum of three (3) drive-up service lanes is allowed north of Turquoise Street and the plaza, and west of Eagle Way; the drive up lanes shall not intersect with or front on 12th Street, Menaul Boulevard or the plaza.

## XII. Walls and Fences

Walls and fences abutting a public right-of-way and exceeding 50 feet in length shall contain variations in surface and pattern to create visual interest. This may be accomplished by providing openings or variations in the heights, alignment, setback or building material every 30 feet or by providing shrubs or vines over at least 1/3 the length of the wall or fence. Razor, concertina wire, barbed wire, chain-link, and plastic vinyl fencing are prohibited.

## XIII. Lighting

1. Any standard relating to lighting which is not directly referenced in this Exhibit shall be regulated by the appropriate section of the Area Lighting Regulations of the Zoning Code.
2. Lighting shall be fully shielded horizontal lamps so that no fugitive light may escape beyond the property line and no light source shall be visible from the site perimeter.
3. Height standards for light fixtures are as follows:
  - a) Parking area light fixtures shall not exceed 20 feet
  - b) Lighting fixtures for walkways and entry plazas shall not exceed 16 feet.
4. Fixture style and design shall be compatible and consistent with the lighting design of other projects within the development and be on automatic timing devices.
5. The pattern of light pooling from each fixture shall avoid glare or reflection on adjacent properties, buildings, or roadways.

## Exhibit B-2. Development Design Standards for IPMI Commercial Tract

6. Exterior fixtures shall relate stylistically to the architecture of the adjacent buildings.
7. Uplighting fixtures to highlight trees, walls and architectural features shall be limited to 100 maximum wattage per fixture, and shall be designed to comply with the New Mexico Night Sky Protection Act.
8. Searchlights, spotlights, and floodlights are prohibited.

### **XIV. Screening**

It is assumed that most, if not all buildings will have a service and/or a loading area. All service functions should be screened from views on all sides. This includes but is not limited to; exterior refuse facilities, mechanical equipment, storage yards, and loading docks. Screens shall be visually solid and be compatible with the overall buildings design, color, and primary materials. Gates shall be opaque; chain link gates are not permitted. The use of chain link, razor or barbed wire, wood fencing or plastic vinyl fencing is not permitted.

#### **A. Screening - Loading Areas/Docks**

1. Loading areas shall be screened with solid walls which are a minimum of six feet in height when measured from the finished grade exterior to the loading area. The distance of the screening wall from the loading area shall not exceed 100 feet.
2. Loading dock areas shall be screened and partially enclosed through the use of side walls and landscaping. Screen walls shall be a minimum of six feet in height.
3. Loading area shall be screened – from public view by walls, trellises, or landscaping. Passenger loading areas do not require screening.

#### **B. Screening - Mechanical**

1. Roof-mounted mechanical equipment shall be screened from the public right-of-way by parapet walls or structural features. The minimum height of the parapet walls or structural features shall be determined by the following:
  - a) All roof top appurtenances shall be below the top of the parapet, or architecturally screened with a visually solid surround that is compatible with the predominant building materials and color. Roof penetrations that are not architecturally screened with a visually solid surround shall be painted to match roof color or general building color. All ground-mounted equipment and roof-mounted equipment shall be architecturally screened and enclosed, with the top of the equipment below the top of the screen. This includes, but is not limited to: water meters, gas meters, electric meters, exposed conduit, cabling and wiring.

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- b) Wall-mounted mechanical and electrical equipment on major facades is discouraged. If used, it shall be screened by dense evergreen foliage or by other acceptable screening devices. Wall-mounted mechanical equipment on non-major facades shall be painted to match the color of the subject building or screened by other acceptable screening devices.
- c) Ground-mounted mechanical and electrical equipment, excluding transformers, adjacent to a major façade shall be screened through the use of walls, earth berms, dense evergreen foliage or other acceptable screening devices.

### **C. Utility Screening**

Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.

### **D. Refuse Enclosures**

Refuse enclosures shall be near to the building and screened with walls of the same or architecturally compatible material as the building itself. No refuse enclosures shall be located along 12th Street and no refuse enclosure shall have access from Menaul Boulevard. Any refuse enclosure located along Menaul shall have a screen wall and landscape buffer between the wall and the public sidewalk.

## **XV. Signage**

Intent: The following signage criteria create a sense of arrival to the development and establish a quality visual impact.

1. Any standard relating to signage which is not directly referenced in this Exhibit shall be regulated by the appropriate section of the General Sign Regulations of the Zoning Code.
2. The IPMI shall provide entry/project monument-style signs for the project to create a sense of arrival and to contribute to the unique identity of the project. Two (2) entry/project signs shall be allowed, a major entry monument sign, and a minor entry monument sign. The major sign shall be located in the plaza along 12<sup>th</sup> Street, and the minor sign shall be located in the commercial tract along Menaul west of Eagle Way. The major sign shall be a maximum of 15 feet in height with a maximum sign face of 200 square feet per face. Digital media shall be allowed on both faces of the major sign. The minor sign shall be a maximum of 10 feet in height with a maximum sign face of 100 square feet per face. Digital media shall not be allowed on the minor sign.
3. One Monument-style sign is permitted per 100 feet of street frontage. The sign shall

## Exhibit B-2. Development Design Standards for IPMI Commercial Tract

not exceed 50 square feet in area, or 4 feet in height, and shall be architecturally integrated with the building color and materials. In addition, materials similar to those used at the primary project entries shall be used, although individual expression is allowed. Monument-style signs must be set perpendicular to the street. Monument-style signs are not permitted in the public right-of-way. Digital media shall not be allowed.

4. Directional signs may be provided, at the discretion of the IPMI, to direct visitors to particular businesses. Directional signs shall not exceed 10 square feet in area, or 4 feet in height.
5. All signage at the project entries shall be coordinated in order to have the same appearance (height, size, color, material, text height, and style, etc.)
6. Building mounted signs shall consist of individual channelized, lit, or non-flashing neon letters. With the exception of logo images, no illuminated plastic panel signs are allowed.
7. Building mounted signs shall not exceed an area of 6 percent of the façade to which it is attached. Maximum letter size shall not exceed 5 feet in height, and maximum logo size shall not exceed 5' x 5' for major buildings and 2 feet in height and maximum logo size of 5' x 5' for other buildings. The 6% area includes the signage and logo.
8. Signs, which are directly spotlighted, may be provided there is no glare on the street or upon adjacent property or that the light does not distract motorists and comply with the New Mexico Night Sky Protection Act.
9. Signs should identify only the name and business of the occupant or of those offering the premises or sale or lease.
10. Prohibited signs include the following: those consisting of banners, pennants, ribbons, streamers, strings of light bulbs and spinners (except during holiday season or special thematic event); brashly colored signs with moving or flashing lights; signs which are animated in any manner; portable signs; off-premise signs referring to a business of merchant not doing business on the premise where the sign is displayed.
11. Façade mounted signs are permitted on all four sides of a building.

## XVI. Wireless Telecommunications Facilities

1. Wireless telecommunications facilities are allowed within the site; however, the visual impact of these facilities should be minimized by architecturally integrating them with proposed buildings, structures, and landscaping.
2. The maximum height for a co-located facility is 75 feet.

## Exhibit B-2. Development Design Standards for IPMI Commercial Tract

3. Antenna, if used, shall be integrated into the building architecture.
4. No freestanding, non-architecturally integrated cell towers, antenna, or roof mounted wireless telecommunications facilities shall be permitted.
5. Antennas may not exceed the height of the parapet or mechanical enclosure of a structure adjacent to, or on which, they are located.
6. Wireless telecommunication facilities shall comply with the current zoning code.

## XVII. Development Review Process

### Including Minor Changes and Deviations

Pursuant to the current and any successor Development Agreement between IPFDC or IPMI and the City of Albuquerque, the following development review process shall apply.

1. The development standards set forth in this plan are mandatory. The Planning Director and/or the director's designee may, on a project by project basis, approve requests for minor changes or deviations from any dimensional standard that is less than or equal to 10%. Any deviation greater than 10% and up to 25% from any dimensional standard shall be reviewed by the EPC, which may approve or disapprove the request. Decisions by the Planning Director and by the EPC shall be appealable to the City Council through the normal process of appeals.
2. All other requests for changes not contemplated by (1) above shall require an amendment to the design standards which shall be reviewed by the EPC and approved or disapproved by the City Council.
3. Notice of any application to be heard administratively by the Planning Director shall be provided by IPMI via certified mail to all recognized neighborhood associations within 600 feet of the property at least 15 days prior to submittal of the application. Affected neighborhood associations shall have 15 days after notice is provided to submit written comments to the Planning Director. A copy of the Planning Director's decision shall be provided by IPMI via email or letter to all affected neighborhood associations.
4. With applications to be heard by the EPC or City Council, notice and public hearings shall be provided according to the normal process.
5. The applicant shall submit a written justification for all requests for changes or deviations from the development standards that describes consistency with the goals of the plan as well as compatibility with surrounding development. Deviations from the requirements of this plan are to be reviewed by the Planning Director, the EPC, or the City Council, and not through application to the Zoning Hearing Examiner.



Exhibit B-2. Development Design Standards for IPMI Commercial Tract

6. Site development plans for building permit shall be reviewed and approved by the DRB, whose decisions shall be appealable to the City Council through the normal process of appeals. Notice by letter of all DRB hearings shall be provided by IPMI to all recognized neighborhood associations within 600 feet of the property.

# Office Tract

## I. General Intent and Goals

The intent of the following standards is to foster a vibrant office destination by creating a pedestrian- and bicyclist-friendly environment for employees and visitors, including people living and working in the surrounding areas, and to encourage successful office, institutional, and office-related businesses, without adversely affecting nearby residential areas with noise, air and light pollution, and other impacts.

Specific goals include:

1. An inviting, interesting, and functional network of sidewalks and trails within the development that connects the site to the Indian Pueblo Cultural Center, nearby commercial, institutional and residential areas, and meets security needs without compromising connectivity and accessibility;
2. A well-appointed, comfortable, and accessible network of outdoor spaces that attract activities such as relaxing, socializing, special events and cultural expression;
3. A tree-lined network of streets designed to support business traffic while slowing and quieting traffic for the safety and comfort of pedestrians and bicyclists;
4. High-quality site and building design that creates an attractive environment, brings life to 12th Street, supports thriving businesses, buffers the residential neighborhoods to the east and north, and reflects the site's history and agricultural heritage;
5. A mix of uses that serves neighborhood needs, builds on existing cultural and institutional destinations, and promotes "park once" opportunities.

## II. Site Planning Coordination

1. Development shall be coordinated with COA 12th Street & Menaul Boulevard improvements which govern the roadway/streetscape improvements outside and up to the boundaries set by the License and Use Agreement between the COA and IPMI.
2. Pursuant to the current and any successor Development Agreement between IPFDC or IPMI and the City of Albuquerque, federal and city building and other codes apply to the office tract. Notwithstanding anything to the contrary, the city zoning code and the city development review and approval processes do not apply to the office tract.
3. Amendments to these standards shall be reviewed by the EPC and approved or

## Exhibit B-3. Development Design Standards for IPMI Office Tract

disapproved by the City Council. Any design that reasonably meets the intent of these standards, and does not deviate from any dimensional standard more than 25%, and meets the approval of the IPMI or its designee at its sole discretion shall be allowed.

4. Deviations from the following standards are not allowed:
  - a) The 50' building setback from the property line. Exhibit A-1.
  - b) The height restrictions. Exhibit A-2.
  - c) The design and scope of the landscape buffers. Exhibits A-1 and B-3.
  - d) The access gate. Exhibit A-1 and Exhibit B-3.
  - e) Uses Authorized for the Office Tract. Exhibit C.
5. In addition to complying with these standards, free-standing restaurants also shall comply with the standards set forth in Exhibit B-2.

### III. Parking

1. Large parking areas shall be broken into smaller parking areas with landscaped medians a minimum of 12 feet wide and logical pedestrian ways.
2. ADA-compliant parking shall be located adjacent to main building entries.
3. Clear pedestrian connections shall be provided through parking areas at a minimum width of 6 feet and shall be clearly demarcated with slightly raised and/or textured paving where they cross vehicular entrances and drive aisles. Shade trees shall be provided along pedestrian walks at approximately 25 feet on center.
4. Sidewalks and/or pedestrian paths that are perpendicular and at the front of parking spaces shall be protected from overlapping cars by permanently anchored tire stops, bollards, or raising the walkway to provide for a 6-foot wide clear pedestrian area.
5. Landscaped islands shall be distributed throughout parking areas. Parking areas shall include at least one tree for every six parking spaces, and the maximum distance from any parking space to a tree shall be 50 feet. Trees located within 8 feet of the perimeter of the parking area may be counted toward this requirement, but may not be used to fulfill street tree requirements. A minimum of 75 percent of parking lot trees shall be large canopied deciduous trees to provide shade during the summer months and reduce shading during the winter months.
6. Parking Area Setbacks. To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:
  - a) Parking areas shall be set back and screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way.

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- b) The landscape strip shall be a minimum of 10 feet in width and shall be designed with a combination of plant materials, walls or fences, and/or earthen berming.
  - c) Such screening shall have a minimum height of 2-<sup>1</sup>/<sub>2</sub> feet.
7. Walls or landscaped berms 2-1/2 to 3 feet in height shall be provided to screen parking areas adjacent to streets. Walls shall be designed to integrate with building materials and colors.

### IV. Bicycle Facilities

- 1. Bicycle parking for employees and others shall be provided to promote alternative vehicle use. One bicycle rack space per 20 parking spaces is required, and shall be conveniently located near building entrances, but not within pedestrian pathways or landscape areas.
- 2. Bicycle facilities shall comply with the governing city ordinance.

### V. Building Setbacks

Buildings shall be set back 50' from the property line along Menaul and 50' from the east property line.

### VI. Sidewalks

- 1. Sidewalks, a minimum of 10 feet in width, shall be provided along the entire length of major façades containing primary entrances. The width of the sidewalk shall be as follows:
  - a) Ten feet in width for buildings up to 30,000 square feet.
  - b) For buildings greater than 30,000 square feet, the width of the sidewalk shall increase at the rate of one foot in width per 10,000 square feet of building size to a maximum required width of 15 feet.
- 2. The width of the required sidewalk may vary along the entire length of the façade provided the average required width is maintained and provided the width of the sidewalk along the façade does not fall below 10 feet.
- 3. A six foot wide clear path shall be maintained along the sidewalk at all times. Site amenities, cars, landscaping and other uses of the sidewalk may not encroach upon the six-foot clear width.
- 4. The building's overall footprint will be considered the area for calculation of sidewalk width. A collection of smaller buildings linked by common walls will be considered as one building.
- 5. Amenities, landscaping, vending and customer pick-up may be incorporated into

### Exhibit B-3. Development Design Standards for IPMI Office Tract

the width of the sidewalk as long as they do not encroach upon the clear width as stated above.

6. Patios, plazas, courtyards, and other outdoor activity or seating areas shall be shaded (25 percent minimum, 50 percent maximum) from summer sunlight by tree canopies and/or a shade structure that is architecturally integrated with adjacent buildings.
7. Pedestrian connections (minimum 6-foot clear path) shall be provided from each building to the internal circulation system and to adjacent roadways. Shade trees shall be provided along the pedestrian connection at an interval of 25 feet in tree wells that have a minimum interior dimension of 5' x 5'.
8. Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with an alternative textured paving material and signage.
9. Pedestrian pathways, at a minimum, shall be 10 feet wide where there is overlapping parking on two sides; 8 feet wide where there is parking on one side; and 6 feet wide where there is no adjacent parking.
10. All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).
11. A difference in paving material, color, or pattern shall be provided at entry drive crosswalks to bring attention visually and tactilely for safe pedestrian crossing.
12. Paving of primary pedestrian connections and primary outdoor activity areas shall use patterned, stained or integrally colored concrete, and/or concrete inlaid with tile, concrete pavers, brick pavers and/or stone pavers.

## VII. Site Landscape

1. Landscape plans must comply with the City's Water Conservation Ordinance and Pollen Ordinance.
2. A minimum of 15 percent of the site area (minus building square footage) shall be devoted to landscape materials. Organic landscape material shall provide coverage per City ordinances at a minimum.
3. A mixture of drought tolerant species and lawn areas shall be used at landscaped areas and in conformance with the City's Water Conservation Ordinance. Live plant materials shall, at a minimum, comply with city ordinances.
4. Gravel, mulch, cobble, bark, and similar materials are acceptable as a top dressing for landscape areas; however, they are not to be considered a focal landscape element.

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5. A minimum 15-foot wide landscape buffer shall be provided along property lines, which abut any residential zones. Within the required setbacks, trees shall be planted at a minimum spacing of 25 feet. Selected trees shall be capable of reaching a minimum height of 25 feet at maturity. Seventy-five percent of the trees shall be coniferous (evergreen). Note: the requirement regarding coniferous trees only applies to the landscape buffer on the east side of the property roughly between Towner Ave. and just south of Prospect Ave where the property line adjoins a residential parcel.
6. Minimum plant materials sizes at the time of installation shall be as follows:
  - a) Canopy trees—2” caliper B&B
  - b) Evergreen trees—8 foot minimum height
  - c) Accent trees—1 1/2” caliper B&B
  - d) Shrubs and groundcovers—1 gallon minimum
7. Low water use turf shall be provided at a maximum of 40 percent of the landscape area. High water use turf, if used, shall be limited to no greater than 20 percent of the landscape area.
8. Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between commercial or office and residential uses. A 50 foot landscaped buffer is required between any building and residential uses along the east property line along 9<sup>th</sup> Street. This buffer is to be accommodated on the office site.
9. Landscape Buffer – Orchard Like – Fronting Menaul Boulevard:  
Historic photos of the former Albuquerque Indian School indicate tree orchards. The landscaped buffer fronting Menaul Boulevard shall be landscaped with consistent trees species organized in a regular orchard-like pattern, and with other plants and ground covers that reflect this traditional landscape feature of the site. The landscape buffer shall be within the 50' building setback from the property line along Menaul Boulevard.
10. Street trees (located within 20 feet from the back of curb) shall be installed at a frequency of 30 feet per linear foot of street frontage (including driveway locations). They can either be randomly or evenly spaced; however, there shall be no more than a 50 foot gap between groupings.
11. High water use turf grass areas shall not comprise greater than 20 percent of the landscape area. Turf grass shall not be planted on slopes greater than 4:1 to prevent water waste.
12. Landscape areas shall be a minimum of 36 square feet and a minimum interior

width of 5'-0" or 6'-0" x 6'-0" outside curb dimension.

## VIII. Pedestrian Features

Major facades shall incorporate at least two of the following features along no less than 50% of the length of the façade. Such features shall be distributed along the length of the façade in order to avoid creating a blank façade greater than 30 feet in length. Major facades containing service areas will not be required to provide pedestrian features in front of the service area.

1. Display windows, provided the sill height does not exceed 42 inches above the finished floor and the overall glass height is a minimum of 48 inches.
2. Portals, arcades, canopies, trellises, awnings associated with windows (windows do not have to comply with dimensions specified in (1) above), or other three dimensional elements that provide shade and/or weather protection.
3. Raised planter a minimum of 12 inches and a maximum of 28 inches in height, located adjacent to the façade, with living, vegetative materials such as ornamental grasses, vines, spreading shrubs, flowers, or trees over at least 75% of the planter. Coverage shall be calculated from the mature spread of the plants.
4. A minimum 15-foot wide landscaped area planted adjacent to the façade. One (1) shade tree for every 50 linear feet of façade shall be provided in the landscaped area. Shrubs and/or groundcover shall cover at least 75% of the landscaped area measured from the mature spread of the plants.
5. Shade trees, provided at one tree for every 25 linear feet of the entire façade which may evenly spaced or clustered along the façade. Trees shall be placed within defined planting areas that have a minimum interior dimension of 36 square feet and a minimum width of four feet. Provision of trees will not fulfill off-street parking or street tree requirements.

## IX. Outdoor Social Space

(This outdoor social space may be restricted to employees and visitors.)

### A. Single Buildings 60,000 Square Feet or Greater

(A collection of smaller buildings linked by common walls shall be considered one building.)

1. One outdoor social space, a minimum of 400 square feet, shall be provided for every 30,000 square feet of building space. The outdoor social space shall be privately owned and maintained and should typically contain seating and shade. The outdoor social space areas are prioritized so that (a) below is required of the first 30,000 square feet. In addition to (a), outdoor social space areas may contain

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one or a combination of the following (b) – (e) features:

- a) outdoor plaza, patio or courtyard with seating and shade covering a minimum of 25% to 50% of the area
  - b) pocket park with seating and shade covering a minimum of 25% of the area
  - c) sculpture or other artwork
  - d) fountain or some other water feature
  - e) playground or other recreational amenity
2. Patios, plazas, courtyards and other outdoor activity or seating areas shall be shaded (25 percent minimum, 50 percent maximum) from summer sunlight by tree canopies and/or shade structure that is architecturally integrated with the building
  3. Asphaltic paving shall only be used in parking/service areas, drives and bicycle trails. The design of all trails shall comply with the AASHTO 1999 Guide for the Development of Bicycle Facilities, and shall be coordinated with the City's designated Trails Planner.
  4. Stabilized crusher fine surfaces may be considered for secondary pedestrian pathways or plazas.

### **B. Major Façades Greater Than 100 Feet in Length**

In addition to the requirements set forth in the Sections (1-4) above, buildings containing major façades greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the façades, a minimum of one seat per 25 linear feet of building façade. Each seat shall be a minimum of 24 inches in length and 15 inches in height. Benches, raised planters, ledges or similar seating features may be counted as seating space. If the outdoor seating is located on the south or west side of the building, at least 25% of the seating area shall be shaded.

## **X. Architecture**

### **A. General**

All façades shall comply with the major façade criteria in these standards except those portions of a façade screened by an architecturally compatible wall or screening fence, such as a loading dock or service area.

### **B. Building Entrances**

1. Primary entrances along major façades shall be clearly defined with façade variations, porticos, roof variations, recesses or projections, or other integral building forms.



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2. The major public entry to each building should face the internal common drive or public street that is established by the business address. Provisions for a second “front door” should be provided to access the commons area.
3. The entry façade of all buildings shall have architecturally integrated awnings, canopies, or portals that provide shade and shelter to pedestrians, and a sense of arrival. Alternatively, shade trees may be provided at intervals of 25 feet in tree wells with a minimum interior dimension of 5’ x 5’.
4. Entries shall be clearly defined and connect to pedestrian linkages.
5. Entryways shall be distinguished by lighting in order to enhance the perception of surface variety.
6. Courtyard designs shall be employed in order to form transitions between parking areas and building facades. Building access and entries should be visible from the street.

#### **C. Building Articulation/Design**

1. Major facades greater than 100 feet in length shall break up building mass by including at least two of the following architectural features in a through f):
  - a) wall plan projections or recesses of at least 2 feet in depth, occurring at least every 100 feet and extending at least 25% of the length of the façade
  - b) a vertical change in color, texture or material occurring every 50 linear feet and extending at least 20% of the area of the façade
  - c) an offset, reveal, pilaster or projecting element, no less than two feet in width and projecting from the façade at least six inches and repeating at minimum intervals of 30 feet
  - d) three dimensional cornice or base treatments
  - e) art such as murals or sculptures
  - f) a change in the visible roof plane or parapet height for every 100 feet in length; however, each distinct roof plane does not have to equal 100 feet in length
2. Edge treatments shall “step down” to relate to the scale of pedestrians: reduce the scale of the building edge by stepping down to the street.
3. Buildings shall employ variety in structural forms to create visual character and interest. Avoid long, unarticulated facades. Facades should have varied front setbacks with fenestration, material change, canopies, piers, and other architectural elements to create offsets on facades.
4. Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and

## Exhibit B-3. Development Design Standards for IPMI Office Tract

scuppers, breezeways, and soffits shall be carefully dimensioned and detailed to provide a human scale and visual interest.

5. ATMs shall be architecturally integrated with building design.
6. Drive-through facilities shall be shaded with architecturally integrated canopies.
7. No generic franchise building elevations or canopies are permitted.
8. Building design and construction shall be used to create a structure that is attractive on all sides, rather than placing all emphasis on the front elevation of the structure. Finished building materials shall be applied to all exterior sides of buildings and structures.
9. Any accessory buildings and enclosures, whether attached or detached from the main building, shall, be of similar compatible design and materials.
10. Pre-engineered metal buildings with masonry or equivalent skin applied to facades are allowed, provided they are architecturally compatible.

### **D. Materials and Colors**

1. Buildings shall convey solidity and durability and employ high quality materials. Materials and colors shall pay homage to the vernacular architecture of the area. Acceptable materials include: stucco, concrete, (sand blasted or finished surface), stone, split faced block, burnished block, integral colored CMU, glass curtain wall, glass block, brick, exterior ceramic tile, architectural metal panel and EIFS.
2. Acceptable colors include those taken from the native New Mexican landscape palette, such as: Sand, Beige, Tan, Terracotta, and Sage Green. All colors shall be approved by the IPMI or its designee.
3. Prohibited building materials include the following:
  - a) Plastic or vinyl building panels, awnings, or canopies and fences concertina
  - b) Exposed, untreated precision block or wood, chain-link, or barbed wire fences
  - c) Highly reflective surfaces
  - d) Exposed, untreated precision block walls
  - e) Attached mansard roofs on small portions of the roofline

### **E. Accessory Buildings**

Any accessory building and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

### **F. Context**

New buildings shall be designed to harmonize with adjacent buildings in the development.

## XI. Provisions for Employees

1. Buildings shall provide outdoor gather space for employees. Such space shall be a minimum of 300 square feet with seating and shade covering a minimum of 25% of the area.
2. EXCEPTION: The provision for employees will not be required if an outdoor plaza, patio, courtyard or pocket park are provided as part of the development plan in accordance with the Pedestrian Features section above.

## XII. Walls and Fences

Walls and fences abutting a public right-of-way and exceeding 50 feet in length shall contain variations in surface and pattern to create visual interest. This may be accomplished by providing openings or variations in the heights, alignment, setback or building material every 30 feet or by providing shrubs or vines over at least 1/3 the length of the wall or fence. Razor, concertina wire, barbed wire, chain-link, and plastic vinyl fencing are prohibited.

## XIII. Access Gate

There shall be an access gate located in the fencing along the east side of the office tract near Graves Park as indicated on the Site Development Plan (Exhibit A-1) to allow pedestrian and bicycle passage through the property. The gate shall be designed to be easily visible and welcoming. The gate shall be kept unlocked daily during daylight hours. In the event of an emergency or other temporary situation requiring additional security, IPMI may lock the gate. Notice of and the reason for the closure shall be posted on the gate.

## XIV. Lighting

1. Lighting shall be fully shielded horizontal lamps so that no fugitive light may escape beyond the property line and no light source shall be visible from the site perimeter.
2. Height standards for light fixtures are as follows:
  - a) Parking area light fixtures shall not exceed 20 feet
  - b) Lighting fixtures for walkways and entry plazas shall not exceed 16 feet.
3. Fixture style and design shall be compatible and consistent with the lighting design of other projects within the development and be on automatic timing devices.
4. The pattern of light pooling from each fixture shall avoid glare or reflection on

adjacent properties, buildings, or roadways.

5. Exterior fixtures shall relate stylistically to the architecture of the adjacent buildings.
6. Uplighting fixtures to highlight trees, walls and architectural features shall be limited to 100 maximum wattage per fixture, and shall be designed to comply with the New Mexico Night Sky Protection Act.
7. Searchlights, spotlights, and floodlights are prohibited.

## **XV. Screening**

It is assumed that most, if not all buildings will have a service and/or a loading area. All service functions should be screened from views on all sides. This includes but is not limited to; exterior refuse facilities, mechanical equipment, storage yards, and loading docks. Screens shall be visually solid and be compatible with the overall buildings design, color, and primary materials. Gates shall be opaque; chain link gates are not permitted. The use of chain link, razor or barbed wire, wood fencing or plastic vinyl fencing is not permitted.

### **A. Screening - Loading Areas/Docks**

1. Loading areas shall be screened with solid walls which are a minimum of six feet in height when measured from the finished grade exterior to the loading area. The distance of the screening wall from the loading area shall not exceed 100 feet.
2. Loading dock areas shall be screened and partially enclosed through the use of side walls and landscaping. Screen walls shall be a minimum of six feet in height.
3. Loading area shall be screened – from public view by walls, trellises, or landscaping. Passenger loading areas do not require screening.

### **B. Screening - Mechanical**

1. Roof-mounted mechanical equipment shall be screened from the public right-of-way by parapet walls or structural features. The minimum height of the parapet walls or structural features shall be determined by the following:
  - a) All roof top appurtenances shall be below the top of the parapet, or architecturally screened with a visually solid surround that is compatible with the predominant building materials and color. Roof penetrations that are not architecturally screened with a visually solid surround shall be painted to match roof color or general building color. All ground-mounted equipment and roof-mounted equipment shall be architecturally screened and enclosed, with the top of the equipment below the top of the screen. This includes, but is not limited to: water meters, gas meters, electric meters, exposed conduit, cabling

and wiring.

- b) Wall-mounted mechanical and electrical equipment on major facades is discouraged. If used, it shall be screened by dense evergreen foliage or by other acceptable screening devices. Wall-mounted mechanical equipment on non-major facades shall be painted to match the color of the subject building or screened by other acceptable screening devices.
- c) Ground-mounted mechanical and electrical equipment, excluding transformers, adjacent to a major façade shall be screened through the use of walls, earth berms, dense evergreen foliage or other acceptable screening devices.
- d) Mechanical equipment, whether on roof areas or at street level, shall be fully screened from pedestrians and street level motorists. Screening shall be compatible with materials and design of the building.

### **C. Utility Screening**

Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.

### **D. Refuse Enclosures**

Refuse enclosures shall be near to the building and screened with walls of the same or architecturally compatible material as the building itself. Refuse enclosures shall be fully screened from pedestrians and street level motorists. No refuse enclosure shall have access from Menaul Boulevard. Any refuse enclosure located along Menaul shall have a screen wall and landscape buffer between the wall and the public sidewalk.

## **XVI. Signage**

Intent: The following signage criteria create a sense of arrival to the development and establish a quality visual impact.

1. One Monument-style sign is permitted per 100 feet of street frontage. The sign shall not exceed 50 square feet in area, or 4 feet in height, and shall be architecturally integrated with the building color and materials. In addition, materials similar to those used at the primary project entries shall be used, although individual expression is allowed. Monument-style signs must be set perpendicular to the street. Monument-style signs are not permitted in the public right-of-way. Digital media shall not be allowed.
2. Directional signs may be provided, at the discretion of IPMI, to direct visitors to particular businesses. Directional signs shall not exceed 10 square feet in area, or 4 feet in height.

### Exhibit B-3. Development Design Standards for IPMI Office Tract

3. All signage at the project entries shall be coordinated in order to have the same appearance (height, size, color, material, text height, and style, etc.)
4. Building mounted signs shall consist of individual channelized or non-flashing neon letters. With the exception of logo images, no illuminated plastic panel signs are allowed.
5. Building mounted signs shall not exceed an area of 6 percent of the façade to which it is attached. Maximum letter size shall not exceed 5 feet in height, and maximum logo size shall not exceed 5' x 5' for major buildings and 2 feet in height and maximum logo size of 5' x 5' for other buildings.
6. Signs, which are directly spotlighted, may be provided there is no glare on the street or upon adjacent property or that the light does not distract motorists and comply with the New Mexico Night Sky Protection Act.
7. Signs should identify only the name and business of the occupant or of those offering the premises or sale or lease.
8. Prohibited signs include the following: those consisting of banners, pennants, ribbons, streamers, strings of light bulbs and spinners (except during holiday season or special thematic event); brashly colored signs with moving or flashing lights; signs which are animated in any manner; portable signs; off-premise signs referring to a business of merchant not doing business on the premise where the sign is displayed.
9. Façade mounted signs are limited to three sides of a building and shall not face adjacent residential zoning.

## XVII. Wireless Telecommunications Facilities

1. Wireless telecommunications facilities are allowed within the site; however, the visual impact of these facilities should be minimized by architecturally integrating them with proposed buildings, structures, and landscaping.
2. Antenna, if used, shall be integrated into the building architecture.
3. No freestanding, non-architecturally integrated cell towers, antenna, or non-architecturally integrated wireless telecommunications facilities shall be permitted.
4. Non-architecturally integrated wireless communication facilities may not exceed the height of the parapet or mechanical enclosure of a structure adjacent to, or on which, they are located.

**USES AUTHORIZED FOR THE COMMERCIAL TRACT**

**1. C-2 Permissive Uses:**

- a. All are allowed, except the following:
- Ambulance service
  - Arena, indoor
  - Automobile body shop/repair
  - Automobile sales
  - Billiard or pool hall
  - Car wash
  - Circus, outdoor
  - Coin and gun shop
  - Disco, no liquor
  - Drive-in restaurant (a Sonic-type restaurant, i.e., with carhop service to parked vehicles)
  - Garage for automotive repair
  - Group training home
  - Firework sales
  - Pawn shop
  - Rifle, pistol range, indoor
  - Service station
  - Taxidermy shop
  - Trailer rental (for use elsewhere)
  - Trailer sales, mobile home & RV
- b. The following are allowed but with the following clarifications:
- Automobile rental (incidental to a motel or hotel)
  - Bank/ATM (maximum of three (3) drive-up service lanes provided the bank is located as indicated on the approved Site Development Plan (Exhibit A-1) north of Turquoise Street and the plaza, and west of Eagle Way, and the drive up lanes do not intersect with or front on 12th Street, Menaul Boulevard, or

## Exhibit C. Authorized Uses for IPMI Commercial and Office Tracts

the plaza)

- Bar (incidental to a motel or hotel)
- Drive-through restaurant (a McDonalds-type restaurant, i.e., with a drive-through service window, provided the restaurant is located as indicated on the approved Site Development Plan (Exhibit A-1) south of Turquoise Street and west of Eagle Way, the restaurant has only one drive-up service lane, and the drive-through lane does not intersect with or front on 12th Street or front on Turquoise Street or Pumpkin Road)
- Games, electronic or video (incidental to a hotel or motel)
- Nightclub (incidental to a motel or hotel)
- Package Liquor Sales (incidental to grocery store, not incidental to convenience store or service station, and provided that, with the exception of mini-bar sales within motel or hotel rooms, sales shall not include: broken packages; distilled spirits in any package that contains less than 750 milliliters; beer in any single container less than 42 ounces; and, fortified wines with a volume of alcohol of more than 13.5 percent)
- Restaurant (beer & wine or full service)
- Any single tenant retail space (maximum 65,000 square feet)
- No more than three (3) businesses total (either restaurants or banks) with drive-through service

### 2. **C-2 Conditional Uses:**

- a. All are excluded, except the following:
  - Outdoor sales of retail goods
  - Printing, publishing, lithography
  - Retail Store, business or shop in which products may be manufactured, compounded, processed, assembled, or treated as an accessory use
- b. The following are allowed but with the following clarifications:
  - Blood bank (incidental to a hospital or clinic)
  - Blood plasma center (incidental to a hospital or clinic)
  - Church (Native American related religious and festival uses)
  - Dwelling unit (house, townhouses or apartments, residential mixed use)
  - Jewelry manufacturing (Individual Native American uses)



## Exhibit C. Authorized Uses for IPMI Commercial and Office Tracts

- Swimming pool, outdoor (incidental to a motel or hotel)

### **3. Other Permitted Uses:**

- a. Artisanal and craft manufacturing and retail, which includes:
  - Marketplace, tech shop, or artisanal studio where products, including but not limited to stone, clay, glass, silver, ceramic, metal, textile, leather, wood, paper, plastic, electronics, or similar materials are used in the design, development, creation, or testing of a resulting product that may be manufactured commercially, provided:
    - All manufacturing is conducted within a completely enclosed building;
    - Activities or products will not produce odor, dust, smoke, noise vibration, or other impacts in excess of allowed standards.
  - Brewery or distillery licensed by state or Pueblo authorities, provided:
    - All brewing activities are conducted within a completely enclosed building;
    - Activities or products will not produce odor, dust, smoke, noise, vibration, or other impacts in excess of allowed standards.
  - Taproom licensed by state or Pueblo authorities and featuring artisanal or craft beer, wine, or distilled spirits for sale and on- or off-site consumption.

## **USES AUTHORIZED FOR THE OFFICE TRACT**

### **1. The following uses are allowed:**

- a. Office and related uses
- b. Medical office/clinic and related services
- c. Park-and-ride temporary facilities
- d. Radio or television studio
- e. Data center
- f. Church or other place of worship (Native American related religious and festival uses)
- g. Printing, copying, blueprinting incidental to office uses
- h. Wireless Telecommunications Facility, Roof-Mounted
- i. Hotel (including extended stay and provided the hotel is located within the interior of the office tract in the area marked on the approved Site Development Plan (Exhibit A-2) for a hotel up to 84 feet in height)

Exhibit C. Authorized Uses for IPMI Commercial and Office Tracts

- j. Bar (incidental to a hotel)
- k. Automobile rental (incidental to a hotel)
- l. Nightclub (incidental to a hotel)
- m. Games, electronic or video (incidental to a hotel)
- n. Restaurant (beer and wine or full service, incidental to a hotel, office, or free-standing provided any free-standing restaurant is located along Eagle Way or within the interior of the office tract)

**2. The following uses are not allowed:**

- a. Club
- b. Community residential program, any type
- c. Corrections, probation or parole program
- d. Substance abuse program or treatment clinic
- e. Drive-through restaurant
- f. Dwelling units
- g. Public utility structure
- h. Office machines and equipment sales and repair
- i. All permissive uses and conditional uses as excluded in the Commercial Tract.