



# Mesa del Sol Employment Center Design Standards

Revised 2011

Mesa del Sol

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# SECTION 1: Project Overview

## INTRODUCTION

The Mesa del Sol Innovation Park is part of the overall Mesa del Sol Planned Community. The master developer, Forest City Covington NM LLC (FCC), seeks to create a sustainable, mixed-use community that provides a wide array of housing and job opportunities. FCC is committed to creating jobs and attracting major employers to Innovation Park.

The Mesa del Sol Innovation Park encompasses approximately 1485 acres in the northeastern portion of Mesa del Sol in Albuquerque, New Mexico. It is bordered on the west by University Boulevard and on the east by La Semilla. It is adjacent to the Mesa del Sol Community Center and a future University of New Mexico campus. (See Overall Master Plan).

The overall goal of Innovation Park is to establish a premier, sustainable Innovation Park District that will attract and accommodate a wide variety of job-creating businesses.

## OVERVIEW OF APPROVAL PROCESS

Mesa del Sol is part of the City of Albuquerque. It is classified as a "Planned Community" and is governed by the City of Albuquerque Planned Communities Criteria. The Planned Communities Criteria requires an overall Level A Master Plan that encompasses all 9,000 +/- acres of the site. In January of 2006, the City approved the Mesa del Sol Level A Master Plan. The second level of approval is for a "Level B" plan that covers in more detail a smaller area of the development. The City of Albuquerque approved the Mesa del Sol Level B Community Master Plan in 2007. This plan covers approximately 3,000 acres, including 533 acres of Innovation Park.

The Level B Community Master Plan establishes a process for approval of individual site plans, known as "Level C" plans. Site plans will be reviewed first by the Mesa del Sol Architectural Review Committee ("ARC") and, after approval by that body, will be submitted to the City Planning Department for subsequent review and approval (see Section 7, Design Approvals Process). The Mesa del Sol Architectural Review Committee will review all proposed developments for Innovation Park to ensure compliance with the intent and standards of these design guidelines. The Mesa del Sol ARC is a committee comprised of at least four licensed design professionals, including an architect (AIA), landscape architect (ASLA), planner (AICP) and engineer (P.E.), as well as a representative from the Mesa del Sol development team.

## PERMISSIVE USES

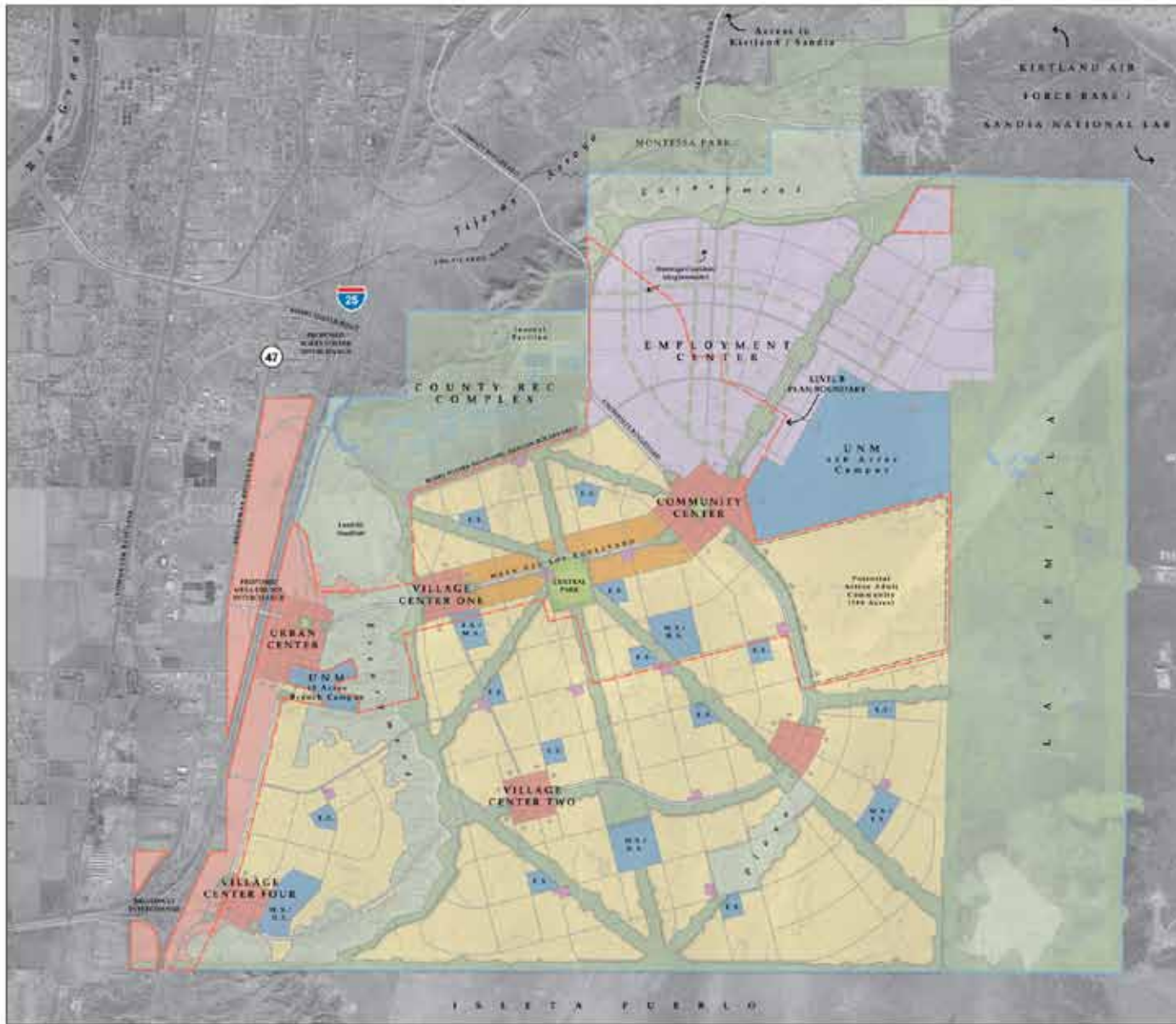
The Innovation Park District provides suitable sites for a wide range of uses as established by the Mesa del Sol Level A Community Master Plan. Uses allowed include not only industrial-type uses but those allowed in "lower" zoning categories, including residential, office, and commercial activities. For a more detailed description of permitted uses, refer to the Innovation Park CC&Rs, available through the Mesa del Sol offices.

## DESIGN STANDARDS - GENERAL INTENT

Note: Standards for site design are NOT governed by the IP Zone but are regulated by the general guidelines set forth in this document, the Mesa del Sol Level A Master Plan (approved in 2006) and the Mesa del Sol Level B Community Master Plan (approved in 2007).

The general intent of the Mesa del Sol Innovation Park Design Guidelines is to:

- Establish an image for Innovation Park that is appropriate for the high desert setting.
- Create industrial and commercial architecture that emphasizes the unique characteristics of architectural styles in New Mexico and the Southwest.
- Establish a practical, interconnected system of streets and open spaces that allow easy orientation and convenient access for all modes of transportation.
- Accommodate a broad mix of development types.
- Provide common, usable open space that is of mutual benefit to surrounding property owners, business owners, employees, and visitors.
- Construct early phases of the development in a manner that establishes a pattern, character and identity for the long-term evolution of Innovation Park and the entire Mesa del Sol community.
- Create a built environment that is in scale and character with pedestrian-oriented activities.
- Provide a framework for development that encourages the use of sustainable planning and design practices.



# MASTER PLAN Mesa del Sol

Albuquerque, New Mexico



### LEGEND

Land Uses

- Main City Center
- Neighborhood Center (development planned)
- Community
- School & UTM Land
- Office & R&D
- Corridor Residential
- Interstate
- Large Parks
- Transit Open Space Network
- Street, Access & Plazas



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Overall Master Plan



# SECTION 2: Overall Layout of Streets and Parcels

## OVERALL INTENT

A major organizing principle of the Mesa del Sol Innovation Park is the road network. The character of the streets governs the site layout for parcels fronting that particular street. Accordingly, Innovation Park is organized around street types rather than particular land uses. The Phase I Innovation Park Roadways and Land Uses Map illustrates the relationship of street types to corresponding parcel configurations.



Employment Center  
Current Tracts

June 13, 2008



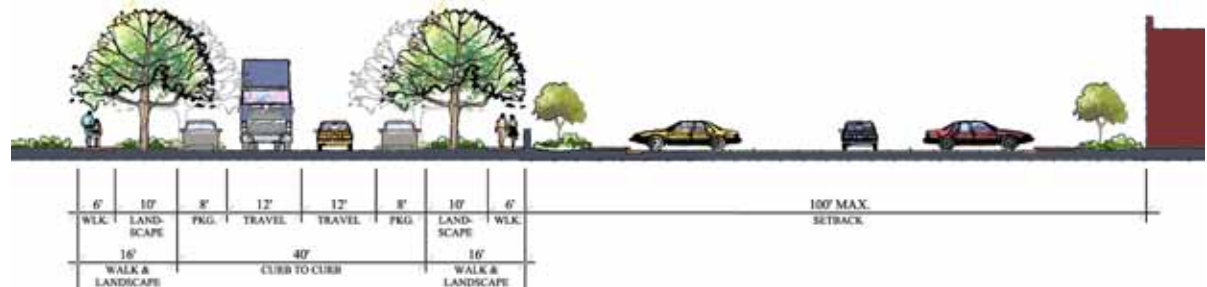
Phase I Innovation Park: Roadways and Land Uses

## Street Hierarchy

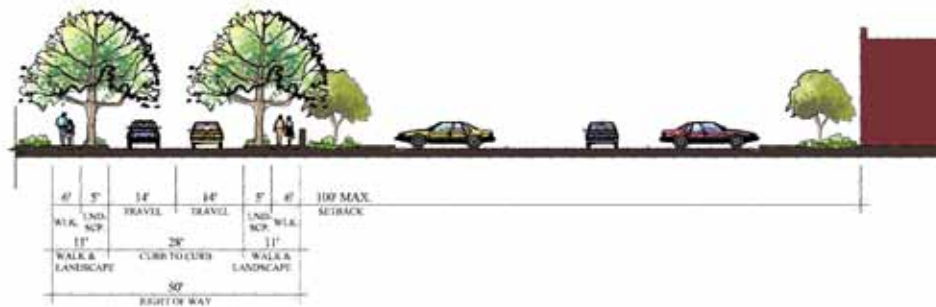
The street hierarchy creates major streets that have an urban character with buildings lining the streets, and reserves minor streets for industrial and truck intensive activities where buildings may be setback from the street. In general, land uses that require extensive truck circulation will be located on the bigger 400 foot deep parcels in the core of Innovation Park District and the land uses that do not have truck circulation requirements will be located along the main boulevards and gateways to the area. See the Overall Innovation Park illustration at the end of Section One.

Figures A, B and C illustrate the relationship of streets and buildings along the three types of roadways in Innovation Park District: Industrial Connector, Industrial Local, and Boulevard.

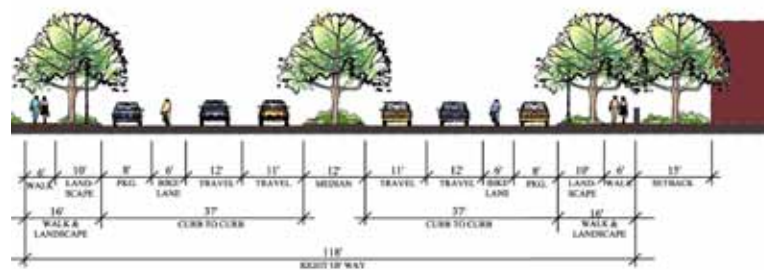
- A. Industrial Connectors typically have two 12 foot travel lanes (one in each direction), on street parking, a 10' landscaping strip and sidewalks.
- B. Local Industrials typically have two 14 foot travel lanes (one in each direction), no on-street parking, a smaller 5' landscape strip and sidewalk.
- C. Boulevards typically have four travel lanes (two in each direction), a median, bike lanes, and a landscaping strip and sidewalk behind the curb.



A. Industrial Connectors



LOCAL INDUSTRIAL  
B. Industrial Local



C. Boulevards

University Boulevard is a unique situation in that it has three distinct street sections with different setbacks and on-street parking conditions.

Parcels along Local Industrials are approximately 400' deep to accommodate loading docks on the backs of the buildings. In order to separate truck traffic from automobiles and pedestrians, these parcels will be able to accommodate on-site parking in front of the building (a

maximum one bay of parking - one drive aisle parked on both sides). The maximum setback between the building and the back of sidewalk is 100'.

Parcels that front along Boulevards will typically have 300' deep lots that are designed for buildings that do not require extensive truck circulation and loading docks. These parcels will receive an urban building treatment characterized by minimal setbacks, on street parking, and on-

site parking behind the buildings.

The tables on the following page shows the expected build-out for Phase One of Innovation Park District. The table indicates parcel size, building footprint, parking and landscaping areas for individual parcels. While these parcels are not yet platted, they give an indication of the development intensity and accompanying square footage requirements for parking and landscaping.



Innovation Park Road Network

Parcel Calculations for Employment Center, Phase 1 (See Figure 2-1 for parcel locations)

Parcel ID	Parcel Size	Assumed FAR	Building SF	Assumed # Building Floors	Building FP	Required Parking*	Parking Area (assume 350 sq.ft/space)	Building FP and Parking	Landscape Area (15% min.)
Tract 2-C	2.3	0.35	35,066	1	35,066	57	19,882	54,948	9,768
Tract 2-D	4.5	0.35	68,607	1	68,607	111	38,900	107,507	19,112
Tract 3-A	9.28	0.35	141,483	1	141,483	229	80,221	221,704	39,413
Tract 4-A	3.8	0.35	57,935	1	57,935	94	32,849	90,784	16,139
Tract 4-B	4.5	0.36	70,567	1	70,567	114	40,012	110,579	18,818
Tract 5-A	7	0.35	106,722	1	106,722	173	60,511	167,233	29,730
Tract 6-A	2.9	0.35	44,213	1	44,213	72	25,069	69,282	12,317
Tract 6-B	4.8	0.35	73,181	1	73,181	119	41,494	114,674	20,386
Tract 7-A	3.8	0.35	57,935	1	57,935	94	32,849	90,784	16,139
Tract 7-B	2.8	0.35	42,689	1	42,689	69	24,205	66,893	11,892
Building 2	5.7	0.35	86,902	1	86,902	141	49,274	136,176	24,208
Building 3	4.9	0.35	74,705	1	74,705	121	42,358	117,063	20,811
Tract 8-A	7.8	0.35	118,919	1	118,919	193	67,427	186,346	33,127
Tract 8-B	7.4	0.35	112,820	1	112,820	183	63,969	176,790	31,429
Tract 9-A	4.3	0.35	65,558	1	65,558	106	37,171	102,729	18,263
Tract 9-B	4.3	0.35	65,558	1	65,558	106	37,171	102,729	18,263
Tract 9-C	3.9	0.35	59,459	1	59,459	96	33,713	93,173	16,564
Tract 9-D	3.5	0.35	53,361	1	53,361	86	30,256	83,617	14,865
Tract 10-A	5.6	0.35	85,378	1	85,378	138	48,409	133,787	23,784
Tract 10-B	5	0.35	76,230	1	76,230	123	43,222	119,452	21,236
Tract 11-A	5.7	0.35	86,902	1	86,902	141	49,274	136,176	24,208
Tract 12-A	4.9	0.35	74,705	1	74,705	121	42,358	117,063	20,811
MSR/FSR Tract	7.6	0.35	127,474	1	127,474	207	72,278	199,752	30,537



Parcel Calculations for Employment Center, Phase 1 (See Figure on page 2-1 for parcel locations)

Parcel ID	Parcel Size	Assumed FAR	Building SF	Assumed # Building Floors	Building FP	Required Parking*	Parking Area (assume 350 sq.ft/space)	Building FP and Parking	Landscape Area (15% min.)
Tract 13-A	3.58	0.35	54,581	1	54,581	88	30,947	85,528	15,205
Tract 13-B	10.89	0.35	166,029	1	166,029	269	94,138	260,167	46,251
Tract 14-A	8.4	0.35	128,066	1	128,066	207	72,614	200,680	35,676
Tract 14-B	0.87	0.35	13,264	1	13,264	21	7,521	20,785	3,695
Tract 15-A	3.9	0.35	59,459	1	59,459	96	33,713	93,173	16,564
Tract 15-B	3.3	0.35	50,312	1	50,312	82	28,527	78,839	14,015
Tract 16-A	2.6	0.35	39,640	1	39,640	64	22,476	62,115	11,042
Tract 16-B	2.7	0.35	41,164	1	41,164	67	23,340	64,504	11,467
Tract 16-C	2.8	0.35	42,689	1	42,689	69	24,205	66,893	11,892
Tract 17-A	16.82	0.35	256,438	1	256,438	415	145,400	401,838	71,436
Tract 18-A	7.74	0.35	118,004	1	118,004	191	66,908	184,912	32,873
Tract 19-A	0.91	0.35	13,874	1	13,874	22	7,866	21,740	3,865
Tract 20-A	6.24	0.35	95,135	1	95,135	154	53,942	149,077	26,502
Tract 21-A	25.53	0.35	389,230	1	389,230	631	220,694	609,924	108,428
Tract 22-A	5.4	0.35	82,328	1	82,328	133	46,680	129,009	22,934
Tract 22-B	5.4	0.35	82,328	1	82,328	133	46,680	129,009	22,934
Tract 22-C	5.3	0.35	80,804	1	80,804	131	45,816	126,620	22,510
Tract 23	3.26	0.35	49,702	1	49,702	81	28,181	77,883	13,846
Tract 24	5.44	0.35	82,938	1	82,938	134	47,026	129,964	23,104
Tract 25-A	6.46	0.35	98,489	1	98,489	160	55,843	154,333	27,436
Subtotals	271		1,504,911		1,504,911	2,438	853,284	2,358,195	418,385

\* Parking Assumptions: 1/200 for 80% and 1/1000 for 20% of gross building square footage. 10% reduction in overall parking count for proximity to transit.

## SECTION 3: Design Standards



Example of Shading Devices

### GENERAL INTENT

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The intent of these guidelines is to create a state-of-the-art Innovation Park that looks appropriate in the high desert setting and accommodates a wide variety of job-creating businesses. The character of Innovation Park will complement the overall Mesa del Sol community, reinforcing the physical and aesthetic qualities of the larger community, while differentiating itself as distinctive and unique.

To ensure that properties are developed in a manner consistent with the rest of Mesa del Sol, the design guidelines are organized into the following categories: Sustainability, Site Planning and Architecture.

Standards for Signage, Lighting and Landscape Architecture are covered in separate chapters.

### SUSTAINABILITY

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#### Intent

- Create a place that uses water, energy, and other natural resources as efficiently as possible.
- Establish a baseline of sustainability measures for all projects within the Mesa del Sol Innovation Park District.
- Encourage projects to become LEED (Leadership in Energy and Environmental Design) certified. Incentives for LEED certified development may be negotiated on a case-by-case basis with the Master Developer.
- All sites should be designed to direct and/or capture on-site at least a ½" rainfall event.

#### Standards

All projects will be required to incorporate the following features into the site:

- Dark Skies/Light Trespass: Outdoor lighting shall comply with the Mesa del Sol Lighting Master Plan (See Section 4 for more details).
- All buildings will have roofs that meet Energy Star standards or comparable, ARC approved standards.
- All buildings will have a minimum recycled content of 5% as measured by value of material. (For more details on calculations, see the LEED Reference Guide).
- All projects will have an approved construction recycling program that will divert a minimum of 50% of the construction debris from the landfill. (For more details on calculations, see the LEED Reference Guide).
- On-site water harvesting shall be achieved through passive or active measures including surface flow to landscape areas and/or cisterns. A Water Harvesting Plan is required to illustrate drainage pathways and curb cuts to enable water to reach landscaped areas. Additional measures to utilize stormwater on-site are also encouraged, including porous paving.
- Submittal of a Sustainability Plan (See Section 7) is required. This plan shall describe a project's LEED intent and/or how baseline sustainability standards as listed above will be satisfied.

## SITE PLANNING

### Intent

- To establish a system of building locations that reinforces the urban grid, creates a pedestrian oriented streetscape, defines space and allows for straight forward orientation and convenient access for all modes of transportation.
- To reinforce the character and quality of public streets through building locations and configurations that provide orientation and access toward the street.
- To set standards of quality that will ensure long-term value and maintainability of properties.

### Standards

All projects will be required to incorporate the following requirements for site design:

### Building Placement

- Along major streets, buildings shall have minimal setbacks to the right-of-way. See the Innovation Park Road Network on page 2.3.

- Buildings shall be located as close to the street as possible, after setback and/or build to zone requirements have been fulfilled.
- Office buildings shall be oriented towards and adjacent to the primary street.
- For industrial buildings, a maximum of one bay of parking (one drive aisle parked on both sides) is allowed between buildings and primary streets.
- No building shall be permitted to place or orient buildings on a lot in such a way so as to treat the primary street frontages as a rear/side lot line.
- For lots located at the intersections of major streets, buildings shall define corners through location and design. Buildings shall be located within a maximum front setback of 10' in all directions within 70' of major intersections.
- Buildings shall address the street with primary entrances, glazing, and signage.
- Buildings required to comply with Federal setbacks will be considered

on a case by case basis. The ARC may require additional measures (low walls/ landscaping, etc.) to reduce the impact of larger front setbacks.

- Loading/service areas shall not be located facing the street and shall be screened where visible from the street. See page 3.8 for acceptable screening measures of service areas.
- Buildings shall be setback from internal parking or drive aisles to accommodate a minimum 10' wide planting areas plus:
  - a minimum 6' clear sidewalk along the primary entrance façade(s) of single tenant buildings and/or;
  - an 8' clear sidewalk along the primary entrance façade of multi-tenant or potentially high-pedestrian volume buildings.
- drive-up and drive-thru facilities, where permitted by the ARC, shall be located on the side or rear of buildings, not visible from the primary street.

### Site Standards: Height, FAR, Setbacks

Parcel Type (1)	Max. FAR	Max. Height	Max. Setback - Front (2)	Max. Setback - Side St.	Min. Setback-Side	Min. Setback-Rear	Min. Landscaping Percentage	Off-Street Parking (3)
Campus (3)	4	80'	10'	100'	10'	10'	15%	per CoA zoning
Retail	4	80'	10'	100'	10'	10'	15%	per CoA zoning
Office	4	80'	10'	100'	10'	10'	15%	per CoA zoning
Industrial	4	80'	100'	100'	10'	10'	15%	per CoA zoning

1. Height restrictions do not include special facilities such as water storage tanks.
2. Parcels subject to federal security setbacks do not have to comply with the maximum front setback but shall not be greater than the required federal standard.
3. See additional details for parking requirements on the next page.

### Parking and Vehicular Circulation Intent

Minimize the visual impact of parking lots on streets, open spaces and adjoining developments.

Maximize the positive character of streets and buildings through continuity of building and landscape frontage.

### Standards

- Sites shall be designed to minimize conflicts between automobiles, trucks, bikes and pedestrians to create an organized system of entrances, driveways, parking lots and delivery areas.
- Parking and circulation shall not be located between a primary street and building for all uses except industrial uses with a loading dock.
- Large truck parking areas shall not be located along a primary street.
- Parking lots fronting a public R.O.W shall be visually screened by a low wall or vegetative screen. See Section 6, Landscape Standards for details.
- Site planning in parking lots shall provide for pedestrian circulation that is separated from drive aisles where possible.
- Parking lots shall be subdivided by pedestrian paths or landscape areas so that no parking cell shall have greater than 100 parking spaces. Breaking the total number of required parking spaces into cells on adjacent or multiple sides of buildings is encouraged to lessen the overall impact of the parking.
- Surface runoff in parking lots shall be directed to landscaped water harvesting areas.

- Parking will be required as follows:

#### Non-residential Uses

- Per City of Albuquerque Zoning code with reductions for mixed-use shared parking and transit proximity.
- 100% of adjacent on-street parking may count towards a site's off-street parking requirements.

#### Preferred Parking

- All sites shall provide preferred parking for carpool/vanpool vehicles. Parking calculation shall be for spaces sufficient to accommodate 5% of the building's occupants. Example: If a building has 100 employees, and carpool assumes a minimum of two occupants per vehicle, then three carpool/vanpool spaces are required.
- Shared parking and circulation is encouraged where practical.
- Allowable materials for driving surfaces shall include asphalt, concrete (plain, textured, colored), concrete pavers, stone pavers, and brick.
- Allowable materials for parking surfaces shall include all the materials noted allowable for driving surfaces plus pervious paving surfaces such as poured or modular pervious concrete products, pervious asphalt, and gravel/grid systems such as Gravelpave2.
- Service and emergency service lanes shall be designed as part of the site circulation and shall not be dedicated lanes that add impervious surface.









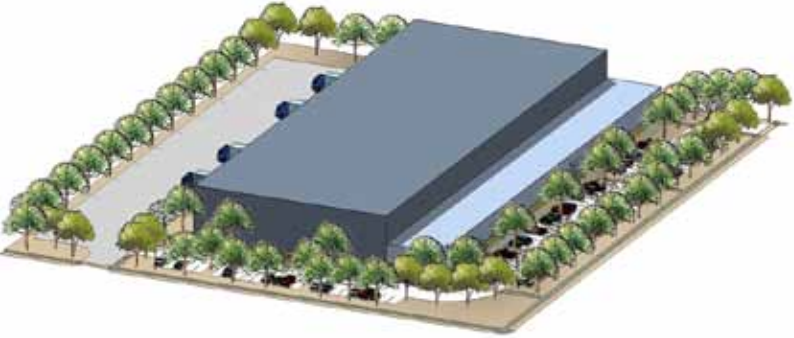

Articulated Secondary Facade without Fenestration

- Carports are allowed only if materials are closely related to building architecture and by ARC approval.

#### Pedestrian and Site Amenities

- Clear, highly visible pedestrian connections from the public sidewalk to the site shall be provided. CoA requires minimum 8 feet in width along sides with primary entrances - minimum width increases with size of building. See CoA zoning code Section 14-16-3-18.
- For buildings over 60,000 square feet, CoA Zoning requires public space (800 sq. ft./60,000 sq. ft of building). See CoA zoning code Section 14-16-3-18 for more details.
- There shall be pedestrian paths from the street to building entrances through parking areas, in the form of walkways between parking cells. Paths double as a means to break parking areas into smaller cells. The minimum clear width of these paths shall be 6'.

Recommended Site Prototypes

	PERSPECTIVE	PLAN
CAMPUS		
RETAIL		
OFFICE		
INDUSTRIAL		

## SECTION

## NOTES



- Buildings shall be sited along street edges.
- For lots located at the intersections of major streets, buildings shall define corners through location and design.
- Parking areas shall be subdivided into smaller sub-areas.
- Pedestrian paths shall be provided in parking lots.



- Buildings shall be sited along street edges.
- Retail areas shall be oriented towards the front street.
- Parking areas shall be located behind buildings.
- Parking areas shall be subdivided into smaller sub-areas.
- Pedestrian paths shall be provided in parking lots.



- Buildings shall be sited along street edges.
- Buildings shall be oriented towards the front street.
- Parking areas shall be located behind buildings.
- Parking areas shall be subdivided into smaller sub-areas.
- Pedestrian paths shall be provided in parking lots.



- A maximum one bay of parking between the street and building is permitted. (Except where Federal setback standards apply).
- Buildings shall orient towards the front street.
- Truck circulation and parking shall be located behind buildings, not visible from the public R.O.W.
- Pedestrian paths shall be provided in parking lots.

- Pedestrian crossings shall be provided where concentrated pedestrian paths cross vehicular zones. The crossing path shall be a contrasting color and/or material, such as brick or colored patterned concrete. Crossings shall be a minimum of 6' wide.
- Pedestrian circulation shall be separated as much as possible from vehicular circulation corridors through the use of wider sidewalks, attractive barriers and appropriate landscaping.
- Sidewalks shall have a minimum clear width of 6' along the entrance façade(s) of single tenant buildings and a minimum clearance of 8' along the entrance façade of multi-tenant buildings.
- For lots bordering open space corridors, pedestrian/bicycle access shall be provided to trails located in the open space corridors.

#### Bicycle Facilities

All sites shall promote the option of commuting by bicycle by providing the following:



Articulation of Building Focused on the Entrance



Building Oriented to Public Street

- One bicycle space per 20 car spaces. Bike racks shall be located within 40' of the primary building entrance in an area easily visible from inside the building. In addition, 10% of the required bike spaces shall be in the form of covered, secure bike storage. This can be accommodated inside the building or with covered bike storage outdoors.
- Shower facilities and changing rooms that are convenient and accessible shall be provided for facilities larger than 50,000 sf.

#### Service Areas

- Service areas, including loading docks, trash compactors and storage yards, shall be located away from pedestrian areas and out of sight of the public right-of-way and where possible, open space areas.
- General Screening Requirements: Walls, matching the adjacent buildings in materials detailing and color, shall be used to screen docks, loading areas, electrical equipment, and trash collection areas. Also see Architecture Standards for more details.
- Trash compactors shall be contained within walled enclosures with opaque gates. See CoA standards for compactor access and enclosures.
- Contractor's storage yards shall be

completely screened from view by an opaque wall with opaque gates.

#### Drainage/Open Space Corridors

- Will be developed as part of overall Innovation Park infrastructure.
- Individual drainage plans shall be required to integrate with the drainage/open space corridors.
- Provide at least one pedestrian/bicycle connection from lots bordering open space corridors.
- No opaque fencing or walls over 3' are allowed adjacent to the open space.
- View fencing over 3' tall is allowed adjacent to open space with ARC approval.
- Building facades facing open space shall receive equivalent treatment as the primary building façade.
- Service areas shall be visually screened from open space.

#### ARCHITECTURE STANDARDS

##### Intent

- Accommodate a broad mix of building types and architectural styles, while creating a cohesive sense of place through building design that expresses the unique character and identity of Innovation Park as a state of the art facility located in the high desert setting.
- Encourage architectural styles based on contemporary expressions of regional design styles; literal interpretations of these styles are discouraged.
- Create buildings that are in scale and character with pedestrian oriented activities.
- Provide materials of quality, durability, and scale appropriate to pedestrian activity and contact in areas where this may occur.



Contemporary Expression of Regional Architecture

- Encourage building forms and architecture that will serve as models of sustainability in the region.

#### Standards

##### Entry Location and Treatment:

- Ensure building placement and orientation of building entry is consistent with pedestrian orientation.
- Building massing shall highlight the location of building entries.
- Primary pedestrian entries shall be clearly expressed.
- All building façades visible from the public right-of-way and public open space shall have architectural treatment comparable to the primary building façade.
- Entries shall have plazas or gathering areas to help make them visually apparent to first time visitors.
- Entries shall be treated with some form of sheltering element, such as canopies, portals or arcades, to protect visitors standing outside.

#### Roof Treatment

- Where possible, variations in roof profile and parapets shall be used to emphasize entries and create interest on building facades.
- The design of the roof form and other related elements such as roof material, color, trim and lighting should be an integral part of the architecture.
- Rooftop equipment shall be screened from view of public streets and open space by architecturally integrated screening elements.
- All roofing materials shall meet Energy Star or comparable ARC approved standards.

#### Wall Treatment

- Wall treatments shall be an integral part of the overall project's aesthetics, reinforcing the building's design concept.
- Wall treatments such as changes in material, color, texture, and plane or parapet height shall be used to provide variety and break up large uninterrupted surfaces.
- To encourage a more reserved building facade, materials used for walls should be limited to a maximum of three elements.
- Fenestration including windows and doors shall be incorporated into facades facing public streets. 25% of the total building façade facing a public street shall be fenestrated.
- Where spaces do not allow fenestration to occur, other forms of articulation which provide visual variety shall be incorporated at a minimum interval of 80'.

#### Material Quality and Detail

- All primary buildings shall use materials that are durable, economically maintained, and of a quality that will retain their appearance over time.
- The following cladding materials shall be prohibited:
  - Pre-cast concrete and tilt-up wall systems that are primarily structural in appearance (such as Twin-Ts).
  - Natural wood or wood paneling shall not be used as a principle exterior wall cladding system. Wood used as an accent material is discouraged. If utilized, the wood selected shall be ecologically appropriate and low maintenance.
  - Natural cinder block is not permitted as an exterior finish.
  - Pre-manufactured metal buildings shall be prohibited where visible from the public right-of-way.

#### Window Treatment

- Windows shall be shaded by some form of architectural treatment, based on their relative solar orientation. Shading on southeast to west facing facades is the highest priority. This can be accomplished with either added shading elements, or recessing the windows back into thickened exterior walls.
- Average minimum shading on glazing of 50% shall be achieved on any day.
- In retail buildings, glazing within a façade which adjoins a public street, pedestrian walk or bikeway shall be clear, untinted glass.
- Mirror glass shall not be permitted.



### Other Building Treatment

- Non-industrial buildings over 30,000 sq. ft. shall be located to minimize the impact of windowless walls and service areas on public streets.
- Accessory buildings shall be similar in design and materials to the primary buildings.
- Service and storage areas shall be not front onto streets and open spaces. Where visible from the street, these areas shall be screened from streets and open space by walls matching the adjacent buildings in materials, detailing and color.
- Ground mounted utilities shall be screened from streets and open space.
- Walls matching the adjacent buildings in materials detailing and color shall be used to screen docks, loading areas, electrical equipment, and trash collection areas from view of streets and open space.
- Canopy/Awnings shall be of a durable material, integrated in material and color with the primary building architecture.

### Fences and Walls

- The design and materials for walls and fences shall be coordinated with the

design and materials of the principal buildings in terms of color, quality, scale and detail.

- Prohibited materials (where visible from the public R.O.W):
  - Portland gray, plain face CMU
  - Fluted CMU
  - Chainlink fencing and concertina wire, except for certain security reasons and with approval by the ARC.
- Walls and fences shall comply with the intent of the City's design manual for subdivision access and perimeter walls.
- Walls and fences exceeding 4 feet in height that are located within the setback area adjoining a public street shall provide variety and articulation at intervals not exceeding 50' through either changes in plane (minimum 16"), expression of structure, such as post, column, or pilaster.

# SECTION 4: Lighting



## GENERAL INTENT

The overall intent is to create a well-balanced, integrated lighting plan for the public and private properties that enhances vehicular and pedestrian visibility while minimizing lighting glare and contrast. Part of this overall intent is to create a consistent lighting theme that emphasizes public and private features and destinations by using a minimum amount of light to meet these objectives.

As outlined in the Mesa del Sol Level B Plan, the Mesa del Sol Master Lighting Plan sets forth criteria to promote quality design through the following seven fundamental principles.

- Create a strong sense of nighttime identity while preserving the neighborhood visual identity.
- Minimize glare for the pedestrian and motorist.
- Enhance the nighttime environment with appropriate lighting levels while maintaining safety.
- Reduce light pollution and eliminate light trespass.
- Create a sustainable lighting environment.
- Soften the nightscape by developing a natural hierarchy of lighting that will reduce visual clutter from the nighttime environment.
- Negate unwanted nightscape light pollution detrimental to the Kirtland Air Force Base complex.

Mesa del Sol is divided into Lighting Zones that have standards appropriate for the character of that particular area. The Innovation Park District is designated as Lighting Zone 3A in the Mesa del Sol Level B Master Plan.

Detailed standards for lighting can be found in the overall Mesa del Sol Lighting Master Plan. A summary of the standards are provided below.

## Applicability

The outdoor lighting regulations contained herein shall apply to all exterior lighting and to interior lighting to the extent that it impacts the outdoor environment, including lighted signs but excluding public roadway lighting.

## Exceptions

- Lighting required by the FAA for the air traffic control and warning purposes.
- Lighting in the public right-of-way installed by the controlling jurisdiction.
- Lighting required temporarily for emergency purposes or repairs in the right-of-way, which must comply with applicable State regulations.
- Temporary use of low-wattage lighting for public festivals or events, and the observance of holidays provided they do not create disability glare.
- Single-family residential lighting, except as prohibited herein.
- Lighting installed by a governmental entity for the benefit of public health, safety, and welfare.

## Prohibited Lighting

- High pressure sodium. Low pressure sodium or Mercury vapor lamping.
- Blinking, flashing or changing intensity lights including those proposed for signage.
- Lighting that could be confused with a traffic control device.
- Lighting of a type, style or intensity determined to interfere with the safe flow of traffic.

- Strobe lights, searchlights, beacons and laser lights, or similar upward or outward oriented lighting.
- Lighting creating a public hazard, including lighting that creates disability glare particularly where such disability glare has a detrimental effect on motor vehicle traffic.
- Lights mounted on poles for the purpose of illuminating the building façade.
- High-intensity floodlighting except as approved for sports facility lighting.
- Wall pack light fixtures that are not classified as full cutoff.

## STANDARDS

Outdoor lighting shall meet the following standards:

- Light fixtures, except as otherwise permitted herein, are required to be full cutoff as defined by the Illuminating Engineers Society of North America (IESNA). Full cutoff light fixtures result in a light distribution pattern where no light is permitted at or above a horizontal plane at the bottom of the fixture.
- All outdoor light fixtures should utilize one of the following lamp types: metal halide, induction lamp, compact fluorescent, incandescent, (including tungsten-halogen), or Light Emitting Diodes (LED). Alternatives are permitted provided they are demonstrated to be more effective for the proposed use based on IESNA recommendations.
- Light fixtures shall be installed and maintained in a manner consistent with the intended application and as approved in the Site Improvement Plan (SIP). Full cutoff fixtures may not be tilted or aimed in a manner that results in light distribution above the horizontal plane.
- Light fixtures associated with canopies, including but not limited to fuel islands, seasonal outdoor sales areas, shopping malls, theaters, bank drive-thrus, and hotels shall be full cutoff or mounted so that the bottom of the lens is recessed or flush with the bottom surface of the canopy. All light emitted from the canopy shall be substantially confined to the ground directly beneath the perimeter of the canopy. No lighting of any kind, except as permitted by sign regulations, shall be allowed on the top or sides of a canopy. The design of the canopy in terms of height above grade, and the spacing between the fixtures within the canopy, shall be such that the illuminance level under the canopy does not exceed 20 foot-candles.
- All light fixtures mounted within 15' of any residential property line of the site shall be classified as IES Type II or Type III, or a fixture demonstrated to provide similar distribution patterns and shielding properties. Fixtures shall be fitted with "house side shield" reflectors on the sides facing the residential property line.
- Illuminance levels shall not exceed 10 foot-candles measured as initial horizontal illuminance except as otherwise permitted herein. The initial illuminance level is measured following 100 hours of operation. The illuminance levels at building entrances and windows may exceed 10 foot-candles by 100% up to a distance of 5' from the building only in order to accommodate light spillage from within the building and light from signage. At a distance of 10' from the building or use, the illuminance level must be less than or equal to 10 foot-candles.
- The use of horizontal lamps is recommended for pole mounted light fixtures in parking lots. If the lamp position within a fixture is vertical, any or all of the following may be required:
  - A high socket mount.
  - A translucent fixture lens.
  - An opaque coating and/or shield on a portion of the lens perimeter.
  - Other industry accepted measures.
- The protective pole standard/base may not exceed a height of 30" from grade. If the pole is otherwise protected within a parking island or an intervening curb or walkway, no standard is required. Maximum parking lot pole height shall be 25'.
- A maximum of two light fixtures per pole is recommended for parking lots except for perimeter lighting, which should be limited to one fixture per pole. The fixtures shall not incorporate "basket" features or similar design elements that could deflect light horizontally or upward. Perimeter lighting must be classified by IES as Type II, or Type III, or a fixture demonstrated to provide similar distribution patterns and shielding properties.
- The use of semi-cutoff or cutoff (as opposed to full cutoff) fixtures shall be permitted to illuminate areas other than parking lots provided the pole or mounting point is no more than 10' in height and the maximum lumen output does not exceed 1800 lumens per lamp. A maximum of 1 lamp per fixture and 2 fixtures per pole or mounting point is strongly encouraged.
- Fixtures located on poles or at mounting points more than 10' in height, or that exceed 1800 lumens per lamp, shall be full cutoff fixtures.
- Bollards, or similar light fixtures that do not exceed 4' in height, intended to illuminate landscape features or walkways, may be permitted as part of the overall lighting plan upon approval of the SIP. Lamps shall not exceed 900 lumens for any single lamp. A maximum of 2 fixtures per bollard and 1 lamp per fixture is recommended.
- All lights, except those required for security as provided herein, shall be reduced to security levels within one hour after the end of business until one hour prior to the commencement of business. Security lighting at entrances, stairways and loading docks, as well as limited parking lot lighting, is permitted. The use of motion sensors for security lighting is strongly encouraged.

Location of motion sensors shall not allow unnecessary triggering from normal pedestrian or vehicle movement. Security lighting shall comply with all applicable provisions contained herein and may not exceed the maximum foot-candle level permitted on the site.

- All stadium and all other exterior sports arena lights used for the purpose of illuminance of the playing area shall be turned off following the conclusion of the final event of the night. The remainder of the facility lighting, except for reasons of security, shall be turned off within one hour after the event, and remain extinguished until one hour prior to the commencement of the next event.
- All signage lighting shall be turned off within one hour of the end of business and remain turned off until one hour prior to commencement of business. Verification of the ability to control the signage lighting shall be required as part of the sign permit application.
- Illuminance of a building façade to enhance architectural features may be permitted provided it is approved on the Site Improvement Plan (SIP). Downlighting is preferred provided wall-mounted fixtures are used and illuminance is contained completely within the vertical face of the building and does not spill off the building edge. Uplighting may be permitted provided no illuminance escapes the façade. Building facades may be illuminated to a maximum of 20 foot-candles as measured on the façade. Lights mounted on poles for the purpose of illuminating the building façade are not permitted.
- Lighting in single-family residential areas and agricultural areas should be limited to 2400 lumens per fixture unless shielded. Lighting used for security purposes should be placed on motion sensors.

- Illumination of a flag on a flagpole is permitted provided a narrow spread 39-watt PAR metal halide or 50-watt PAR-halogen lamp, or an equivalent lamp with a similar narrow spread, is used and aimed to only illuminate the top of the flagpole. The source of illuminance (lamp) must be shielded in a manner so as not to be visible from adjacent property.
- The source of illuminance (lamp) from any fixture, including interior fixtures visible through windows, shall not create disability glare on adjacent properties.

#### Sign Lighting

- Signs may be internally illuminated, backlit, or illuminated by down lighting or by ground-mounted light fixtures that illuminate the sign face and base only. Once the ground-mounted light fixtures are positioned and aimed in accordance with these requirements, they shall be permanently secured to prevent inadvertent or accidental misalignment.
- Illuminance of the sign face by ground mounted light fixtures shall not exceed 50 foot-candles as measured on the sign face. It is suggested that the design of internally illuminated cabinet signs consist of lighter lettering on a darker background in order to maximize visibility. Internally illuminated signs shall be limited to a maximum of 1,000 nits. No sign may be illuminated with fixtures that allow for the unshielded upward transmission of light.

#### LIGHTING PLAN REQUIREMENTS

Any use or change in use requiring ARC approval shall comply with the provisions contained herein. If there is an aspect of the proposed use that may warrant an adjustment to the lighting levels specified herein, the ARC shall determine the maximum illuminance levels based on IESNA recommendations and project location. The ARC may seek assistance from a professional lighting engineer to evaluate lighting plans and proposed equivalents.

The applicant shall pay costs associated with such a review. Compliance with the approved lighting plan shall be determined following a site inspection that includes field verification of light levels. A lighting plan shall include the following:

- A narrative describing how the design of the proposed lighting including the fixture types, mounting heights, lamp types, locations, illuminance levels, controls, and sign lighting complies with the intent of the context and the regulations contained herein.
- Identification of all light fixture locations including whether they are pole-ground or building-mounted. The location of the light fixtures shall be shown on the Site Plan and Landscape Plan.
- Description of the type of each light fixture along with the initial lamp lumen rating and wattage of each lamp, and any associated or required shielding. A copy of the manufacturers catalog sheet, product number and IESNA type description shall be required along with an elevation of the poles and fixtures, and position of the lamp within the fixture.
- Description of light-level-reduction controls for each fixture or grouping of fixtures, and resulting after-hours light levels.
- Maximum outdoor illuminance levels shall include signage lighting and light spillage from within a building; the impact of this illuminance shall be described in the lighting plan narrative.
- A photometric plan shall be required unless waived at the presubmittal meeting. The photometric plan shall exhibit the maintained illuminance levels calculated and shall be shown on a maximum of a 10' grid.

# SECTION 5: Signage

The sign code is developed to prevent visual clutter that distracts or otherwise inhibits safety of commercial and business entities signage. The intent of this code is to encourage the use of signs that reinforce the character of the Mesa del Sol community. These standards are part of the larger Signage Master Plan for Mesa del Sol. The standards can also be found in the Mesa del Sol Level B Community Master Plan.

## GENERAL INTENT

- Create a consistent signage theme that reinforces the project identity and is an effective wayfinding tool.
- Create a seamless framework for both directional and promotional signage that establishes a consistent level of quality, visual interest and continuity for the project.
- Sign Design: Signs shall be designed in a manner complimentary and compatible with the building architecture and/or the designated theme of the district and shall be clearly readable.
- All signage, intended to be viewed by vehicular traffic, and/or adjacent to the roadway must be readable from a distance of 50', and provide 70% contrast between its text and background.

## STANDARDS

- No sign, of any kind, shall exceed a height of 10'.
- No permanent freestanding or monument sign shall be less than a height of 24".
- One wall mounted sign per street frontage. (includes wall mounted, canopy and marquee signs).
- All freestanding signs and monument signs shall have a base area equal in length to the overall length of the sign, and a depth of no less than 12".

### Permitted Signs – On Premise

#### Wall Mounted Signs

- 1 sign per street frontage/tenant;
- Size not to exceed 1 sq. ft. per linear foot of building façade along street frontage or 75 sq. ft. whichever is less;
- may not project more than 1' from wall;
- sign must be mounted above public right-of-way.

#### Freestanding Monument Signs

- 1 sign per street frontage;
- height not to exceed 10';
- sign face area not to exceed 100 sq. ft.

#### Canopy Signs

Canopy is defined as a permanent architectural structure attached to the building façade.

- 1 sign per street frontage/tenant;
- size not to exceed 1 sq. ft. per linear foot of building façade along street frontage or 100 sq. ft. whichever is less;
- Sign must be mounted above public R.O.W.

#### Marquee Signs

- 1 sign per street frontage;
- size not to exceed 1 sq. ft. per linear foot of building façade along street frontage or 100 sq. ft. whichever is less.
- Sign must be mounted above public right-of-way.

#### Projecting Signs – (Flag Mounted)

- 1 sign per street frontage;
- size not to exceed 8 sq. ft.;
- sign must be mounted above public right-of-way.

#### Permanent Directory Listing – Freestanding

- 1 sign per entrance and/or street frontage;
- Size not to exceed 100 sq. ft.
- Must comply with Americans with Disabilities Act for contrast of type to background 70% contrast required.
- Must have minimum 6" character cap height if intended to be viewed by vehicular traffic, or located along roadway.
- Must be legible from a distance of 50'.

#### Joint Premise Signs

- 1 sign per street frontage;
- Size not to exceed 1 sq. ft. per linear foot of building façade along street frontage or 100 sq. ft. whichever is less;
- May not project more than 1' from wall;
- Sign must be mounted above public right-of-way.

#### Flags

- Only official national, state or city flags.

## Prohibited Signs

- Private directional signs located along public right of way;
- Roof mounted signage;
- Lighting signage as prohibited in lighting guidelines;
- Single-post, freestanding signs (popsicle signs);
- Off-site advertising or billboards;
- Signs with any obscene or indecent content;
- Signs with audible devices;
- Political signs and placards located outside the premises;
- Flags or banners used for commercial purposes;
- Portable signs, sandwich boards, remote signs;
- Trailers or trailer signs;
- Inflatable signs;
- Signs located within site triangle;
- Signs with "STOP", "LOOK", "DANGER" that are intended to attract attention, or are designed to emulate any and all MUTCD traffic and safety signage;
- Signs that prevent entering & exiting any door or are attached to any public utility pole or stand pipe.

## Restricted Signs

(requiring Architectural Review Committee approval)

### 1. Off Premise Signs

### 2. Temporary Signage

#### a. Construction and Contractor Signs

- 1 sign per street frontage of developed premises;
- Size not to exceed 16 sq. ft.;
- Height not to exceed 8';
- Signs must be removed within 7 days of completion, or complete leasing.

#### b. Real Estate Signs – Commercial

- 1 sign per street frontage of developed premises;
- Size not to exceed 16 sq. ft.;
- Height not to exceed 8';
- Sign must be removed within 7 days of completion of sale or lease.

#### c. Subdivision Identification

- 1 sign per subdivision entrance or along street frontage if there is no entrance;
- Size not to exceed 16 sq. ft.;
- Height not to exceed 8'.

#### d. Political Signage – Off Premise

- Size not to exceed 16 sq. ft.;
- Height not to exceed 8';
- Sign must be removed within 24 hours of official election results.

#### e. Event Signage

- Off premise, civic, religious and public event signs containing pertinent name, direction and information;
- Size not to exceed 3 sq. ft.

### f. Street/Event Banners

- Only banners advertising a public event and applicant must provide ARC with specific locations for review;
- Installation 21 days prior to event and removal within 24 hours of event closure.

### g. Private Traffic Directional Signs

- Only signs which are necessary for the safe circulation of traffic;
- Size not to exceed 6 sq. ft.;
- Signs shall not contain any commercial advertising;
- Signs must provide 70% contrast between text and background;
- Signs must have 6" character cap height if viewed from roadway.

### h. Clocks & Thermometers

- Height not to exceed 16';
- No commercial advertising unless fabricated as a part of the mechanism of the device;
- Device must be fully functioning and accurate at all times.

## Exempt Signage

- Traffic, municipal and safety signage;
- Legal information and warnings;
- Any and all legal information and warning which are required for the safety of the public.

## SECTION 6: Landscape



### GENERAL INTENT

Site and landscape design shall be coordinated with architectural and signage design in order to establish a unique and memorable identity for Innovation Park. Landscape design guidelines will create a consistent and dependable framework for developers and enable the coordinated, phased design and development of the District. Landscaping within the Mesa del Sol Innovation Park District will reflect the development concepts described in the Level B Plan, which include:

- Re-establishing natural habitats like the high desert grassland;
- Using a plant palette comprised primarily of regionally native and adapted plants that can thrive in challenging site conditions;
- Using trees selectively to differentiate development areas and provide comfortable scale and shade;
- Reducing the use of potable water for irrigation through passive and active water harvesting and collection.

Landscape development area prototypes have been established to define expectations of hierarchy, density, water use, screening, scale, and aesthetics for typical development zones within the District and within each parcel or tract.

Landscape design shall be coordinated with the water harvesting, grading and drainage plans. For plantings along streets, the landscape palette will follow the Mesa del Sol Streetscape Master Plan.

## LANDSCAPE DEVELOPMENT AREA PROTOTYPES

Landscape plans shall be designed within the context of four landscape development area prototypes. (See accompanying figures). These prototypes provide landscape design guidance to developers by defining expectations of hierarchy, density, water use, screening, scale, and aesthetics for typical development zones within the District and within each parcel or tract. While there may be development areas within a parcel that don't exactly fit any of these categories, the design intent is clear. There is an inverse relationship between water use/plant density and distance from the building and common areas.

Note: The Albuquerque/Bernalillo Water Utility Authority (ABCWUA) reviews landscape plans for water use. ABCWUA requires that spray irrigation be used for no longer than is required to establish a landscape (maximum one year). If spray irrigation is proposed, the Landscape Plan must clearly explain how irrigation will transition to a different method of irrigation and who will be responsible for the transition.

### Type 1 Entrances and Common Areas

Understory Landscape Coverage: 85% minimum.

Irrigation: Automated irrigation required.

Design: Design of these areas should be closely related to the building/facility architecture. Concepts can have naturalistic or formal planting configurations.

Type 1 development areas are the most heavily planted. The design composition should reinforce the facility identity, be more layered and detailed than other areas, and create memorable, comfortable pedestrian spaces for users.

### Type 2 Street Frontage, Primary Building Facades

Understory Landscape Coverage: 85% minimum for screening; 60% minimum otherwise.

Irrigation: Automated irrigation required.

Design:

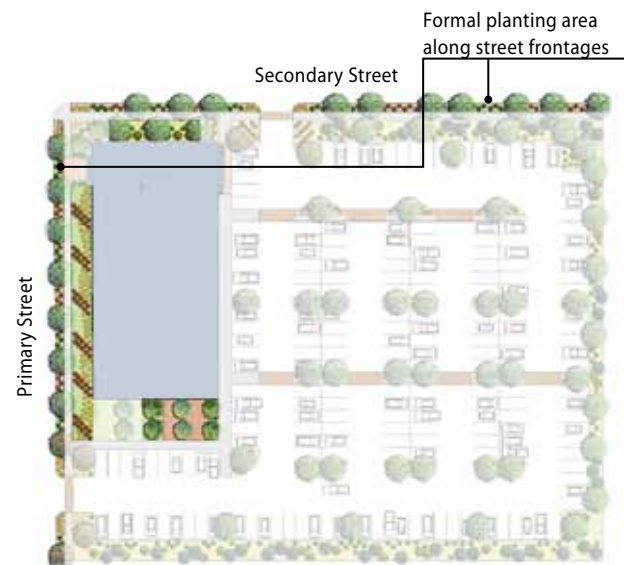
- Landscape Strip in Public Right-of-Way: Formal planting configuration with aligned street trees where required and formal groups of understory plants. Refer to the Mesa del Sol Streetscape Master Plan for plant palette.
- Street Frontage on Private Property: Formal planting configuration for trees, but design of understory plantings is not regulated.
- Primary Building Facades (foundations): Design of these areas should be closely related to the building/facility architecture.

Type 2 development areas are highly visible, but not typically as complex or

Site and building entries to be most heavily planted. Design is formal or naturalistic.



Type 1 Entrances and Common Areas



Type 2 Street Frontage

dense as Type 1 areas. These designs should look good from a distance and when driving past the property. Planting schemes may be repetitive to establish a rhythm along the street or against a plain building elevation. As with Type 1 development areas, the design composition should reinforce the facility identity. Along a large building façade, landscape may also be used to break



up the building masses and create a scale transition to adjacent sidewalks and entrances. Where landscaping is the primary means for complying with screening requirements, the density of the plant material will need to be higher. However, we recommend screening with a combination of elements, including berms and walls, so that effective screening can occur without making Type 2 areas more green, lush and dense than Type 1 areas.

### Type 3 Surface Parking Lots

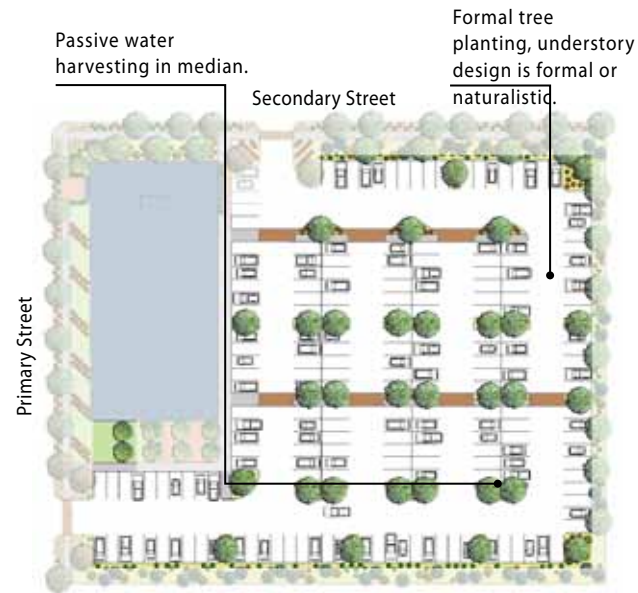
Understory Landscape Coverage: 60% minimum in internal water harvesting medians, 50% of the canopy of a single trunk tree may count towards the 60% landscape coverage; 75% minimum otherwise.

Irrigation: Automated irrigation and passive water harvesting are required.

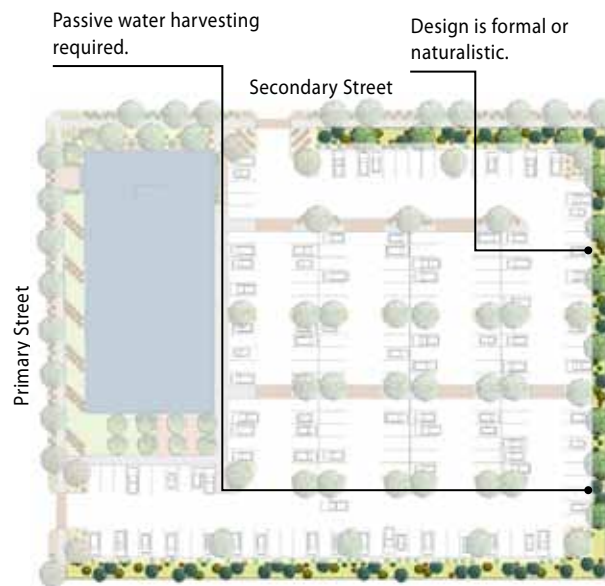
Design: Formal planting configuration for trees, but design of understory plantings is not regulated.

Landscape areas shall comprise a minimum of 15% of the surface parking lot area. City standards require one tree per ten parking spaces and landscaped pedestrian pathways with trees 30' on center. (see CoA zoning code 14-16-3-10 and MdS Level B Plan, Section 2.2.2).

Use of passive water harvesting in planters and swales is encouraged. Landscaping in this development area should serve as a connection or transition between other development areas.



Type 3 Surface Parking Lots



Type 4 Perimeter and Loading Areas

### Type 4 Perimeter and Loading Areas

Understory Landscape Coverage: 60% minimum in water harvesting medians/swales with trees.

Irrigation:

- Irrigation is required for landscaping other than reclamation seeding. Reclamation seeding must have a temporary means of irrigation that can be disconnected/discontinued once vegetation is established.
- Irrigation can be automated or manual (tall pots with watering tubes).
- Automated irrigation is required for reclamation seeding only when it is located within 20' of the public street right-of way.
- Passive water harvesting is required.

Design: Landscape design configuration for this zone is not regulated. Concepts can have naturalistic or formal planting configurations, and should transition well to adjacent development areas.

Type 4 development areas include the perimeter of the property and all back-of-house elements. Screening recommendations are the same as for Type 2. Edge conditions and transitions to adjacent properties need to be deliberate. For example, where properties abut open space, perimeter areas can be comprised primarily of reclamation seeding.

## LANDSCAPE AND OPEN SPACE STANDARDS

In addition to the guiding landscape design concepts noted on pages 6.2 and 6.3, specific landscape standards shall be applied to landscape design in Innovation Park. The intent of these quantitative standards is to convey the intended image and extent of landscaping in the Center. Landscaping will be used to create welcoming spaces and pedestrian corridors, subdivide and shade parking lots, shade buildings, reinforce the street edge and provide scale, color, texture and contrast in the landscape. Landscaping will also be used to comfortably link the larger Mesa del Sol community and establish a memorable aesthetic for the development.

Landscaping in developed areas of Mesa del Sol will require water for establishment and maintenance. Desert environments are fragile—plants are typically found in low densities and are extremely sensitive to the soil compaction and trampling that can accompany development and increased use.

At Mesa del Sol, the goal is to create great community spaces, and to do it in a sustainable way.

### General Guidelines

- Landscape design should express the high desert grassland setting in a manner appropriate to a modern urban condition.
- Focus planning and design on applying the right type of water to the right kind of use—with landscape irrigation being one of the most important uses of water for creating a livable community. The use of reclaimed water, greywater,



roofwater and/or surface stormwater for landscape irrigation rather than potable water will be the primary objective.

- All irrigation systems shall be designed to accommodate non-potable water.
- Passive water harvesting will be utilized to supplement irrigation.
- A plant palette that is heavy with regionally native plants to create colorful, inviting desert environments that use little water will be chosen. The landscape design is comprised primarily of locally and regionally xeric native plant materials that reinforce the sense of place and create a comfortable, colorful environment for visitors and residents.
- Where sidewalks are not shaded by architectural portals-trees are used. The trees are located to maximize shade, optimize scale transitions, accentuate the street edge and create a rhythm similar to that of the building columns. The park is an oasis zone and the social center for the first phase of the Community Center.

### Landscape Standards

The City of Albuquerque's rules and regulations for Site Landscaping shall be in full force and effect, with the following

exceptions:

### Standard Landscape Buffers

1. Front Landscape Buffer: A minimum landscape strip of 10' shall be maintained between parking areas and the primary street right-of-way.
2. Side/Rear: A minimum landscaped strip of 6' shall be maintained between parking areas and adjacent lots, regardless of site size.

3. Special Buffer Landscaping/Screening between Residential and Non-Residential: per CoA Zoning Code.

Off-street landscaping requirements: per CoA zoning code, with the following exceptions:

- Landscape requirements apply to surface parking only.
- Required parking area trees may be of a deciduous or evergreen species.
- Landscape coverage: 50% of the canopy of a single trunk tree canopy shall count towards the requirement landscape areas 36 square feet or greater be covered with living, vegetation materials.
- Surface runoff into water harvesting areas shall be provided in parking lots.

Minimum Plant Sizes

The landscape design and plant selections should be designed to result in an attractive landscape with a well developed understory layer within a maximum of one year from installation. Minimum plant sizes are as follows:

- Deciduous Trees: Street Trees - 2 ½" caliper or 40" Box; Other – 2" or 24" Box.
- Evergreen Trees: 6'-0" high at installation.
- Shrubs: Slow growing - 5 gallon; medium/fast growing (mature size in 1-2 years) – 1 gallon.
- Grasses: 1 gallon
- Accents/Succulents: 1 gallon
- Perennials: 1 gallon
- Vines: 1 gallon

- Tall pots: As available (specialized use in remote areas).

Soil Preparation

Soils at Mesa del Sol are alkaline, easily compacted and in some cases extremely poorly drained due to a caliche layer. Growing plants in this medium will be a challenge, and if the District is to become an attractive, thriving business center, careful attention must be paid to protecting the soil and improving it where it has been degraded. The following elements of a sustainable soil preparation protocol are required for landscape installation in the Mesa del Sol Innovation Park District.

- Native Soils: Native soils shall be used for landscape installation. The Mesa del Sol plant palette is comprised of plants that can survive and thrive in local conditions. Import of planting mix or high quality topsoil is not required unless soils have been contaminated during the construction process.
- Compaction and Contamination: Protect landscape areas from compaction and contamination during construction. Where landscape area soils have been compacted, including landscape strips within the right-of-way, the contractor will be required to rip or till the entire compacted landscape zone in two directions to a 12" depth, remove debris and rake out the area prior to any landscape installation.
- Planting Pits: All planting pits shall be three to five times the diameter of the rootball. In areas of caliche, tree and large shrub pits shall include drainage galleries consisting of auger-drilled



2' diameter x 3' deep holes filled with rock. A minimum of two holes will be required for large bedding areas and pits sized for plant material over 5 gallons. One hole is required for pits sized to accommodate 5 gallon container plants. Auger-drilled holes are not required for plants in containers smaller than 5 gallons.

- Soil Amendments: Soil biology amendments will be used to activate the soil with beneficial bacteria and fungi, improve nutrient uptake, reduce plant stress, conserve water for landscape irrigation, and to build humus in the soil.
- Soil amendments shall be added at installation and again during the warranty period.
- Periodic applications as part of the



landscape maintenance regimen are encouraged.

- All turf areas, planting pits and planting beds shall be amended with soil biology amendment.
- Seeding areas should be amended with Soil Biology Amendment wherever possible, and must be amended with Soil Biology Amendment when located adjacent to a street right-of-way for a minimum width of 20".
- Approved sources/suppliers include Soil Secrets ([www.soilsecrets.com](http://www.soilsecrets.com)) and Organic Technologies International ([www.otiusa1.com](http://www.otiusa1.com)). Because this is a growing market, new products and suppliers can be submitted to the ARC for consideration.

#### Mulches

Mulch should be selected for its appropriateness to planting type.

The use of mulch is encouraged as a means to preserve soil moisture and slow weed growth. However, reclamation seeding is the preferred approach for stabilization of large low-use/low-visibility areas, because this approach begins to re-establish native plant and animal habitat. Use of mulch as a site patterning technique, and in lieu of landscape material, is not encouraged. Approved mulch materials include rock

(crusher fines, gravel and cobble), wood and pecan shells. The minimum allowable mulch depth for all mulches is 3", except at plant centers where the maximum allowable depth is 1".

- Santa Fe Brown crusher fine rock mulch shall be the primary mulch used in the landscape strips between street curbs and walks. Santa Fe Brown rock mulch shall also be used as the primary rock mulch on private property adjacent to public right-of-ways, but the texture/size of the rock may vary.
- Filter Fabric: Use of filter fabric is not required for landscape installations. If filter fabric is used, fabric and mulch must be maintained so that fabric remains unseen, and any damaged or frayed fabric is removed or trimmed.

#### Seeding

- Reclamation Seeding: Reclamation seeding with native plant seed is an acceptable means of stabilizing disturbed areas and re-establishing habitat, and is an appropriate approach to landscaping in specific areas (see discussion of Landscape Development Area Prototypes). Reclamation seeding in highly visible areas (minimum 20' from a public right of way) is not allowed unless the area receives soil amendments and regular supplemental irrigation. Must also comply with ABCWUA restrictions on spray irrigation.
- Seed Blends: Until custom seed blends can be created for Mesa del Sol, the following seed sources and the listed blends are acceptable for use at Mesa del Sol. Custom mixes or single seed installations of grasses and/or wildflowers that are included in the

Level B plant palette, and that are available from these same sources, are also acceptable.

- Source: Curtis and Curtis (505) 762-4759. Blends: Native Wonder, Homesteader's Choice, Llano Estacado, Quick Blooms.
- Source: Plants of the Southwest (800) 788-7333. Blends: Dryland Blend, Summer Green Lawn Blend, High Desert Mix, Low Desert Mix.
- Source: widely available. Blend: City of Albuquerque East Side Mix (no four-wing saltbush).
- Installation: Drill seeding is required unless the seed type is not conducive to this approach or the slopes are too steep. Hand broadcast seeding is acceptable when drill seeding cannot be accomplished.
- Seed Bed Erosion Control: In areas of particularly steep slopes and potential wind erosion, crimped straw and vegetative-based spray-on soil binders/stabilizers such as SoilBond, shall be used to protect seed beds. Access control fencing such as sand fencing may also be used to protect seeded areas from disturbance.
- Establishment: Determination of establishment for seeded areas will be based on the presence of irrigation, use of amendments, and expectations for the seed mix/species composition.

#### Use of Turf

Turf areas must be established with sod or plugs and must be irrigated. If plugs are used, spacing shall be such that the landscape area can expect to be filled in after a maximum of two growing seasons. Use of high-water use turf blends are not allowed, unless within a public park.

### Plant Salvage

Trees over 6" caliper or 8' in height must be salvaged / stored/ transplanted prior to site demolition and earthwork. Best practices for salvage, storage, maintenance and transplanting must be followed. Ideally, trees will be transplanted immediately to their final location during the salvage process. However, if this is not feasible, the trees must be transplanted to a final location on a nearby site, or trees must be stored in preparation for transplant on site later in the construction process. Maintenance of salvage material will be the responsibility of the Contractor through the warranty period that follows substantial completion.

### Irrigation

A fully automated irrigation system is required to support all landscaping within 20' of the public right-of-way and for all Type 1-3 Landscape Development Areas (see below).

- Emission Devices: The majority of emission devices shall be drip. Subsurface irrigation devices are allowed. Spray irrigation must be limited to turf or seeded area, and the system shall be designed to avoid over-spraying onto walks, buildings, fences, etc. Irrigation to native/low water use plant areas may be discontinued after plant establishment.
- All irrigation systems will be designed to accommodate non-potable water.
- Water harvesting should be used wherever possible to supplement irrigation.
- Use of water collection systems to store roof runoff and serve as the initial water source for irrigation is



strongly encouraged.

- In remote areas away from automated irrigation such as open space areas, the use of tall pot containers accompanied by watering tubes, is acceptable. Availability of plant material for this type of installation is limited, so contract growing may be required.
- Regular refilling of watering tubes with DryWater gel or similar products for 1-3 years may be required.

### Maintenance

- The Contractor shall provide maintenance for a minimum of 90 days following substantial completion.
- The contractor shall be responsible for transition of any temporary irrigation needed to establish

landscape to a permanent system that complies with ABCWUA requirements.

- The Contractor shall provide a project specific maintenance plan/schedule to the owner at the end of the Contractor's maintenance period.
- The owner shall be responsible for maintenance of the property following the end of the Contractor's maintenance period.
- All plant materials shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.
- Use of manual weeding techniques and organic soil biology amendments for the first several years of property maintenance is encouraged, in an effort to minimize the use of pesticides and herbicides at Mesa del Sol.

# SECTION 7: Design Approvals Process

## ARCHITECTURAL REVIEW COMMITTEE ("ARC") AND DESIGN REVIEW PROCEDURES

Make up of ARC: The Mesa del Sol ARC is a committee comprised of a minimum of four licensed design professionals, including an architect (AIA), landscape architect (ASLA), planner (AICP) and civil engineer (P.E.), and a representative from the Mesa del Sol development team. Their purpose is to review proposed projects in Innovation Park for conformance with these design guidelines. The ARC will meet on a monthly or as-needed basis.

Approval process: All projects will be reviewed for conformance with these Design Standards, first by the ARC, then by the City's Planning Department for conformance with City technical requirements. This process is as required by the City's Environmental Planning Commission (EPC) with its approval of Mesa del Sol's Level B Plan in 2007.

Step 1: Submit the completed Application for Conceptual Review form to the ARC. It should include:

- Conceptual Elevations: 1 full size 24"x36", 1 half size 12"x18" and 6 11"x17";
- Conceptual Site Plan: 1 full size 24"x36", 1 half size 12"x18" and 6 11"x17";
- Digital copy of drawings;
- Written Project Summary;
- \$1000 ARC Review fee.

Step 2: Submit the completed Application for Site Development form and ARC Checklist to the ARC. Provide 6 sets of full size drawings, 1 half size 12"x18" 6 11" x 17", and a digital copy of the following:

- Site Plan;
- Landscape Plan ;
- Preliminary Grading Plan;
- Conceptual Utility Plan;
- Water Harvesting Plan;
- Lighting Plan;

- Building Elevations;
- Sustainability Plan.

This is patterned after the submittal requirements for a site plan for building permit to the City of Albuquerque's Planning Department. See Figure on page 7.2. The ARC will then review the submittal, and respond with a letter granting approval, approval with conditions, or denial of the request with recommended modifications for re-submittal.

Step 3: Submittal of ARC approved drawings, along with a copy of the ARC's approval letter to the City Planning Director. The Planning Director has the discretion to send a project to either the City's Development Review Board (DRB) or straight to Building Permit. Forward any City decisions/comments back to the ARC.

Step 4: Upon receipt of approval from the ARC and the City of Albuquerque (Planning Director or DRB), the project may proceed to application for Building Permit through the City of Albuquerque's Building Department.

### ARC SUBMITTAL REQUIREMENTS:

Submittal requirements for application to the ARC are loosely based on the requirements for submittal to the City for Level C plans. See the detailed Site Development Plan checklist on page 7.2. The description below is for initial information. Check with the City for specific requirements for submittal to the City Planning Director.

- Site Development Plan: Consists of a dimensioned and noted site plan, drawn to an engineering scale, on 24"x36" sheets. Specific requirements for The Site Development Plan are listed on the following page (7.2)
- Preliminary Grading and Drainage Plan: Show the existing and proposed grades with sufficient detail to describe the

drainage solution. The destination of site run-off must be described either graphically or in narrative form.

- Conceptual Water Harvesting Plan: Show stormwater calculations and techniques for on-site water harvesting.
- Conceptual Utilities Plan: Show proposed connections to public and private utilities, private utility lines on site, and proposed utility easements.
- Landscape Plan: Show the proposed planting plan, the proposed plant list, statements of responsibility for maintenance and irrigation concept. Site lighting and utility easements must be shown on the Landscape Plan.
- Lighting Plan: Show proposed lighting fixtures, locations, and lamp types. Provide narrative.
- Building Elevations: Show materials and basic colors of each material shall be called out by note and/or graphic representation. Opening sizes and overall horizontal and vertical dimensions shall be indicated.
- Building Rendering: Consists of either rendered building elevations or a perspective view that represents the proposed materials and colors.
- Sustainability Plan: Narrative describing strategies for sustainability.
- Material Samples: Samples of the building's major materials and colors shall be submitted. These materials shall be presented in the form of a color board not to exceed 24"x24".

For more information or clarifications, please contact the ARC Administrative offices at (505) 452-2600. Please check the Mesa del Sol website for any additional updates to the ARC and MDS Employment Center Design Standards: [www.mesadelsolnm.com](http://www.mesadelsolnm.com).

## SITE DEVELOPMENT PLAN CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Mesa del Sol ARC. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here.

### General Submittal Requirements

- A. Written project summary: a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved. Include a sustainability narrative
- B. Site development plan packets shall be composed of the following plan sheets at 24" x 36".
  1. Site Plan;
  2. Landscaping Plan;
  3. Preliminary Grading Plan;
  4. Building and Structure Elevations;
  5. Conceptual Utility Plan;
  6. Water Harvesting Plan;
  7. Lighting Plan.
- C. One 8-1/2" x 11" reduction for each plan sheet and Digital Copy.
- D. ARC Checklist showing compliance or requested variance.

### SHEET #1 - SITE PLAN

- A. Major Design Criteria (note: relevant pages follow criterion)
  1. Along major streets, buildings shall have minimal setbacks to the right-of-way. 2.3 & 3.2 Table
  2. All buildings shall be located as close to the street as possible after setback and/or build-to-zone requirements have been fulfilled. 3.2 Building Placement
  3. No building shall be permitted to place or orient buildings on a lot in such a way so as to treat the primary street frontages as a rear/side lot line. 3.2 Building Placement
  4. Lots located at the intersection of major streets, buildings shall define corners through location and design. Buildings shall be located within a maximum front setback of 10' in all directions within 70' of major intersections. 3.2 Building Placement
  5. Office buildings shall be oriented towards and adjacent to the primary street. 3.2 Building Placement
  6. Loading/service areas shall not be located facing the street and shall be screened where visible from the street. 3.2 Building Placement & 3.6 Service Areas

### B. Required Formatting/ Basic Info On All Sheets

1. Date of drawing and/or last revision. 7.2
2. Scale, bar scale, north arrow, scaled vicinity map. 7.2
3. Property lines. 7.2
4. Dimensions of all principal site elements or typical dimensions thereof.
5. Existing and proposed easements. 7.2

### C. Basic Info On Sheet 1: Site Plan

1. Proposed use of each structure. 3.4
2. Any development phasing. 7.2
3. Location of existing and proposed structures. 7.2
4. Square footage, FAR, parking, and landscape calculations, (see 'Parcel Calculations for Employment Center Phase One Innovation Park Design Standards). 2.5 & 2.6 Tables
5. Dimensions of all principal site elements or typical dimensions thereof.
6. Show electric transformers and above-ground gas meters. (Must be screened from public ROW and Open Space Corridors) 3.7 Other Building Treatment
7. Walls, fences and screening: indicate height, length, color and materials. 3.8 & 7.2
8. Identify any temporary structures; provide justification and firm deadline for removal.
9. Indicate structures within 20' of the site. 7.2
10. Elevation drawings of refuse container and enclosure, if applicable. 3.7 Other Building Treatment, 7.1 & 7.2
11. Site lighting (indicate height & fixture type). Section 4

### D. Parking & Internal Circulation

1. Parking layout with spaces numbered per aisle totaled. 100% of adjacent on-street parking may count towards a site's off-street parking requirements. 2.4 & 2.5 & 7.1 & 7.2
2. Location and typical dimensions, to include handicapped spaces, car, vanpool, motorcycle. 7.2
3. All sites shall provide preferred parking for carpool and vanpool vehicles. Parking calculations shall be for spaces sufficient to accommodate 5% of the building's occupants. 3.3
4. Parking lots fronting a public R.O.W. shall be visually screened by a low wall or vegetative screen. 3.3 & Section 6: Landscape Standards
5. Parking lots shall be subdivided by pedestrian paths or landscape areas so that no parking cell shall have greater than 100 parking spaces. 3.3

6. Buildings shall be setback from internal parking or drive aisles to accommodate a minimum of 10' wide planting areas. 3.2  
Building Placement
7. Allowable materials for parking surfaces shall include asphalt, concrete (plain, textured, colored) concrete pavers, stone pavers, brick, pervious paving surfaces such as poured or modular pervious concrete products, pervious asphalt and gravel/grid systems. 3.3
8. Service and emergency service lanes shall be designated as part of the site circulation and shall not be dedicated lanes that add impervious surface. 3.3
9. Carports are allowed only if materials are closely related to building architecture and by ARC approval. 3.3

#### E. Bicycle Parking & Facilities

1. Bicycle racks, spaces required and provided. One bicycle space per 20 car spaces required. 3.6
2. Bicycle racks shall be located within 40' of the primary building entrance in an area easily visible from inside the building. 3.6
3. Showers and changing facilities that are convenient and accessible for buildings over 50,000 sq. ft. 3.6
4. 10% of the required bicycle spaces shall be in the form of covered, secured storage, either inside the building or outdoors. 3.6

#### F. Vehicular Circulation

1. Ingress and egress locations, including width and length curve radii dimensions. 7.2 2
2. Drive aisle locations, including width and curve radii dimensions. 7.2 2
3. End aisle locations, including width and length curve radii dimensions. 7.2 2
4. Location & orientation of refuse enclosure, with dimensions. 7.2 2

#### G. Pedestrian Circulation

1. Location and dimensions of all sidewalks and pedestrian paths. 7.2 2
2. There shall be a minimum of 6' wide pedestrian paths from the street to building entrances through parking areas, in the form of walkways between parking cells. 3.3
3. Pedestrian paths shall be a contrasting color and/or material, such as brick or colored patterned concrete. 3.6
4. Sidewalks shall have a minimum clear width of 6' along the entrance facade(s) of single tenant buildings and a minimum clearance of 8' along the entrance of multi-tenant buildings.

#### 3.6

5. Location and dimension of drive aisle crossings, including paving treatment. 7.2 2
  6. Location and description of amenities, including patios, benches, tables, etc. 7.2 2
- #### H. Streets & Circulation
1. Locate and identify adjacent public and private streets and alleys. 7.2 3
  2. Existing and proposed pavement widths, right-of-way widths and curve radii. 7.2 3
  3. Location of traffic signs and signals related to the functioning of the proposal. 7.2 3)
  4. Identify existing and proposed medians and median cuts. 7.2
  5. Identify alternate transportation facilities within site or adjacent to site including:
    - Bikeways and bike-related facilities
    - Pedestrian trails and linkages
    - Bus facilities, including routes, bays and shelters existing or required. 3.6
- #### I. Phasing Plan (Provide Separate Sheet if Necessary)
1. Phasing: Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping. 7.3

## SHEET #2 - LANDSCAPE PLAN

### A. Major Design Criteria (See Landscape Section 6 for more details)

1. Type 1 - Entrance and Common Areas, most heavily planted and closely related to building architecture, understory landscape coverage 85% minimum. 6.2
2. Type 2 - Street Frontage, landscape strip of public right-of-way, formal planting configuration for trees, planting schemes shall be repetitive (rhythm), understory landscape coverage 85% for screening, 60% minimum otherwise. 6.2
3. Type 3 - Surface Parking Lots, formal planting configuration, 15% of parking lot areas need to contain landscaping, 75% minimum landscaping coverage (50% of the canopy of a single trunk tree may count towards minimums). 6.3
4. Type 4 - Perimeter and Loading Areas, passive water harvesting is required, design configuration is not regulated, only area that can have manual irrigation. 6.3
5. Turf Area - only 20% of landscaped area can be high water turf: provide square footage and percentage.



## B. Basic Information

1. Scale-must be the same as scale on Sheet #1- Site plan, Bar Scale, North Arrow. 7.3
2. Existing and proposed easements.
3. Planting beds, indicating square footage of each bed.
4. Landscaped area required and landscaped area provided: square footage and percent clearly specified on plan.
5. Describe irrigation system. All irrigation systems shall be designed to accommodate non-potable water, and passive water harvesting will be utilized to supplement irrigation. 6.6
6. Statement of responsibility for maintenance and Statement of Compliance with Water Conservation Ordinance, see Article 6-1-1-1. 6.7

## C. Standards For Landscape Design

1. Front landscape buffers shall be a minimum of 10' (or 6' with a screen wall) maintained between parking areas and primary street right-of-way. 6.4
2. Minimum Plant Sizes: deciduous street trees 2 ½ caliper or 40" box, evergreen trees 6' in height at installation, shrubs – slow growing 5 gallon, fast growing mature size 1-2 years – 1 gallon, grasses-1 gallon, accents/ succulents 1 gallon, perennials-1 gallon, vines-1-gallon. 6.5
3. Side/rear landscape strips shall be a minimum of 6' maintained between parking areas and adjacent lots, regardless of site size. 6.4
4. Planting or tree well detail. 7.3
5. Street Tree Plan that reflects the Mesa del Sol Streetscape Master Plan. 7.3

## OUTDOOR/SITE LIGHTING (see Section 4 for more details)

### A. Major Design Criteria

1. Light fixtures are required to be full cutoff as defined by IESNA. Fixtures located on poles or at mounting point more than 10' in height or that exceed 1800 lumens per lamp shall be full cutoff fixtures. See Level B Plan and Appendix for additional information.

### B. Basic Information

1. Lighting plan with narrative explaining how the design of proposed lighting, including light fixture, mounting heights, mounting method, lamp types and locations (provide catalog sheet).

## LIGHTING DESIGN STANDARDS

1. Light fixtures shall utilize one of the following lamp types: metal halide, induction lamp, compact fluorescent, incandescent, or light emitting diodes (LED). 4.2
2. Illuminance levels shall not exceed 10' candles measured as initial horizontal illumination. 4.2
3. Site lighting pole bases shall not exceed 30" from grade. 4.2
4. Maximum parking lot pole height: 25'. 4.2

## SHEET #3 - PRELIMINARY GRADING PLAN

### A. Basic Information

1. Same scale as site plan.
2. Building footprints. 7.3
3. Location of retaining walls. 7.3
4. Grading Information: (prepared by licensed engineer). 7.3
5. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100' of the site. 7.3
6. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1'. 7.3
7. Identify ponding areas, erosion and sediment control facilities. 7.3
8. Surface runoff in parking lots shall be directed to landscape water harvesting areas. 3.1, 3.3 & 6.4
9. Cross sections: provide cross section for all perimeter property lines where the grade change is greater than 4' at the point of the greatest grade change. 7.3

## SHEET #4 - BUILDING & STRUCTURE ELEVATIONS

### A. Major Design Criteria

1. Entries shall be treated with some form of sheltering element, such as canopies, portals or arcades to protect visitors standing outside.
2. Entries shall have plazas or gathering areas to help make them visually apparent to first time visitors. 3.7
3. Fenestration including windows and doors shall be incorporated into facades facing public streets.
4. Where spaces which do not allow fenestration to occur at these locations, other forms of articulation which provide visual variety shall be incorporated at a minimum interval of 80'.

5. Windows shall be shaded by some form of architectural treatment, based on their relative solar orientation. Shading on southeast to west facing facades is the highest priority. This can be accomplished with either added shading elements, or recessing the windows back into thickened exterior walls.

#### B. Basic Information

1. Provide color renderings or, at minimum, color elevations.
2. Detailed Building Elevations for each façade to include:
  - identify façade orientation;
  - dimensions of facade elements including overall height and width;
  - location, material and colors of windows, doors and framing;
  - materials and colors of all building elements and structures.
- 7.3
3. Provide materials and colors of all building elements and structures. Provide sample board of proposed materials, including window glass, paint colors, stucco, fencing, and metal trim not to exceed 24"x36".

#### C. Design Standards

1. All roofing materials shall meet Energy Star or comparable ARC approved standards. 3.7
2. Rooftop equipment shall be screened from view of public streets and open space by architecturally integrated screening elements. 3.7
3. 25% of the total building facade facing the public street shall be fenestrated.
4. Retail buildings glazing within a facade which adjoins a public street, pedestrian walk or bikeway shall be clear, un-tinted glass. Mirror glass shall not be permitted.
5. Wall treatments such as changes in material, color, texture and plane or parapet heights shall be used to provide variety and break up large uninterrupted surfaces. 3.7
6. Prohibited material:
  - pre-cast concrete and tilt up wall systems.
  - natural wood or wood paneling shall not be used as principle exterior cladding system.
  - natural cinder block.
  - pre-manufactured metal buildings (where visible from the public right-of-way). 3.7
7. Accessory buildings shall be similar in design and material to the primary buildings. 3.7

#### FENCES & WALLS

1. The design and materials for walls and fences shall be coordinated with the design and materials of the principal buildings, i.e. color, quality, scale and detail. 3.8
2. Prohibited material (where visible from the public ROW): Portland gray, plain face CMU, fluted CMU, chain link fencing and concertina wire (except for certain security reasons & with the approval by the ARC). 3.8
3. Walls and fencing exceeding 4' in height that are located within the setback area adjoining a public street shall provide variety and articulation at intervals not exceeding 50' through either changes in plane, expression of structure, such as post, column or pilaster. 3.8

#### SIGNAGE (See Section 5 for more details)

##### A. Basic Information

1. Site location(s). 7.3
2. Dimensions, including height and width. 7.3
3. Sign face area-dimensions and square footage clearly indicated. 7.3
4. Materials and colors for sign face and structural elements.

##### B. Design Standards

1. No sign, of any kind shall exceed a height of 10'. 5.1
2. No permanent freestanding or monument sign shall be less than a height of 24". 5.1
3. One (1) wall mounted sign per street frontage. 5.1

#### SHEET #4 - CONCEPTUAL UTILITY PLAN

1. Scale, Bar scale, North arrow, Scaled vicinity map. 7.4
2. Property lines. 7.4
3. Fire hydrant locations, existing and proposed. 7.4
4. Distribution lines. 7.4
5. Right-of-way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of the types and dimensions.
6. Existing and proposed water, sewer, storm drainage facilities (public and/or private). 7.4
7. Existing and proposed fire lines for sprinkler systems.

## SHEET #5 - WATER HARVESTING PLAN

1. Scale - must be same as Sheet #1 - Site Plan, Bar scale, North arrow. 7.4
2. Property lines shown. 7.4
3. Overall site layout with building footprints. 7.4
4. On the plan sheet, provide a narrative description of water harvesting improvements. 3.1, 3.3, 6.1, 6.3, 6.4, 6.6
5. Provide calculations demonstrating that at least ½" rainfall event is captured and/or directed for use on-site. 7.1 & 7.4
6. Indicate location of flows to areas of water harvesting or collection by cisterns. 3.1 & 7.4

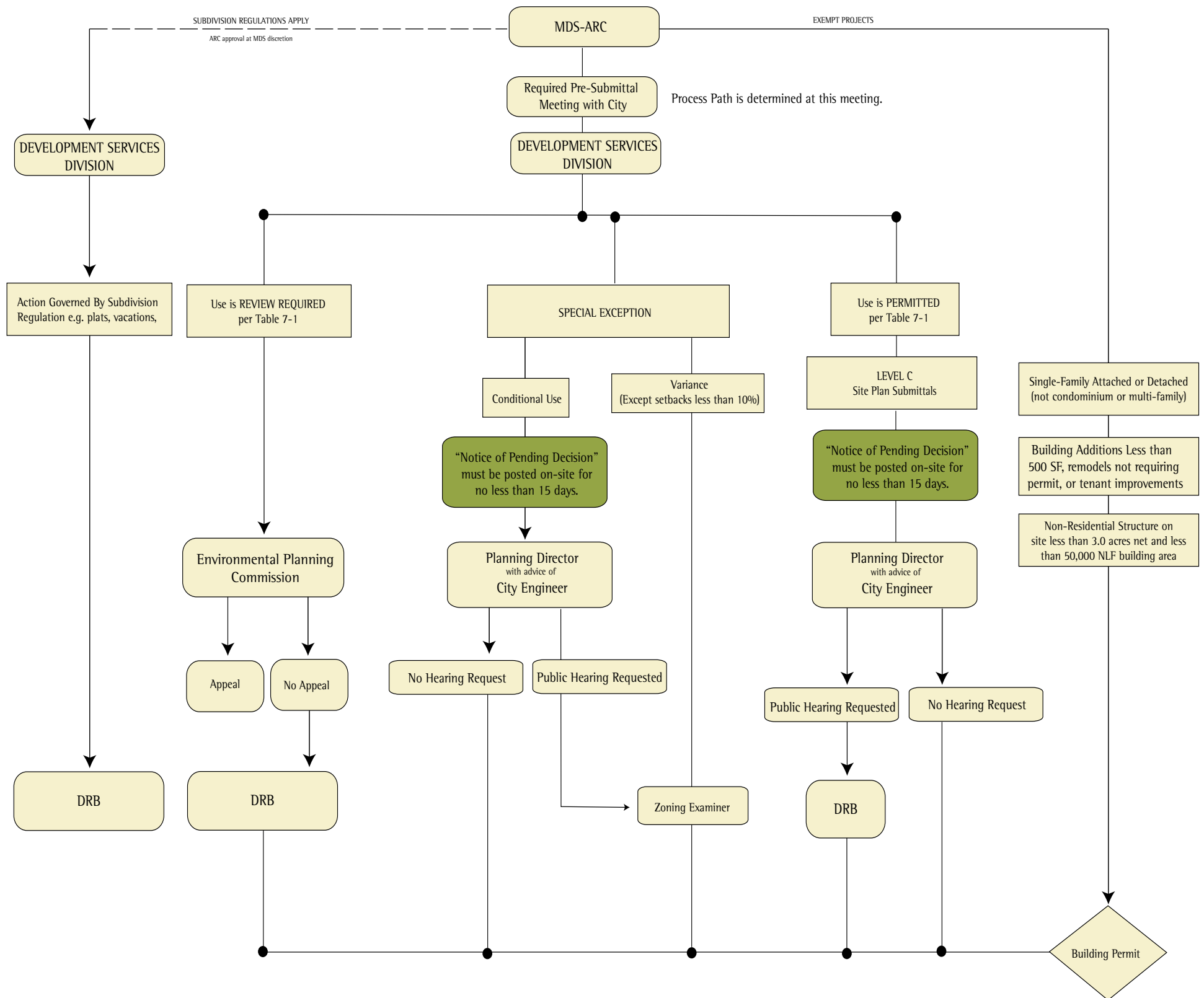
## SUSTAINABILITY PLAN (See Section 3 for more details)

Intent: Create a place that uses water, energy, and other natural resources as efficiently as possible.

### A. Basic Information

1. Narrative describing the strategies for sustainability. 3.1
2. All roofs shall meet Energy Star standards and ARC approved standards. 3.1
3. All buildings shall have an approved construction recycling program that will divert a minimum of 50% of the construction debris from the landfill. (For more details on calculations, see the LEED Reference Guide.) 3.1
4. All buildings will have a minimum of 5% recycled content as measured by value of material. (For more details on calculations, see the LEED Reference Guide) 3.1
5. On-site water harvesting shall be achieved through passive or active measures including surface flow to landscape areas and/or cisterns. 3.1
6. Buildings may have additional City requirements for energy efficiency and water use.

Figure 7-1 Approval Process - From 2007 MDS Level B Plan



The City process for review is as follows:

1. All proposals, except as noted herein, must first obtain the review and approval of the Mesa del Sol Architectural Review Committee or ARC. The ARC shall notify the City in writing that a proposal meets all requirements of the Level A and Level B Plans, and is complete with regard to Level C submittal criteria listed in the Planned Community Criteria. At its sole discretion, the ARC may, but is not required to, comment upon applications for matters governed by the Subdivision Regulation.
2. Submittals for “exempt projects” are made directly to the Code Administration Division for building permit.
3. Any proposal for an action governed by the Subdivision Regulation shall remain the purview of the Development Review Board and submittals are made directly to the Development Services Division.
4. All other submittals will be made as follows:
  - a. A “pre-application meeting” with the Planning Director and City Engineer, or their designees, is required. Upon presentation of the certification required above, the proper submittal process will be determined as set forth in Figure 7-1.
  - b. For “Review Required” proposals, submittal is made to the Environmental Planning Commission under standard City procedures.
  - c. For “Conditional Uses” applications will be forwarded to the Planning Director under the terms of the Level A Plan, which makes Conditional Uses “permissive” at the Director’s discretion. The latter’s decision shall be considered an administrative action on the part of the City. The applicant shall post a “Notice of Pending Decision” sign on the site for fifteen days, requesting public comment, and a final decision shall not be made until a minimum of three days after the final date of the required posting. The Director shall send notice of the decision to any person or organization who may have filed comments with the Director pursuant to the notice provision above. If during the public comment period, a request for public hearing is

received, the Director and City Engineer shall require the proposal to be heard by the Zoning Hearing Examiner at a public hearing. If no request for a public hearing is received, the Director shall forward the application to Code Administration for building permit review.

- d. For variances from the Level A and Level B design standards, application is made to the Zoning Hearing Examiner, and follows the standard City procedures. Setback variance less than 10% may be granted by the ARC.
  - e. Where a proposal is for a Site Plan for Subdivision or a Site Plan for Building Permit, for a “Permitted Use” as determined by Figure 7-1, the Planning Director and City Engineer shall determine whether part or all of any proposal should be directed to the Development Review Board (for platting, vacation, and infrastructure-related actions as required by the Subdivision Regulation) or, if such action is not needed, shall have the discretion to approve the project and direct it to be submitted to Code Administration for building permit review. The applicant shall post a “Notice of Pending Decision” sign on the site for fifteen days, requesting public comment, and a final decision shall not be made until a minimum of three days after the final date of the required posting. The Director shall send notice of the decision to any person or organization who may have filed comments with the Director pursuant to the notice provision above. If, during the public comment period, a request for public hearing is received the Director and City Engineer shall require the proposal to be heard by the Development Review Board at a public hearing. If no request for a public hearing is received, the Director shall forward the application to Code Administration for building permit review
5. Appeal of any action listed above is as governed in Section 14-16-4-4 of the Comprehensive Zoning Code.

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