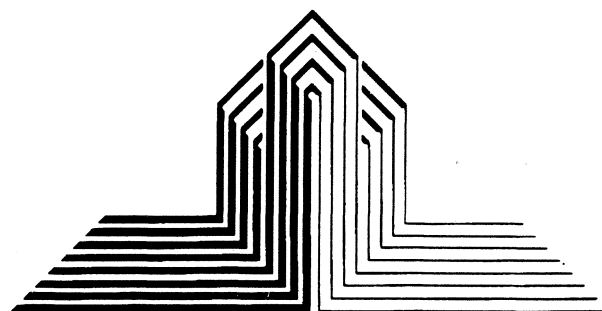


Park Development Standards



JOURNAL CENTER CORPORATION

PARK DEVELOPMENT STANDARDS

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PREFACE

It is the intent of the park development standards to provide comprehensive standards for the development of the Journal Center, consisting of approximately 315 acres previously designated on the Albuquerque/Bernalillo County Comprehensive Plan, as an established urban area. The property has been annexed November 19, 1980, to the City of Albuquerque and IP (Industrial Park) zoning was acquired.

SECTION I - Purpose and Intent

The purpose of the Park Development Standards for the Journal Center is to achieve the following general objectives:

1. General Purpose
 - A. To enhance and implement the comprehensive plan.
 - B. To provide a guide for the growth and development of the Journal Center in accordance with the Albuquerque/Bernalillo County Comprehensive Plan and Zoning Code.
 - C. To secure for the citizens of Albuquerque the social and economic advantages resulting from the orderly planned use of its land resources.
 - D. To establish conditions which will allow land uses to exist in harmony within the community.
 - E. To promote a safe, efficient traffic circulation system and adequate off-street parking.
 - F. To facilitate adequate provisions for community facilities such as transportation, water, sewerage and other public requirements.
 - G. To protect and enhance real property values.
 - H. To promote the stability of existing land uses and to protect them from incompatible and harmful intrusions.

2. Specific Purpose

The Development Standards for the Journal Center are additionally intended to achieve the following objectives:

- A. To provide additional commercial, business and industrial activities for the City of Albuquerque and vicinities.

- B. To provide regulations that meet the broad objectives of the Albuquerque/Bernalillo County Comprehensive Plan; and show an integration of site uses, structures, accessory uses, landscaping, parking, signing and circulation, at the same time allowing for the protection and enhancement of surrounding property both developed and undeveloped.
- C. To provide and promote the highest quality of design and visual appearance of all improvements and permit planned diversification.
- D. To provide for flexibility in development, creative and imaginative design, and the development of parcels of land as coordinated projects involving a mixture of land uses.
- E. To establish conditions for a planning and review process and review criteria intended to lessen discretionary decisions.
- F. To provide a system of private design review by the Journal Center Architectural Review Committee and the City of Albuquerque to develop any parcel within Journal Center.
- G. To establish a review process for the user from initial contact to issuance of a building permit and through the construction of project.

SECTION II - General Notes

1. Terms used in the development standards shall have the same meaning as defined by the City of Albuquerque Comprehensive City Zone Code, Ordinance 80-1975, Section 5 definitions, unless otherwise defined herein.
2. All construction within the boundaries of the Journal Center shall comply with all provisions of subdivision, zoning and building codes applicable in the City of Albuquerque.
3. No lands shall be cleared of vegetation, graded, or the natural ground surface thereof otherwise disturbed, unless a building permit has been duly issued for the proposed construction or other development as authorized by the City of Albuquerque.
4. All signs within Journal Center shall be subject to the standards in the City of Albuquerque comprehensive zoning code General Regulation, Section 40.E and/or the standards in this text.
5. The utilities within Journal Center will be provided by:

Electricity:

PUBLIC SERVICE COMPANY OF NEW MEXICO

Alvarado Square

414 Silver Avenue, Southwest

Albuquerque, New Mexico 87158

Gas:

GAS COMPANY OF NEW MEXICO

Corporate Offices:

2444 Louisiana Boulevard, Northeast

Albuquerque, New Mexico 87110

Mailing Address:

Post Office Box 1692

Albuquerque, New Mexico 87103

Water and Sewer:

CITY OF ALBUQUERQUE

Public Works Department

Post Office Box 1293

Albuquerque, New Mexico 87102

Telephone:

U.S. WEST COMMUNICATIONS

Post Office Box 1355

Albuquerque, New Mexico 87103

6. All access plans, necessary rights-of-way, dedication and improvements shall meet with the requirements and approval of the City of Albuquerque.
7. All construction shall be in compliance with City of Albuquerque building, mechanical and electrical codes.

SECTION III - Development Plan

The following exhibits are presented in the same sequence as the information they contain was used in the analysis and design process. The project boundary and the elevation analysis were used to develop the grading and drainage analysis plan and the buildable area plan. These physical site maps led to the development of the land use map. The landscape master plan defines a total landscape concept for planting and maintenance. The conceptual site plan is only an attempt to show the character of the development standards with **one possible development alternative** in compliance with the land use plan. It is important to realize that the conceptual site plan is conceptual and its value is to show the intent of the development standards as envisioned by the planners and architects for the Journal Center.

Exhibits

1. **Project Boundary**
2. **Elevation Analysis**
3. **Grading and Drainage Analysis**
4. **Buildable Area Analysis**
5. **Land Use Plan**
6. **Landscape Master Plan**
7. **Conceptual Site Plan**
8. **Sign Plan**
9. **Utility Plan**

SECTION IV - General Development Standards

1. Purpose and Intent

The purpose and intent of this section is to establish general standards for development in addition to those established by other sections of the Journal Center Park Development Plan and Standards.

2. Building Heights

A variety of building height limitations has been established because of different land uses allowed.

A. Support Commercial

1. Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet high shall fall within 45-degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet high may not exceed the northern boundary of these 45-degree plans, but may be sited in any other direction within planes drawn at a 60-degree angle from the same boundaries or centerline. Antennas will be allowed up to 65 feet in height, but will be subjected to review by the Journal Center Design Review Committee.

B. Office/Commercial/Research and Development

1. Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet high shall fall within 45-degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet high may not exceed the northern boundary of these 45-degree planes, but may be sited in any other direction within planes drawn at a 60-degree angle from the same boundaries or centerline. Antennas will have no limitation as to height but will be subjected to review by the Journal Center Design Review Committee.

C. Industrial Class I

1. Structure height up to 36 feet is permitted at any legal location. The height and width of the structure over 36 feet high shall fall within a 45-degree angle plane drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet. Antennas will have no limitation as to height.

D. Industrial Class II

1. Structure height up to 36 feet is permitted at any legal location. The height and width of the structure over 36 feet high shall fall within a 45-degree angle plane drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet. Antennas will have no limitation as to height.

Building Setbacks

All building setbacks shall be measured from the face of the curb.

A. Front Yard Setback

1. Arterial Street, 86' right of way

Minimum building setback of forty (40) feet from the face of the street curb line. See Appendix B, Sketches 1 and 2.

2. Local street, 60' right of way

Minimum building setback of thirty (30) feet from the face of the street curb line. See Appendix C.

3. Freeway Frontage Road

Minimum building setback of sixty (60) feet from the street property line. The setback area will be a combination of public and private lands. See Appendix D, Sketches 1 and 2.

4. Paseo del Norte

Minimum building setback of sixty (60) feet from the street property line. The setback area will be a combination of public and private lands. See Appendix E, Sketches 1 and 2.

B. Side Yard Setback

1. Ten (10) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area. In the case of a corner lot, the front yard setbacks will apply, except that cantilevered roofs and sunscreens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by this ordinance may be placed in street-side, side yard setback areas.

C. Rear Yard Setback

1. Ten (10) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area.

4. Building Site Coverage

Maximum building coverage allowed for each land use is described below. Parking structures shall not be calculated as building area; however, said structures shall be used only for the parking of company vehicles, employees' vehicles or vehicles belonging to persons visiting the subject firm.

- A. Support Commercial
thirty-five percent (35%) maximum building coverage
- B. Office/Commercial/Research and Development
fifty percent (50%) maximum building coverage
- C. Industrial Class I
sixty percent (60%) maximum building coverage
- D. Industrial Class II
eighty percent (80%) maximum building coverage

5. Signs

All signs will be in compliance with the City of Albuquerque comprehensive zoning code General Regulation, Section 40.E.

All signs will also be subject to approval by the Journal Center Architectural Review Committee before submittal to the City of Albuquerque.

A. Administration

- 1. Each owner, tenant or lessee shall submit or cause to be submitted to the Journal Center Architectural Review Committee for approval before fabrication at least 3 copies of detailed drawings covering the location, size, layout, design, color and materials of the proposed building elevation, including all signing and/or graphics.
- 2. After the Journal Center Architectural Review Committee has approved the sign drawings, the owner, tenant or lessee shall submit the plans to the City of Albuquerque Planning Department for approval. If any changes are made in the signed plans by the Planning Department, the owner, tenant or lessee shall re-submit revised plans to the Architectural Committee for review and approval prior to fabrication and installation.
- 3. All permits and fees for signs and their installation shall be obtained and paid for by the owner, tenant, lessee, or his representative.
- 4. The owner, tenant or lessee shall be responsible for the fulfillment of all requirements and specifications of this document and any appropriate City Code.

6. Landscaping

A. Landscape Master Plan and Standards

The Landscape Master Plan and Standards serve to establish a framework for the site development at Journal Center. It is the intent of this framework to provide the basis for an overall unified treatment and high degree of landscape quality throughout the entire site.

This document is comprised of two distinct sections: the Landscape Master Plan, Section III, and the Landscape Standards, Paragraph E page II. The Master Plan is the more rigid and serves to provide site unity through the use of specific materials. The Landscape Standards, although specific in nature, will allow flexibility in design. The Standards are the backbone provided to support the desired high quality of development.

B. Landscape Concept

The landscape objective in its broadest sense is to integrate the landscape with both the introduced architectural elements and the character of the major roadways and perimeter plantings. Plant materials of varied nature have been selected for their hardiness, character and maintainability.

C. General Requirements

Detailed landscape and irrigation plans, prepared and signed by a “qualified” landscape architect, shall be submitted to the Journal Center Architectural Review Committee for concept approval. The landscape and irrigation plans shall also be submitted to the proper reviewing agencies of the city, county and highway department for approval prior to issuance of a Building Permit; prior to any building construction, and prior to the issuance of a Certificate of Use and Occupancy.

1. All government standards (local and otherwise) applicable to landscape and irrigation shall be investigated prior to preliminary design and incorporated into design schemes prior to plan submittal.
2. Individual expression, as related to the landscape design of each site, is encouraged and shall be based, in addition to the parameters set forth in the concept statement, on the following criteria:
 - a. Landscape elements shall be of the “long-lived” variety. “Short-lived” materials can be utilized, but only as a supplement to longer-lived elements.
 - b. Landscape elements within the front yard or visible from the public right-of-way shall be of similar character and compatible with the parkway in the design and vocabulary indicated on the Master Plan and Suggested Plant Lists. Landscape materials are considered to be a strong unifying element and, therefore, should reflect the physical, functional, and aesthetic qualities of the site.
 - c. Simple palettes of materials in simple compositions utilizing two species of accent trees recommended to achieve an overall unified design treatment.
 - d. Expansive horizontal and vertical surfaces, comprised of singular materials, shall be modulated or interrupted by foliage masses.

- e. Trees, both lines and masses, shall be utilized to enclose and subdivide exterior spaces relative to each individual site and provide physical protection from sun and wind in paved expanses.
- f. Thorough soil preparation is essential to plant survival. An agricultural quality soil test shall be performed. Specifications shall indicate all soil treatment and preparation.
- g. As water management is critical, conservation is a key design consideration for irrigation plans. These systems shall be coordinated with specific planting requirements.
- h. Large areas of disturbed (scarified) soil cause blowing dust and noxious weeds to be problems. Ground covers such as pasture grasses with at least temporary irrigation should be considered in these areas.

D. Landscape Master Plan and Suggested Plant List

The Landscape Master Plan (see Section III - Development Plan) specifically delineates the major site planting elements, their size, number and location requirements. The function of this section is to maintain landscape design continuity that is critical to overall site unity.

The Suggested Plant Lists (see Appendix A) are to serve as a supplement to the Master Landscape Plan. It is the intent of these lists to provide a further basis for overall site continuity.

Suggested Plant List, Sections 1, 2, 4 and 5 related directly to the Landscape Master Plan while Sections 3, 6, 7, 8, 9, and 10 establish a framework for individual site design. It is required that plant selection for all common maintenance areas be limited to and drawn from these lists. For privately maintained areas, extended plant palettes are encouraged, but designers shall keep in mind that both simplicity and unity are major design criteria for overall site development.

E. Landscape Standards

The Landscape Standards are the major means by which a quality landscape will develop at Journal Center Business Park. Prior to proceeding with any individual site design, particular attention should be given to this section.

In terms of landscape design, all unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover, shrubs, and tree materials, and/or dry (inorganic) materials as indicated in the Landscape Master Plan and Suggest Plant Lists.

1. **Street Trees**

Street trees are required and are considered to be part of the Front Yard – Parkway Landscape. Major and minor species, minimum sizes and number required per 100 lineal feet of street frontage can be determined by referring to the Landscape Master Plan and Suggested Plant Lists. Minimum tree size to be 2 1/2" caliper.

2. **Front Yard**

The front yard is considered to consist of the entire area between the face of the curb at the access street and the face of any building. Front yard landscaping shall consist of the following:

- a. **Parkway Landscape:** Where parking occurs between the right-of-way line and the face of building (see Appendix B & C). This area is to be landscaped with 2 1/2" minimum caliper street trees, accent trees, screening shrubs and ground cover treatment (see Landscape Master Plan and Appendices).

The parkway landscape shall be designed to screen the parking area from the access street. In addition to street trees, the screening must be accomplished by earth berming (natural in character) with a minimum height of 36" from the top of curb at the access street (see Appendices). Scope shall never be greater than 33% (one to three).

- b. **Building Setback (or Landscaper Buffer):** Where no parking occurs between the right-of-way line and the face of building (see also Appendix B and C) this area is to be landscaped with street trees, accent trees, shrubs (optional near building) and ground cover treatment (see Landscape Master Plan and Appendices).

Both the Parkway Landscape and Building Setback Buffer, with the exception of parking lots, are to be turned over to common maintenance, performed by the Journal Center Association, upon acceptance of final installation.

3. **Parking Lots**

Shade trees not less than two and one-half inches (2 1/2") caliper in size, equal in number to two (2) per each five (5) parking stalls; accent trees, equal in number to one (1) per each five (5) parking stalls, all with adequate irrigation systems will be provided within all parking areas for office/commercial and support/commercial zones.

All areas not covered by the parking lot surface or other hardscape surfaces are to be landscaped with ground cover and shrubs as per Suggested Plant Lists (Appendix A).

Parking lots in zones classified Industrial I and II that serve the public and visitors and are not within storage areas shall be landscaped as per commercial standards. Employee parking and storage areas need not be landscaped in Industrial zones I and II.

All parking within storage yards shall be fully screened from street frontage. Provide minimum 6'-0" walls or combination walls and planting sufficient for a total screen of cars from street view. Planting to be similar to that required for property line treatment of commercial zones.

The maintenance of all parking lot landscaping not occurring in common leased land is to be the responsibility of the individual property owner(s) or tenant(s).

4. Side and Rear Yards

Trees shall be planted adjacent to all structures on site where possible. Quantity to be equal to one (1) tree for each thirty (30) lineal feet of the combined length of rear and both side wall dimensions. Minimum tree size shall be 1-3/4" caliper.

All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover, shrubs and tree materials, and/or dry landscape materials (inorganic) as indicated in the Suggested Plant Lists. No gravel will be accepted.

For buildings in the industrial zones, all side and rear yards not within the storage yard areas shall be landscaped as per standards listed above.

All maintenance for side and rear yards is to be the responsibility of the individual property owner(s) or tenant(s).

5. Property Lines

Contiguous – The equivalent of one (1) tree per each thirty (30) lineal feet of property line. A minimum size of 1-3/4" caliper will be required (see Appendix G).

Non-Contiguous – The equivalent of two (2) trees per each thirty (30) lineal feet of property line. A minimum size of 1-3/4" caliper will be required (see Appendix G).

Shrubs and ground cover will also be required planting in both situations. The minimum shrub size is to be five (5) gallon (24" height x 18" width minimum) spaced at 48" o.c. (see Appendix G).

All property lines are to be landscaped except in Industrial zones where storage and manufacturing yards are adjacent to the property lines. In lieu of property line screen planting, provide a minimum 6'-0" height wall of fence around all storage and manufacturing yard areas.

The maintenance of all property line landscaping is to be the responsibility of the individual property owner(s) or tenant(s).

6. Arroyo Drainage Area

This area is flood plain land that, aside from landscaping and narrow concrete lining, is to remain undeveloped. It is the intent of this standard that natural land forms be used and that a natural looking succession of vegetation be implemented between the concrete channel and the adjacent/surrounding commercial/industrial development.

The planting along the drainage area shall be limited to grasses, shrubs and trees, and be planted in that respective order, going from concrete channel to transition edge (see Appendix F, Sketch 1). All plant material shall be **nursery grown** in containers and well rooted prior to planting.

The transition edge would be a smooth merger of drainage area planting and adjacent user land. It should undulate horizontally to reflect a natural edge condition that is complementary to both the park-like drainage area and built environments (see Appendix F, Sketch 2).

The transition area between drainage and commercial-industrial uses shall contain plant material that is relatively fire retardant and requires minimal irrigation or maintenance.

Although generally low maintenance, the drainage area and its buffer shall be maintained as part of the Business Park's common area. Owners and/or tenants are to regard these areas as an important and integral part of the total site landscape. Maintenance shall commence upon completion of the landscape and acceptance of its installation.

7. Screening

Areas utilized as parking, storage or loading will be screened, modulated, or interrupted from the view of the access street(s) or adjacent properties. This may be accomplished by employing one or all of the following techniques:

Lineal Masses of Shrubs – This method requires use of shrubs that will achieve a height of from four (4) to six (6) feet within three (3) years. Minimum size of five (5) gallons (24" height x 18" width) at 48" o.c. spacing.

Lineal or Group Masses of Major Trees – This method requires the use of trees that shall ultimately provide foliage that will screen parking, storage and loading areas from elevated areas within the site or from adjacent buildings.

8. Maintenance

All landscaping in this development shall be maintained in a neat and orderly fashion. Periodic inspections will be made as directed by the Journal Center Review Committee and reports submitted with regard to the condition of maintenance. If suggestions of improvement are made and which are in the realm of the Maintenance Standards, the work shall be corrected within seven (7) days of receipt of the report. The following are minimum maintenance standards:

- A. All planting areas are to be kept free of weeds, debris and sand build-up.
- B. Lawn and ground covers are to be kept trimmed and/or mowed regularly. Visual compatibility with "common areas" is desired.
- C. All plantings are to be kept in a healthy and growing condition. Fertilizations, cultivation and tree pruning are to be carried out as part of regular maintenance.
- D. Irrigation systems are to be kept in working condition. Adjustment and cleaning of systems should be a part of regular maintenance.
- E. Damage to plantings created by vandalism, automobile or acts of nature shall be corrected within thirty (30) days.
- F. All trees shall be trimmed and pruned when necessary to promote healthy growth and structure and minimize wind damage. Trees should be attended to no less than once each year. Under no circumstance shall trees be "topped". To encourage deep roots and healthy growth, all trees should be deep root fed at least once each year.

7. Loading Areas

Loading areas shall be screened from view or, at a minimum, have the view from the streets adjacent to said loading areas broken up by the use of landscaping and/or fencing materials.

On other than Entry Drives, street-side loading shall be allowed, provided the loading dock is set back a minimum of seventy (70) feet from the street right-of-way line, or one hundred ten (110) feet from the street centerline, whichever is greater. Said loading area must be screened in a manner as set forth above.

8. Storage Areas

No Exterior Storage will be allowed in the Support Commercial or the Office/Commercial/Research & Development Land Use Areas. For Industrial Land Uses, all outdoor storage shall be visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height, but need not be opaque above that point. Outdoor storage shall be meant to include all company owned and operated motor vehicles, with the exception of passenger vehicles.

No storage shall be permitted between a frontage street and the building line.

9. Refuse Collection Areas

All outdoor refuse collection areas shall be totally enclosed and visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height, but need not be opaque above that point.

No refuse collection areas shall be totally enclosed and visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point height (8) feet in vertical height, but need not be opaque above that point.

10. Off Street Parking

All parking will be off-street. The following uses shall provide, as a minimum, the number of parking spaces indicated for each use:

- A. Retail stores – one (1) space for every two hundred (200) square feet of gross floor area.
- B. Retail food take-out – one (1) space for every two hundred (200) square feet of gross floor area.
- C. Restaurants, taverns, lounges and other establishments for the sale and consumption on the premises of food and beverages – ten (10) minimum or one (1) for each fifty (50) square feet of gross floor area up to four thousand (4,000) square feet, plus one (1) for each eighty (80) square feet of gross floor area over four thousand (4,000) square feet, whichever is greater.
- D. Business offices, banks, financial institutions, savings and loan institutions – one (1) space for each three hundred (300) square feet of gross floor space.
- E. Manufacturing plants and kindred uses (within the minimum parking stalls required):
 - 1. Industrial uses of all types except a building used exclusively for warehouse purposes: one (1) for each three (3) employees of the largest shift or one (1) space per one thousand (1,000) square feet of net leasable area whichever requirement is greater.
 - 2. Wholesale establishment and warehouses not used exclusively for storage: one (1) for each one thousand (1,000) square feet of gross floor area for the first twenty thousand (20,000) square feet; one (1) for each two thousand (2,000) square feet of gross floor area for the second twenty thousand (20,000) square feet; one (1) for each four thousand (4,000) square feet of floor area of the building, less that area devoted to office or sales, plus one (1) for each three hundred (300) square feet of office or sales area.
 - 3. Warehouses, storage buildings or structures used exclusively for storage purposes: one (1) for each one thousand (1,000) square feet of gross floor area for the first twenty thousand (20,000) feet; one (1) for each four thousand (4,000) square feet of gross floor area for areas in excess of the initial forty thousand (40,000) square feet of floor area of the building.

- F. Tennis, handball and racketball facilities – two (2) for each court plus the spaces required for additional uses on the site.
- G. Optional provisions. The following may be provided at the option of the developer when applicable to commercial, office or industrial off-street parking uses.

1. Pool parking: parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when hours of peak use vary. Requests for the use of pool parking are subject to the approval of the City of Albuquerque Director of Planning and must meet the following conditions:

Sufficient evidence shall be presented to the director of planning demonstrating that there will exist no substantial conflict in the principal hours or periods of peak demand of the structures or uses for which the joint use is proposed.

The number of parking stalls which may be credited against the requirements for the structures or uses involved shall not exceed the number of parking stalls reasonably anticipated to be available during differing hours of operation.

Parking facilities designated for joint use should not be located further than two hundred fifty (250) feet from any structure or use served.

A written agreement shall be drawn to the satisfaction of the director of planning of the city attorney and executed by all parties concerned assuring the continued availability of the number of stalls designated for joint use at the period of time indicated.

2. Long-term parking: commercial and industrial facilities used for long-term parking may decrease stall size to the specifications set forth below (subsection H.3). “Long-term” parking facilities shall be considered as areas of half or all-day parking.

H. Minimum Design Requirements

1. 90 degree uncovered parking spaces shall measure nine (9) feet in width, eighteen (18) feet in depth and have a twenty-four (24) foot aisle.
2. 90 degree angle stalls designated for use by compact cars (maximum of 25% of parking requirement) may be reduced in size to a minimum of seven and one-half (7-1/2) feet in width, fifteen (15) feet in length and have a twenty-four (24) foot aisle.
3. Stalls designated for long-term (all day minimum) industrial and commercial parking may be reduced in width a minimum of eight and one-half (8-1/2) feet.

11. Sidewalks

Sidewalks will not be provided at all locations as called for in the City of Albuquerque Sidewalk Ordinance; however, pedestrian ways will be provided on each parcel to connect all parts of the development to the commercial facilities. When sidewalks are provided within public street right-of-way, the sidewalks will be required on one side of the street only.

12. Nuisances

No portion of the property shall be used in such a manner as to create a nuisance to adjacent sites, such as, but not limited to, vibration, sound, electromechanical disturbance and radiation, electromagnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or noxious matter.

13. Air Pollution Standards

All land uses designated with the Journal Center shall comply with the City of Albuquerque, Bernalillo County, State of New Mexico and all Federal level government policies and standards.

14. Proposed Rail Service

All future rail service needs determined by marketing and approval by the Journal Center Design Review Committee to any parcel within the Journal Center will automatically be given the needed easements across other properties to service those needs.

SECTION V –Support Commercial

1. Purpose and Intent

It is the intent of the retail commercial park to support the employees within the Journal Center with their retail commercial needs and not to compete with other local community retail commercial facilities:

2. Permitted Uses

Retail commercial facilities and services, such as, but not limited to, the following:

- A. Restaurants, cafes and bars**
- B. Cafeteria**
- C. Liquor store**
- D. Market**
- E. Barber shop and beauty parlor**
- F. Book and stationery store**
- G. Blueprinting and photostatics**
- H. General shops**
- I. Camera shop**
- J. Delicatessan store**
- K. Florist**
- L. Shoe store or repair shop**
- M. Tobacco shop**
- N. Office equipment rental repair**
- O. Pharmacies**
- P. Laundry/Dry Cleaning**

SECTION VI – Office/Commercial/Research & Development

1. Purpose and Intent

It is the intent of Group 1, Professional and Business Office, and Group II, General Commercial, to add support to the retail commercial and industrial activities and engage in the sale of products and services to The Journal Center and surrounding communities. The intent of Group III, Research & Development, is to allow activities primarily engaged in research, provided that such activities are confined within a building or buildings that do not contribute excess noise, dust, smoke, vibration, odor, toxic or noxious matter to the surrounding environment nor contain a high hazard potential. Such activities may include, but shall not be limited to, research laboratories and facilities, developmental laboratories and facilities and compatible light manufacturing and assembly. All facilities are to be located within a building or buildings.

2. Permitted Uses

A. Group I – Professional and Business Offices such as but not limited to, the following:

1. Professional Offices

- Accountants
- Attorneys
- Doctors
- Dentists
- Optometrists
- Chiropractors
- Engineers
- Architects
- Surveyors
- Planners
- Landscape Architects

2. Business Offices

- Advertising Agencies
- Banks
- Savings & Loan Associations
- Economic Consultants
- Employment Agencies
- Escrow Offices
- Notary Public
- Insurance Agencies

Laboratories

- a. Dental
- b. Medical
- c. X-Ray
- d. Biochemical
- e. Film, wholesale only
- f. Optometrical

Stock Brokers

Studios for Interior Decorators, Photographers, Artists and Draftsmen

Telephone Answering Services

Tourist Information and Travel Agencies

Trade Schools

Private Schools

Children's Day Care Centers

Rest Homes

Training Centers

Radio or Television Studios

B. Group II

General Commercial and Services such as, but not limited to, the following:

1. General Service, subject to use permit:

- a. Hotels and Motels
- b. Service Stations

2. Hobby, Arts and Crafts, including:

- a. Sporting Goods Stores
- b. Camera Stores
- c. Art Galleries
- d. Craft Stores
- e. Pet Stores
- f. Bicycle Stores

3. Book and Office Supply Stores, including:

- a. Book Stores
- b. Office Supply Stores

4. Retail Stores and Professional Service Establishments, including:
 - a. Medical Supplies and Services
 - b. Pharmacies
 - c. Specialty Foods
 - d. Fabric Shops
 - e. Jewelry Stores
 - f. Barbers & Hair Stylists
 - g. Clothing Stores
 - h. Liquor Stores
 - i. Tourist Information & Travel Agencies

5. Home and Office Furnishings, including:
 - a. Home Furniture Stores
 - b. Office Furniture Stores
 - c. Interior Decorators
 - d. Home Appliances
 - e. Antique Shops

6. Athletic Clubs, including:
 - a. Spas
 - b. Health Clubs
 - c. Recreation Facilities

7. Home Improvement Stores, including:
 - a. Hardware Stores
 - b. Paint Stores
 - c. Wallcovering Stores

8. Retail Nurseries

C. Group III

Research & Development activities and compatible light manufacturing and assembly such as, but not limited to, the following:

1. Research

- a. Biochemical**
- b. Chemical**
- c. Film and Photography**
- d. Metallurgy**
- e. Pharmaceutical**
- f. X-Ray**
- g. Radar, Infrared and Ultraviolet Equipment and Systems**
- h. Scientific and Mechanical Instruments**
- i. Testing Equipment**

SECTION VII – Industrial Class I

1. Purpose and Intent

It is the intent of the Industrial Class I facilities to provide industries engaged primarily in research and/or testing and industries engaged in compatible light manufacturing and assembly. Support facilities may be located outside of a building provided it can be demonstrated that it is in the interest of safety or health of employees and that screening requirements have been observed.

2. Permitted Uses

Uses primarily engaged in research activities including research laboratories, developmental laboratories and compatible light manufacturing such as, but not limited to, the following:

A. Research

- Biochemical
- Chemical
- Film and Photography
- Medical and Dental
- Metallurgy
- Pharmaceutical
- X-Ray

B. Manufacture, Research Assembly, Testing and Repair

- Newspaper Facilities and Production
- Electronic Equipment
- Coils, Tubes and Semiconductors
- Communication, Navigation, Guidance and Control Equipment
- Data Processing Equipment
- Glass Edging and Silvering Equipment
- Graphics and Art Equipment
- Metering Equipment
- Radio and Television Equipment
- Photographic Equipment
- Radar, Infrared and Ultraviolet Equipment
- Optical Devices and Equipment
- Filing and Labeling Machinery

SECTION VIII – Industrial Class II

1. Purpose and Intent

It is the intent of Group I, manufacturing and assembly, to provide general manufacturing activities and assembly provided that: such activities are confined within a building or buildings or enclosed within yards with appropriate screening; do not contribute excessive noise, dust, smoke, vibration, odor, toxic or noxious matter to the surrounding environment, nor contain a high hazard potential due to the nature of the products, materials or processes involved.

The intent of Group II, warehouse and storage, is to provide storage or warehousing of products and engage in distribution of said products.

2. Permitted Uses

Group I – Manufacturing and Assembly such as, but not limited to, the following:

A. Manufacture and/or Assembly of the following or similar products:

- Aircraft and Related Components
- Clocks and Watches
- Coffins
- Ceramic Products
- Electrical Appliances
- Farm Equipment
- Heating and Ventilating Equipment
- Linoleum
- Machinery and Machine Tools
- Musical Instruments
- Neon Signs
- Novelties
- Oil Well Valves and Repairs
- Optical Goods
- Refrigeration
- Springs
- Stencils
- Toys
- Trailers
- Trucks

B. The manufacturing of products or products made from the following or similar materials:

Aluminum
Bags, except burlap or sacks
Batteries
Boxes, paper
Brass
Cans
Copper
Glass
Grinding Wheels
Iron
Linoleum
Matches
Mattresses
Paper
Steel
Tin
Tools
Wool
Yarn

C. The manufacturing, compounding, processing or treatment of the following or similar items:

Acids, non-corrosive
Candles
Cigarettes and Cigars
Detergents
Disinfectants
Dye
Food Products
Lubricating Oil
Pharmaceutical Products
Plastics
Toiletries
Vitamin Products
Waxes and Polishes

D. Woodworking Shops such as (provided that, if a planer, router, sticker or moulder is maintained, all doors and windows in the outside walls of the room in which said machinery is located shall be kept closed while said machinery is in use):

Box
Furniture
Wood Products

- E. To allow the location of general manufacturing activities and assembly service industry and activities related to contractor and construction industry.
- F. Service industries or those industries providing a service as opposed to the manufacture of a specific product, such as the repair and maintenance of appliances or component parts, tooling, printers, testing shops, small machine shops, shops engaged in the repair, maintenance and servicing of items excluding automobile repair, providing that such industries are not the point of customer delivery or collection.

Group II – Warehouse and storage such as, but not limited to, the following:

- A. General storage of products involved in distribution
- B. Contractor and construction industries relating to building industry, such as general contractors, electrical contractors, plumbing contractors
- C. Storage and freight services
- D. Moving and storage services
- E. Pick up and delivery services
- F. Wrapping and packaging services

APPENDIX A

Suggested Plant List

1. Primary and Secondary Street Trees
(see Section II, Development Plan)

2-1/2" Min. Caliper

London Plane Tree

Arizona Sycamore

Shademaster Honeylocust

Golden Raintree

Bradford Pear

2. Predominant Parking Lot Trees
(see Master Plan, Section II)

2-1/2" Min. Caliper

Desert Willow

Modesto Ash

Honeylocust

Sycamore-Leaf Maple

Bradford Pear

3. Accent Trees 2-1/2" Min. Caliper
Deciduous

Japanese Pagoda

Western Catalpa

Purple Leaf Plum

Bradford Pear

Canada Red Cherry

Flowering Crab

Japanese Maple

Malus-in-Variety

Conifers

5'-0" to 7'-0"

Deodar Cedar

Japanese Black Pine

Austrian Pine

Scotch Pine

Leland False Cypress

Blue Spruce

4. Screen Trees 1-3/4" Min. Caliper
(See Landscape Master Plan – Section II)

Cottonwoods-variety should be *Populus Acuminata* (narrowleaf cottonwood) to maintain continuity with existing landscape. Also, variety *Robusta*-excellent windbreak.

Hollywood Juniper

Leland False Cypress

Arizona Cypress

Desert Willow

5. Trees for Arroyo Drainage Area
(See Landscape Master Plan – Section II)

1-1/2" Min. Caliper

Desert Willow

Cottonwoods-variety should be *Populus Acuminata* (narrowleaf cottonwood) to maintain continuity with existing landscape. Also, variety *Robusta*-excellent windbreak.

Globe Willow

Salt Cedar

Pink Flowering Locust

6. Introduced Shrubs

5 Gal. Minimum

Althea

Barberries

Cotoneasters

Silverberry

Cistena Plum

Junipers

Nandina

Frasers Photinia

Scottish Broom

Mohonia

Pyracantha

Spirea

Golden Bamboo

Autumn Olive

7. Introduced Ground Covers

As Available

Japanese Spurge

English Ivy

Junipers

Hall's Japanese Honeysuckle

Cinquefoil

Turf Grass

Vinca (major and minor)

Strawberry

Santolina

8. Pasture Grass

As Available from Seed

(limited use as approved basis)

Alkali Sacatone

Buffalo Grass

Gramas

Galleta

Indian Ricegrass

Sand Dropseed

Western Wheatgrass

10. Vines

1 Gallon Minimum

Boston Ivy

Silver Lace Vine

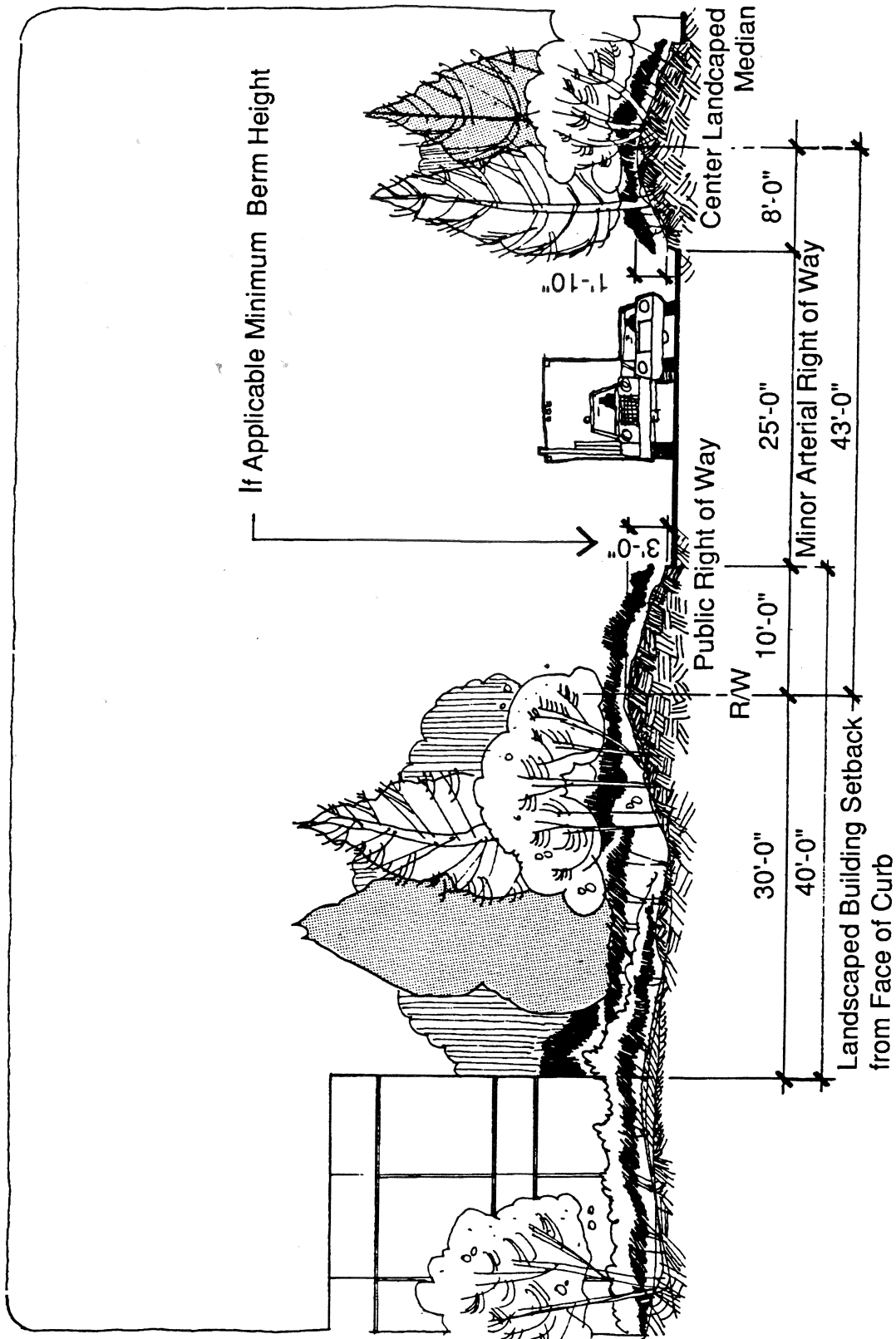
Virginia Creeper

English Ivy

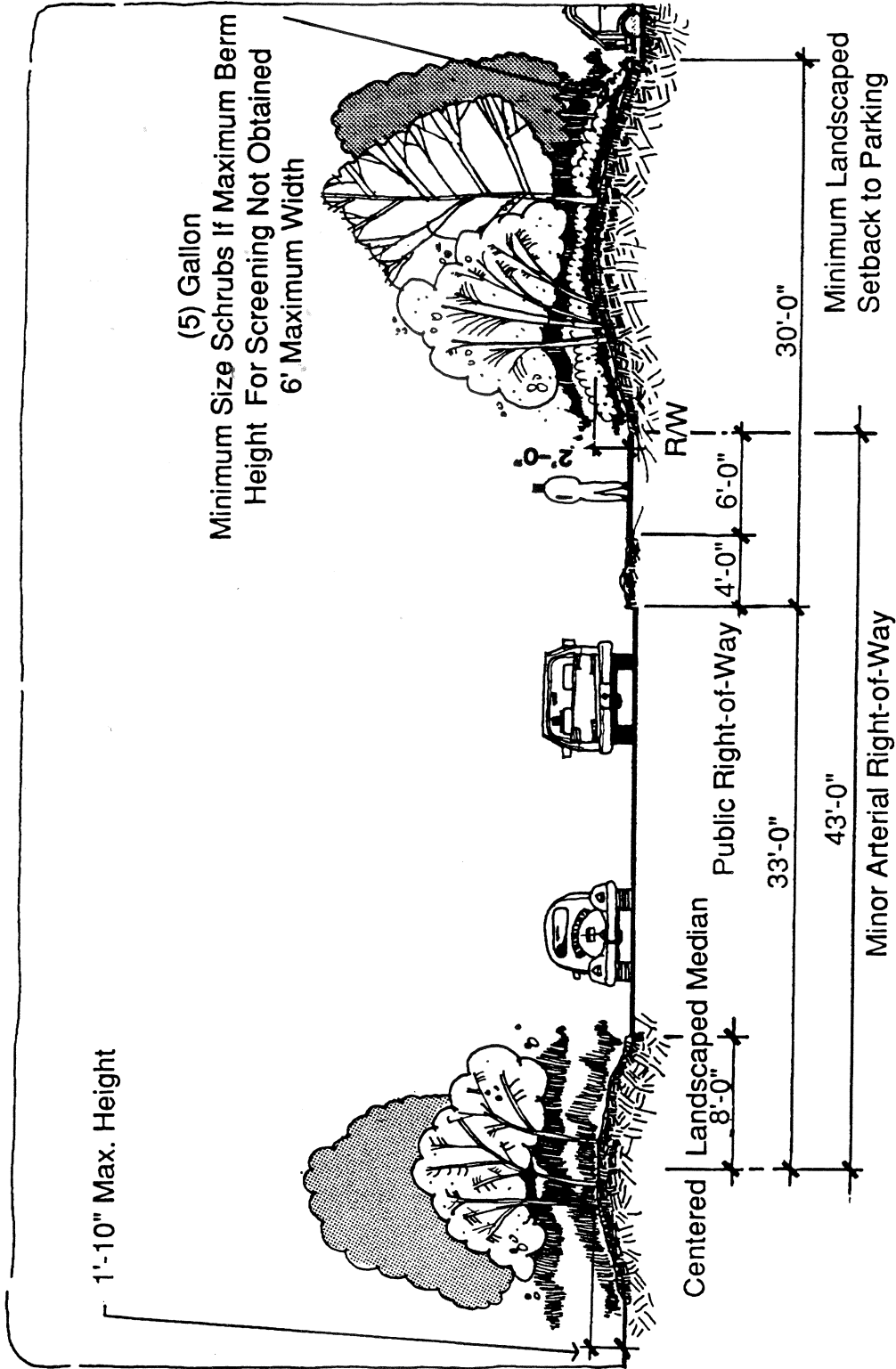
Wisteria

Honeysuckle

APPENDIX B

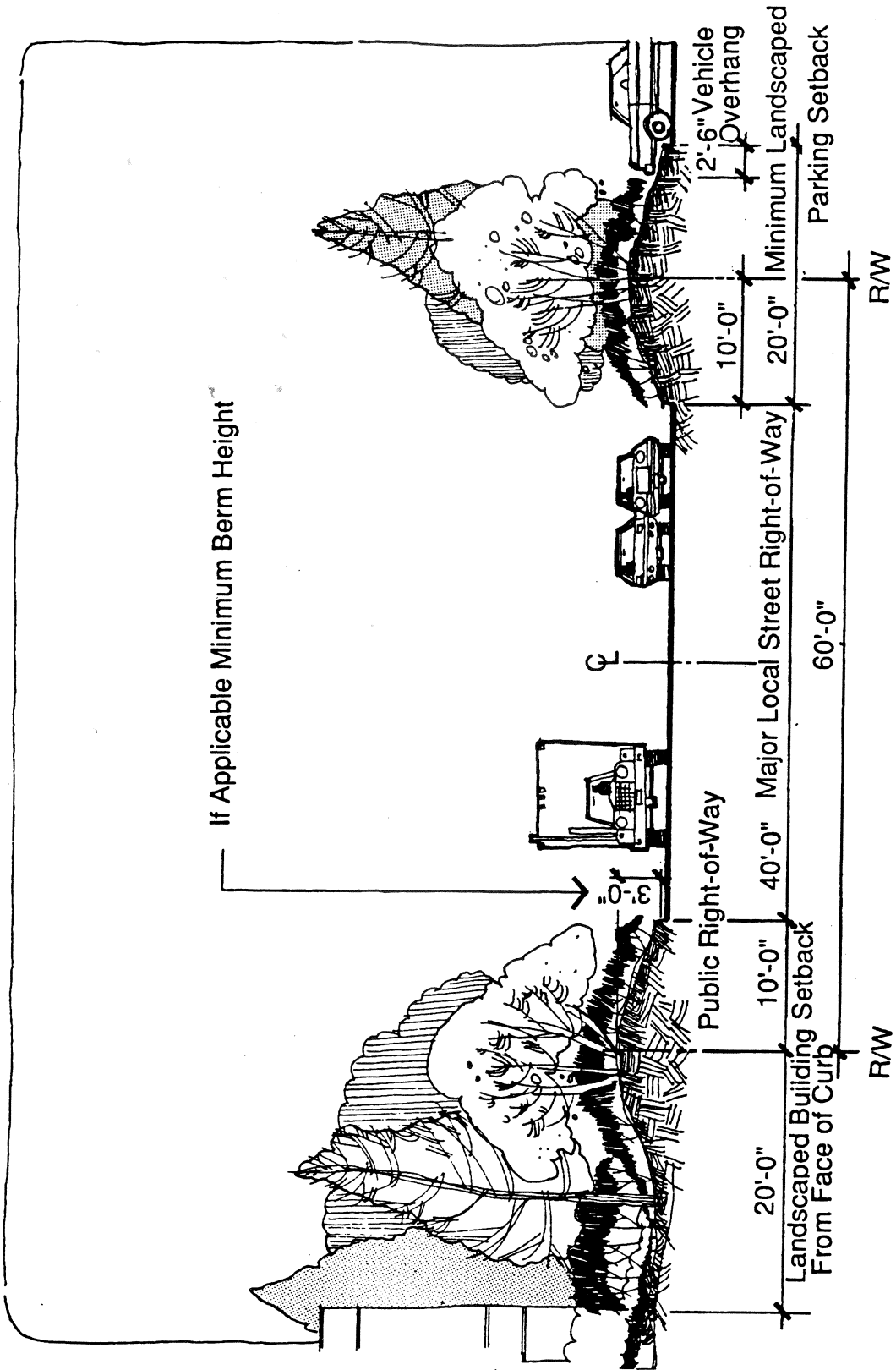


Proposed Minor Arterial Streets
86 Foot Right of Way
building setback sketch 1

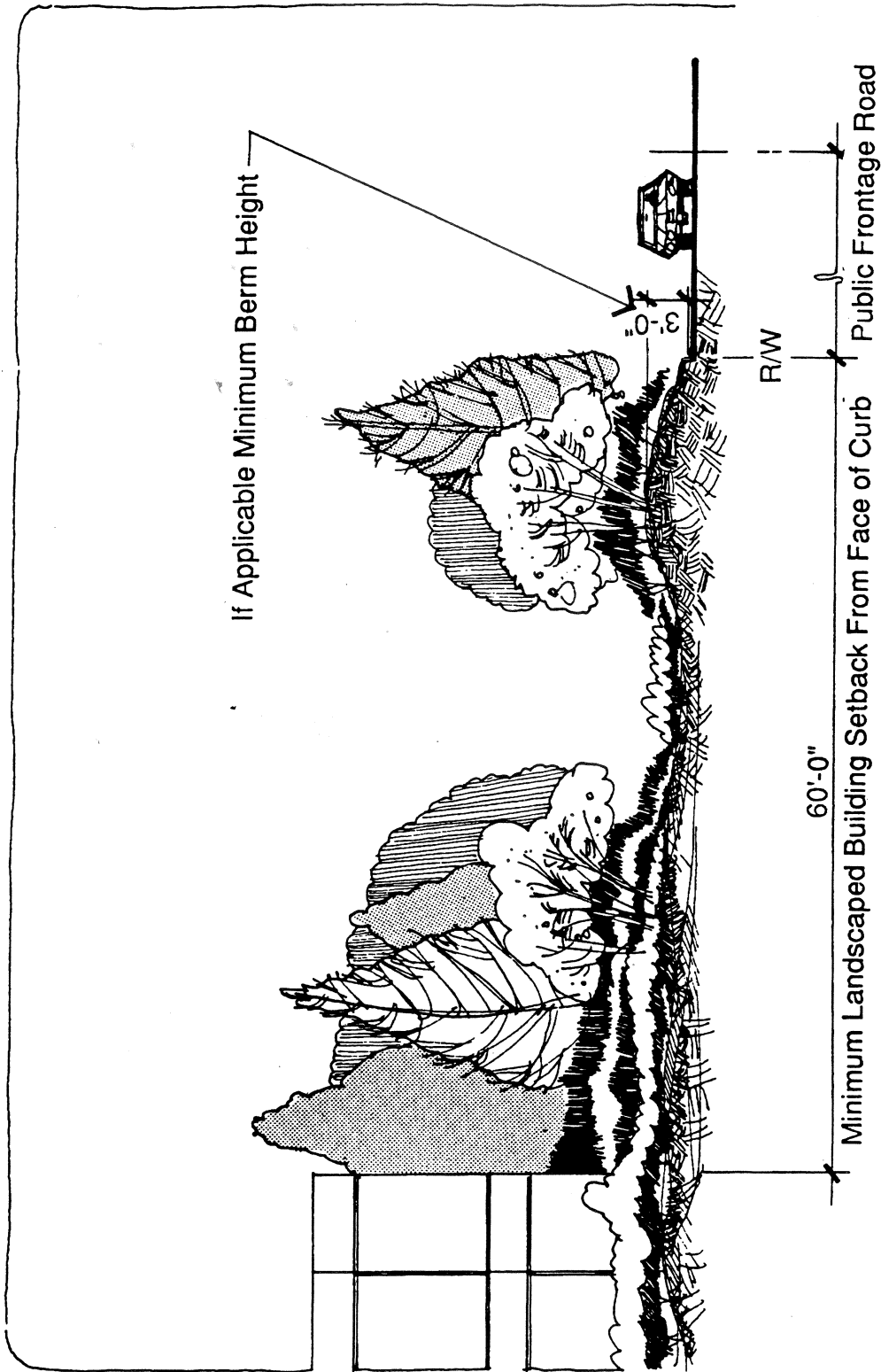


Proposed Minor Arterial Streets
86 Foot Right-of-Way
parking lot setback sketch 2

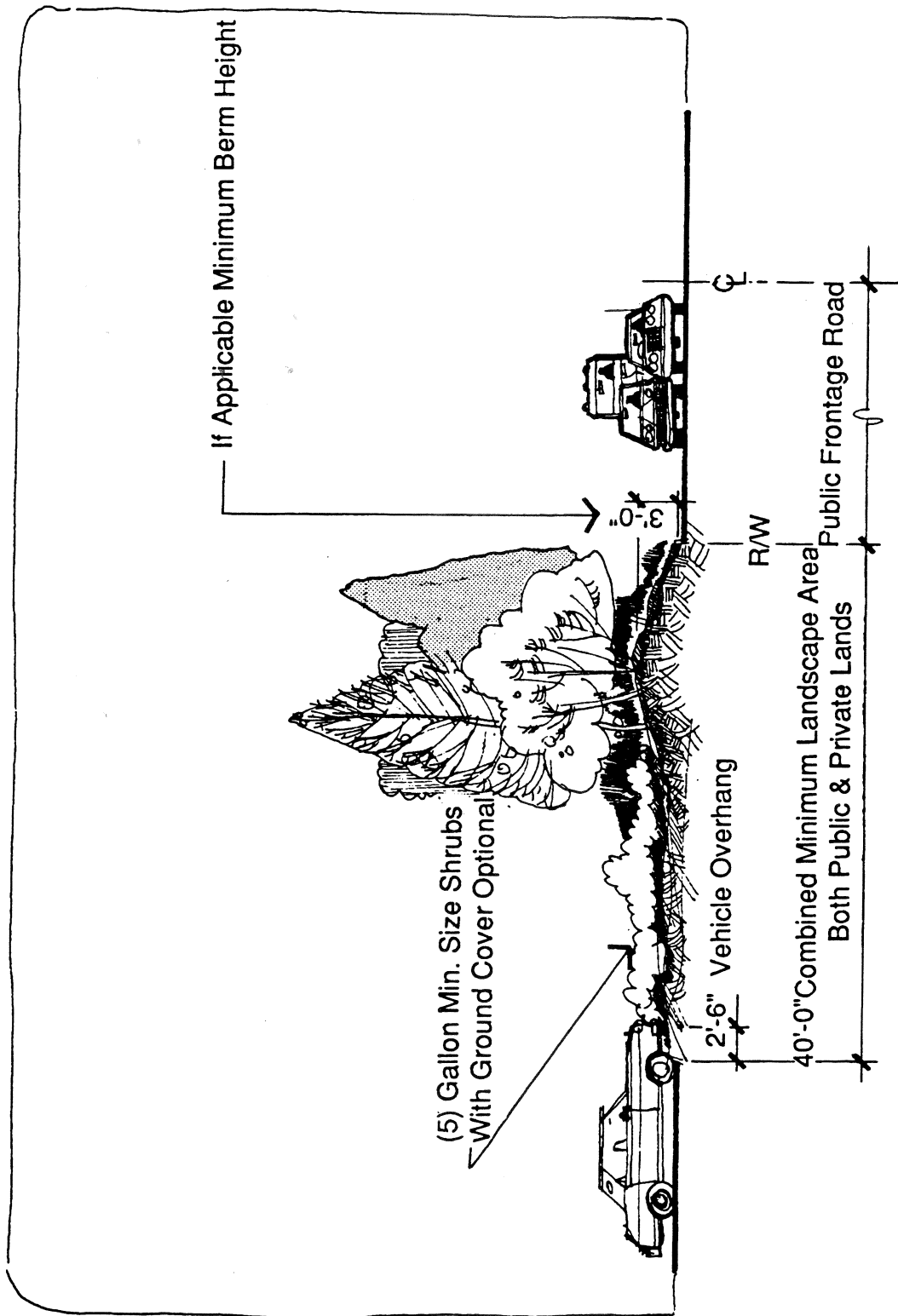
APPENDIX C



**Proposed Major Local Streets
60 Foot Right-of-Way**

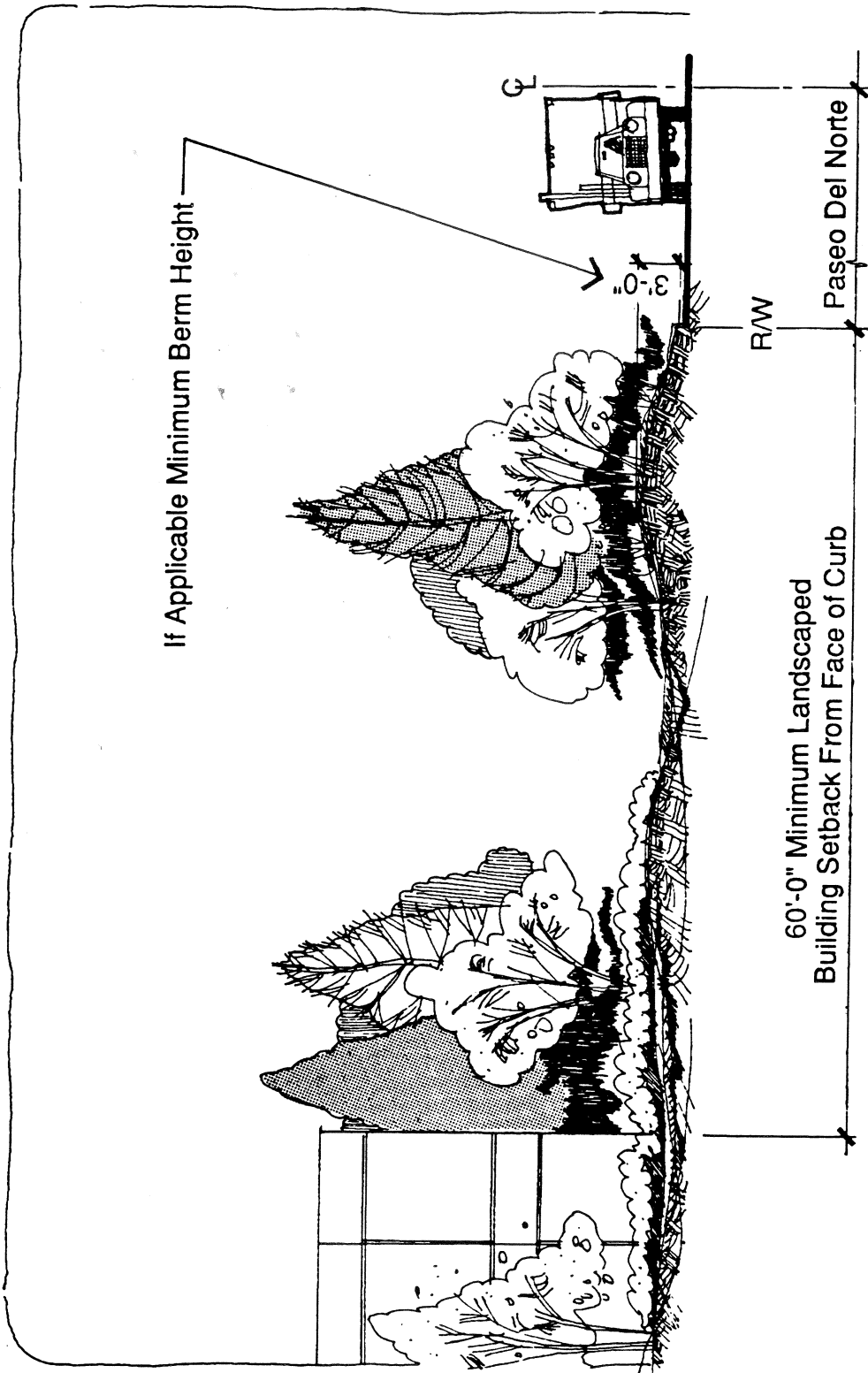


Existing Freeway Frontage Road
building setback sketch 1

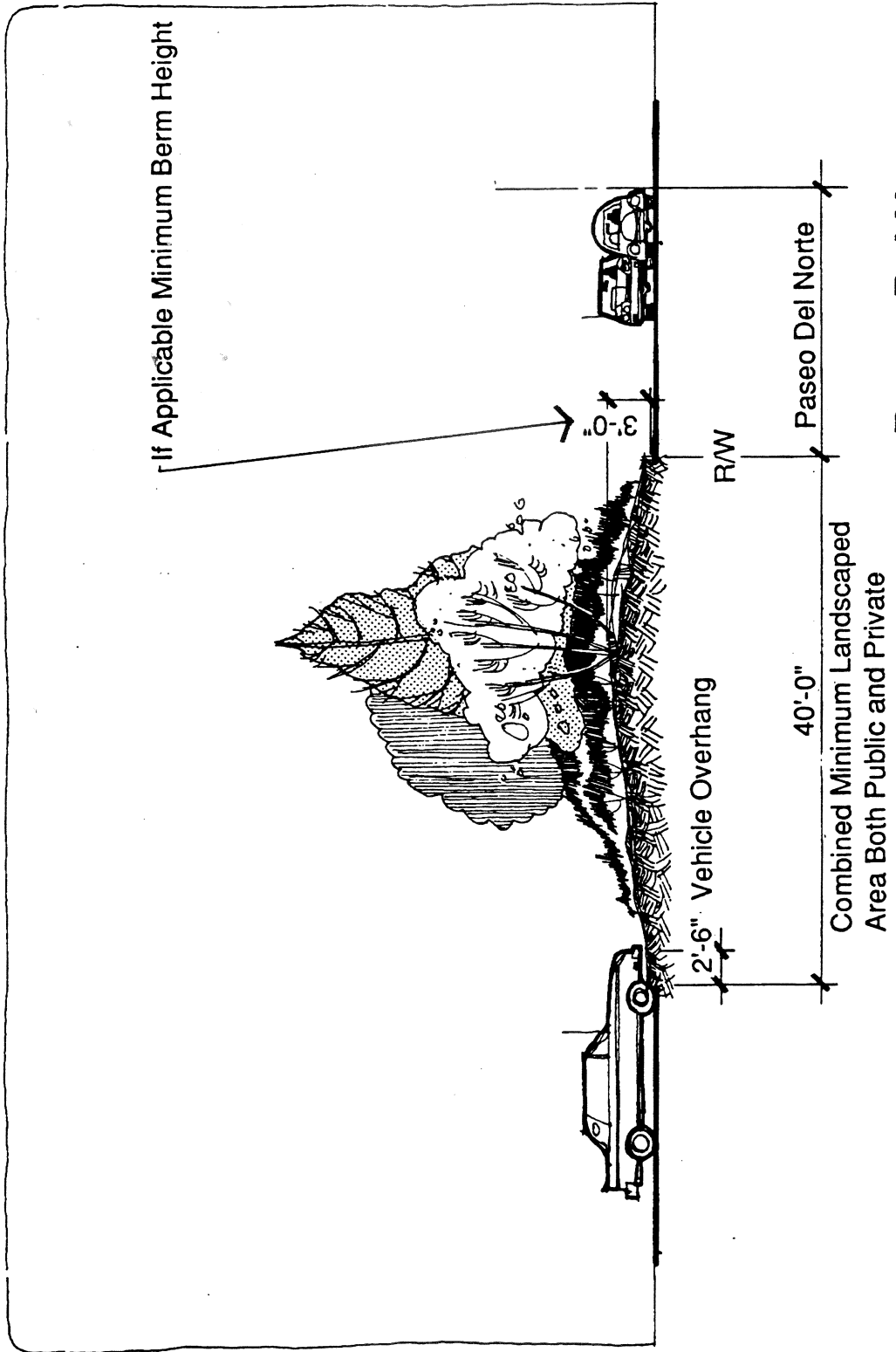


Existing Freeway Frontage Road
parking lot setback sketch 2

APPENDIX E

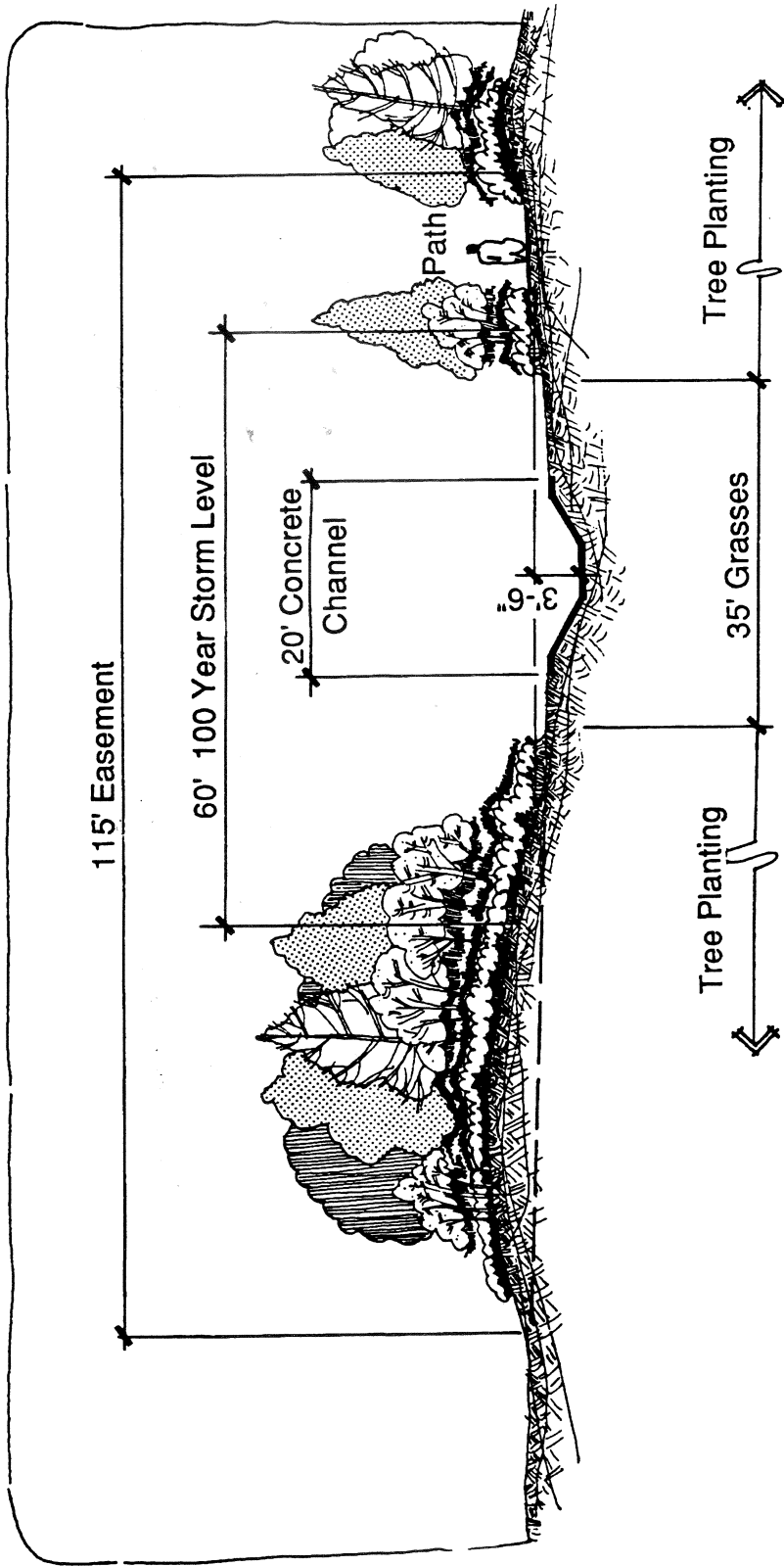


Paseo Del Norte
building setback sketch 1



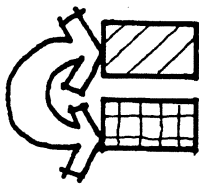
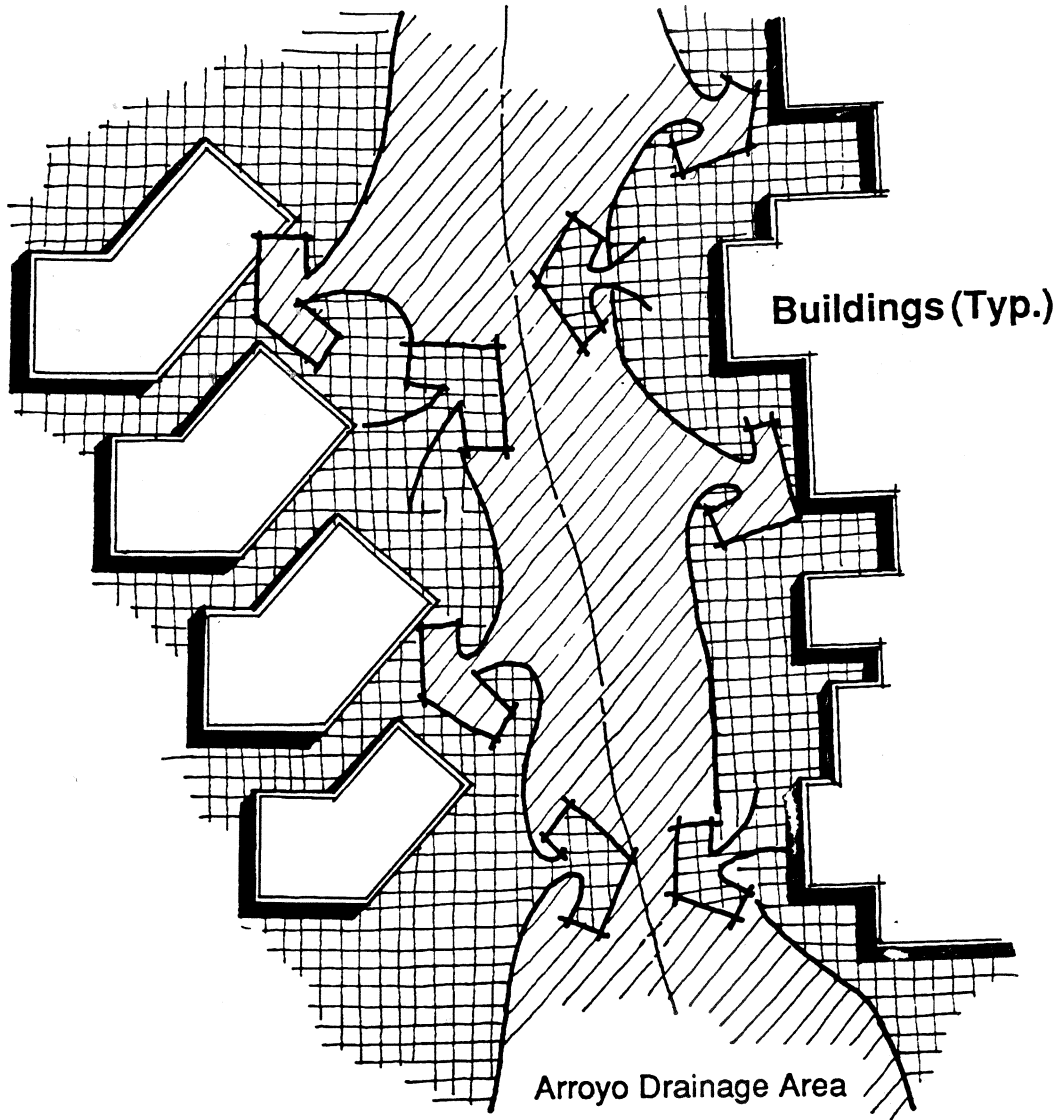
Paseo Del Norte
parking lot setback sketch 2

APPENDIX F



Arroyo Drainage
Area Section
sketch 1

APPENDIX F (Continued)



Mixed Native

Introduced Vegetation

To Create a Smooth Merger Along The Arroyo

**Drainage Area Concept
sketch 2**

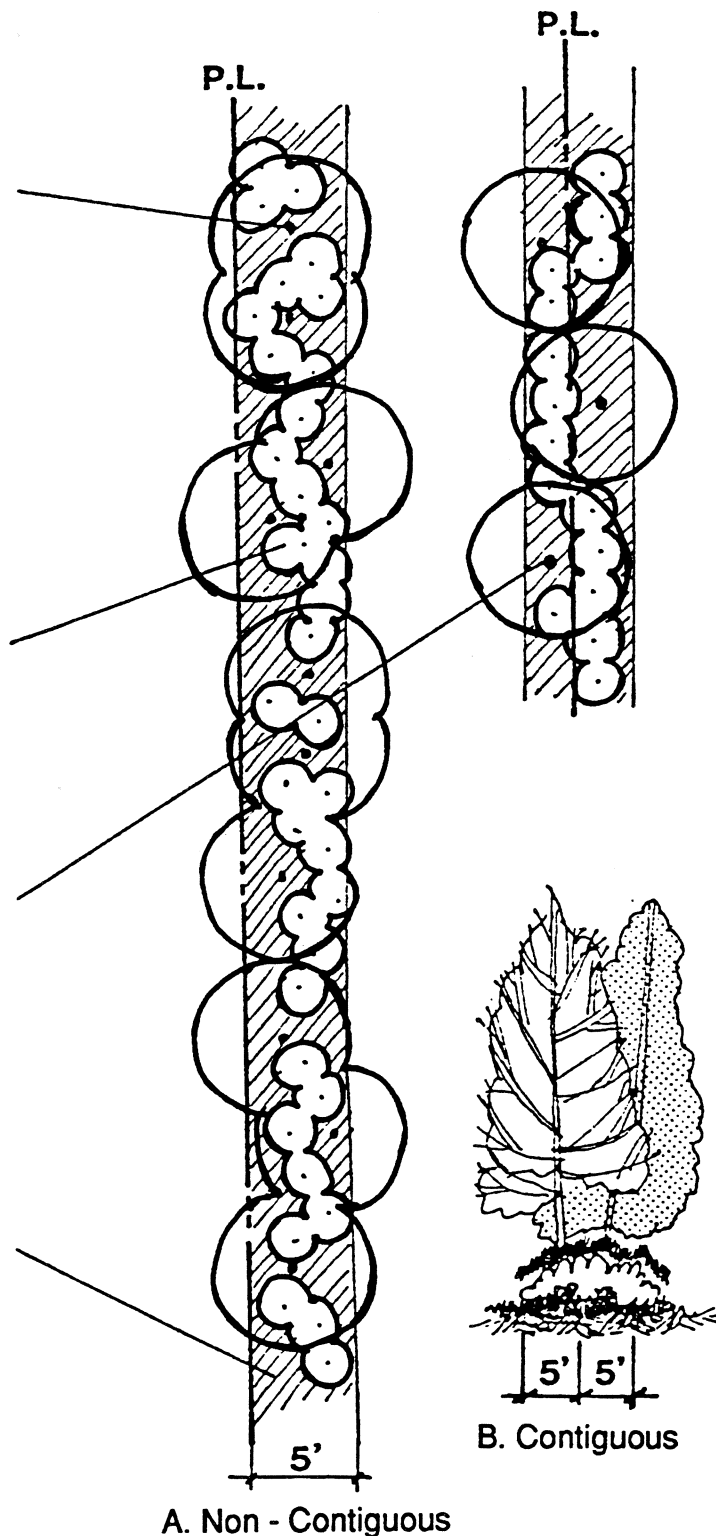
APPENDIX G

Randomly Staggered
Trees (2) 1 3/4"
Caliper Minimum Per 30'
Minimum Property Line
15' O.C. Minimum Spacing
30' O.C. Maximum Spacing

Shrubs at 48" O.C.
(See Shrub Listing)

Alternately Staggered Trees
(1) 1 3/4" Caliper Minimum
Per 30' Minimum

Ground Cover (Typ.)
(See Shrub List)



Property Line
Landscape Requirements