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# ***Los Lunas Riverfront***

## **Design Standards**

### **A. INTRODUCTION**

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for the Los Lunas Riverfront. The Design Standards should be used to facilitate the design of buildings which respect the natural conditions of the site, maintain and highlight views, and leave significant areas dedicated to open space. Innovative techniques such as water harvesting and use of "green" building materials are encouraged.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for Los Lunas Riverfront. In the event these Design Standards are in conflict with the Village of Los Lunas Zoning Ordinance, or any other applicable governing regulations, the more restrictive shall apply.

### **B. ARCHITECTURAL REVIEW COMMITTEE**

An Architectural Review Committee (ARC) has been established for the purpose of reviewing construction plans for all projects within Los Lunas Riverfront to determine whether they comply with these design standards. The ARC reserves the right to make exceptions, where appropriate, to the design standards on a case-by-case basis. Approval or denial of proposed plans shall be provided in writing by the ARC. Submittals to the ARC shall include, at a minimum, three copies of the following items:

- Dimensioned site plan for each construction phase (minimum scale: 1" = 20') showing the site orientation, building footprint, driveway location, courtyard wall locations, and adjacent streets.

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- In addition to the information required above, site plans for commercial projects shall also include parking layout (including handicapped parking), sidewalks and sidewalk connections, trash enclosures, loading docks, light pole locations and luminance, and signage location.
- Conceptual landscape plan showing the location of all landscape materials, identification of plant materials listing common and Latin names, landscape area calculations, description of irrigation system, and statement of maintenance responsibility.
- Floor plans (minimum scale: 1/4" = 1') for each building showing the location of all walls, openings, fixtures, and dimensions.
- Building elevations (minimum scale: 1/4" = 1') showing each side of all structures, building height, offsets, openings, materials, colors, and other visible items.
- Exterior lighting locations, fixture types, and luminance.
- Samples of materials and colors for exterior finishes, including signage.

## **1. ARCHITECTURE**

The architectural design should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations. The building designs should reflect the following New Mexico architectural styles.

**Commercial Building Style** should reflect New Mexico architectural styles, incorporating stucco surfaces, stacked stone wainscot and tower elements, precast concrete posts, lintels, cap stones, and ramadas, and clay tile roof elements. Stucco color should be in warm colors ranging from light to dark tans, terracotta red to deep browns.

- All buildings shall comply with local building and fire codes.

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- Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- No plastic or vinyl building panels, awnings, canopies, or unfinished metal buildings are allowed. Awnings and canopies, if used, shall be integrated with building architecture.
- Maximum building heights shall be consistent with the Village of Los Lunas Zoning Ordinance.
- Facades on buildings greater than 100 feet in length shall break up the visual mass of the building by incorporating at least two of the following features:
  - wall plane projections or recesses at least 2 feet in depth every 100 feet;
  - a change in roof plane or parapet occurring every 100 linear feet;
  - a vertical change in color, texture, or material occurring every 50 linear feet and extending at least 20% of the length of the facade;
  - an offset, reveal, pilaster, or projecting element, no less than 2 feet in width and projecting from the facade by a minimum of 6 inches and repeating at a minimum interval of 30 feet;
  - three dimensional cornice or base treatments; or
  - other treatments that meet the intent of this standard, as approved by the ARC.
- Primary building entrances shall be clearly defined with facade variations, roof variations, recesses or projections, porticos, or canopies.
- Sidewalks shall be provided along the entire length of major facades containing primary entries. The minimum width of the sidewalk shall be 8 feet.

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- No freestanding cell towers or antennas are allowed; rather antenna shall be integrated with the building architecture.

## **Standards**

- Building elements, such as windows, displays and entries shall be oriented both externally to the streetscape along Main Street and internally towards public areas in order to promote a pedestrian-friendly experience. Internal buildings should focus towards sidewalk and plaza areas internal to the site.
- Open courtyard designs shall be employed in order to form transitions between parking areas and building facades in office and commercial parcels. Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages (such as plazas or courtyards).
- Public zones of the buildings, such as balconies and patios, shall relate to pedestrian streets and pathways to encourage visitors to park once and then walk between buildings.
- Flat roofs and mechanical units shall be entirely concealed from public view at ground level by the use of parapets or other screening devices. Other roof forms including vaulted roofs, compound roofs, or sloping roofs may be considered for particular uses.
- Commercial and office uses shall be horizontally connected by a variety of ways, such as the use of arcades or portals, controlled plaza elements, outdoor cafes, pavement, and sitting areas.
- Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and scuppers, breezeways, and soffits shall be carefully dimensioned and detailed to provide a human scale and visual interest.
- Building design incorporating a combination of forms and shapes are required to reinforce and support the village concept and to provide visual interest to the project. Extended architectural detailing on the ground floor, such as a change in color or texture, the architectural expression expansion joints as

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reveals, door and window articulation and architectural accents, is required in order to enhance the pedestrian level experience.

### **Guidelines**

- Office and commercial sloped roof lines may overhang and provide appropriate detailing.
- Commercial buildings may be mixed use structures accommodating retail stores below and offices / residential units.
- The inclusion of an outdoor café or a restaurant with seasonal outdoor seating is encouraged to face the project's interior roads or the projects plazas or pedestrian areas.

### *Entryways*

#### **Standards**

- At entryways, an awning, canopy/marquee or inset shall be provided to provide shade and shelter and a sense of arrival.
- Entries shall be clearly defined and connect to pedestrian linkages.
- Entryways shall be distinguished by lighting in order to enhance the perception of surface variety.

### *Building Materials*

#### **Standards**

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

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- Architects shall use those materials traditionally used in New Mexico Territorial Design
- Colors shall be the inherent color of stucco or stone or brick materials (earth tones such as sands, creams, tans, etc.) rather than from application of color (painted), except when used as an accent color.

### **Guidelines**

- The use of contrasting colors between roofs and walls is encouraged to further differentiate the planes of building masses.
- Accent colors and materials can bring out detailing to better articulate or give scale to a building. These include the colors of glazed tile, wood trim, tile roofing, paint, metal, etc. Accent colors at stairs, balconies, and perimeter walls are to be compatible with streetscape and perimeter walls.

## **2. SCREENING / WALLS**

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the property. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

### **Standards**

- Mechanical equipment, whether on roof areas or at parking lot level, shall be fully screened from pedestrians or motorists. Screening shall be compatible with materials and design of the building.
- Loading areas shall be screened from public view by walls, trellises, or landscaping. Passenger loading areas do not require screening.
- The use of chain link, barbed wire, concertina or razor wire, or wood fencing is not acceptable.

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- Refuse enclosures shall be adjacent to the building and screened on the other two sides with walls of the same material as the building itself.

## **Residential**

- Perimeter walls are required at the north end of the site, however, an effort should be made by the site designer to lessen its visual impact through landscaping, or meandering within a landscape area.
- Unfinished block walls and barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
- Clear sight distances shall be maintained at all driveway locations.
- The maximum height of retaining walls is 6 feet. Areas requiring greater retainage are required to be terraced with a minimum 4 foot horizontal separation between walls.
- Materials acceptable for retaining walls are masonry block (no unfinished), split -face block, and stone.
- A 6 foot tall opaque wall or pipe fence is required along the north edge of the property to screen the commercial property from the residential uses across the street.

## **Screening**

- The site orientation of loading docks, refuse collection, and delivery/storage areas shall be away from public rights-of-way or pedestrian areas.
- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections.

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- The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.
- Roof-mounted mechanical equipment shall be screened from the parking lot level by parapet walls or structural features of the same basic materials of the building. The minimum height of the parapet walls or structural features shall be as follows:
- Ground-mounted mechanical equipment shall be screened from the public right-of-way with walls, berms, evergreen plant materials, or other acceptable screening device as approved by the ARC.

### **3. Landscaping**

The landscape environment serves to enhance the visual dynamic of the development and aid in reinforcing the street edge and the pedestrian environment.

#### **Standards**

- Landscape elements shall be used to reinforce the street edge.
- Street trees shall be provided at an average interval of 30 feet to provide shade. Street trees are defined as being within 20 feet of the back of curb.
- A fully automated irrigation system shall be designed as part of the landscaping for each project. The system shall be designed to avoid overspraying walks, buildings, fences, etc.
- Site amenities, such as street furniture, lighting, bollards, and trash receptacles shall be part of the plan and shall be compatible with the architectural and landscape treatment of the project.
- Landscape design along the right-of-way shall be consistent throughout the development. Landscape elements that reinforce the street edge are encouraged.

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- A mixture of drought tolerant species shall be used at landscaped areas. Live plant materials shall cover a minimum of 25 percent of all landscaped areas. A plant palette has been provided from which to select appropriate plant materials.
- Gravel, colored rock, and similar materials are acceptable as a top dressing for landscape areas, however, they are not to be considered a focal landscape element.

The development of an overall landscape concept will establish a framework that unifies the property and is complementary to the region. The landscape design should emphasize native and naturalized plant species. All landscaped areas should be coordinated and responsive to environmental conditions.

#### **GENERAL**

The following plant species are suggested:

##### Trees

Ash species / *Fraxinus* sp.  
Chinese Pistache / *Pistachia chinensis*  
Desert Willow / *Chilopsis linearis*  
Honey Locust species / *Gleditsia triancanthos inermis*  
Oklahoma Redbud / *Cercis reniformis*  
One-Seed Juniper / *Juniperus monosperma*  
Pinon Pine / *Pinus edulis*  
Arizona Sycamore / *Patanus wrightii*  
Afghan Pine / *Pinus eldarica*

##### Ornamental Trees

Chitalpa / *Chitalpa tashkentensis*  
Texas Madrone / *Arbutus texana*  
Vitex / *Vitex agnus-castus*  
Golden rain tree / *Koelreuteria paniculata*  
Flowering crab / *Malus 'Hopa'*

##### Shrubs / Perennials

Apache Plume / *Fallugia paradoxa*  
Artemisia species / *Artemisia* sp.

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Curl-Leaf Mahogany / *Cercocarpus ledifolius*  
Desert Broom / *Baccharis sarothroides*  
Silverberry / *Elaeagnus pungens*  
Buffalo juniper / *Juniperus sabina* 'Buffalo'  
Parney Cotoneaster / *Cotoneaster lacteus*  
Big Sage / *Artemisia tridentata*  
Rosemary / *Rosmarinus officinalis*  
Shrubby Cinquefoil / *Potentilla fruticosa*  
Rubber rabbitbrush / *Chrysothamnus nauseosus*  
Sotol / *Dasylirion wheeleri*  
Spanish Broom / *Spartium junceum*

Desert Accents

Agave species / *Agave sp.*  
Yucca species / *Yucca sp.*  
Spanish Bayonet / *Yucca baccata*

Ornamental Grasses

Indian Ricegrass / *Oryzopsis hymenoides*  
Fountaingrass / *Pennisetum alopecuroides*

Turf

Blue Grama / *Bouteloua gracilis*  
Buffalo Grass / *Buchloe dactyloides*

- A minimum of 15 percent of the site area for commercial or office projects (minus the building square footage) shall be devoted to landscape materials.
- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 25 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.

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- Appropriate landscape headers, such as brick or steel edging, shall be used to separate any turf and groundcover areas.
- To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.
- 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.
- An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- Minimum plant sizes at time of installation shall be as follows:
  - Trees 1.5 inch caliper, or 10 to 12 feet in height
  - Shrubs & Groundcovers 1 gallon
  - Turf grasses shall provide complete ground coverage within 1 growing season after installation.

#### **4. SIGNAGE & GRAPHICS**

The following signage criteria creates a sense of arrival to the development and establishes a quality visual impact. Signage for this development will be consistent with the Village of Los Lunas Zoning Ordinance. Where there is a conflict between these guidelines and the Village of Los Lunas regulations, the more restrictive shall apply.

##### **Standards**

All signs must be approved by the Architectural Review Committee before installation.

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- Prohibited signs include the following: those consisting of banners, pennants, ribbons, streamers, strings of light bulbs and spinners (except during holiday season or special thematic event); brashly colored signs with moving or flashing lights; signs which are animated in any manner; portable signs; off-premise signs referring to a business or merchant not doing business on the premise where the sign is displayed.
- The developer shall provide entry signs for the project to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be on common area and shall be maintained by the property Association. Signs should be of a similar style and material as the building to maintain the project theme.
- Entry signs shall be located at primary entrances on Main Street (NM Highway 6) and at the secondary entrance to the west. All signage at the project entries shall be coordinated in order to have the same appearance (height, size, color, material, text height and style, etc.).
- No sign shall intrude upon any architectural features, including windows, columns, moldings or any decorative features.
- Wall mounted signs shall be consistent with the size and style requirements of the Los Lunas Zoning Ordinance. Canopy and marquee signs shall be included in the total area count allowed for wall signs.
- Signs perpendicular to an elevation shall only occur under an awning or canopy/portal. These signs may not project past the overhang. Signs which are directly spotlighted may be used provided there is no glare on the street or upon adjacent property or that the light does not distract motorists.
- Signs should identify only the name and business of the occupant or of those offering the premises for sale or lease.
  - Individual monument signs for commercial businesses are allowed, consistent with size and style limitations of the Village of Los Lunas Zoning Ordinance. These signs shall not exceed 6 feet and shall have a maximum signage area not to exceed 8 square feet.
  - Off-premise signs and portable signs are prohibited.

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- No illuminated plastic panel signs are allowed except business logos within the commercial area.
- Temporary construction signs are allowed within the commercial area for building contractors, lending institutions, and professional firms. These signs shall not exceed 32 square feet and shall be confined to the construction site, construction shed, or trailer and shall be removed within 14 days of the beginning of the intended use of the project.
- Channel letter signage mounted on raceway painted to match building must be approved by ARC . With a range of 12" to 24" inches in height.

#### **4. SITE AMENITIES**

- Parking lots shall include pedestrian connections to buildings and adjacent roadways, sidewalks, and trails.
- Outdoor patios shaded by trees and/or a shade structure are encouraged.

#### **6. SETBACKS**

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms, and/or walls. Parking areas are discouraged from being adjacent to roadways.

#### **5. PARKING**

In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design. An effort should be made by site designers to lessen the impact of parking facilities on the visual landscape.

- The total maximum amount of parking provided shall meet parking requirements in the Village of Los Lunas

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- Handicapped parking spaces shall be provided adjacent to building entries.
- Parking adjacent to roadways shall be screened (see Screening / Walls Section).

## **6. UTILITIES**

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment should be minimized by the following:

- All new electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be screened with walls and/or vegetation when viewed from the public right-of-way.
- When an above-ground backflow prevention device is required by the Village of Los Lunas, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- Meters shall be located adjacent to the structure it serves. Each resident (or building owner) shall be responsible for installation of service lines from the street to the meter.

## **7. LIGHTING**

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

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- All lighting shall comply with the Village of Los Lunas requirements. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- All lights shall be shielded-source and the lamp shall not project below the shielding to prevent spillage onto adjoining properties or light pollution of the existing "dark sky".
- The height of parking lot and street lights within the commercial areas shall be limited to 25 feet in height.
- Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.
- Site lighting shall be restricted to a maximum off-site luminance of 1,000 lamberts from any point and 200 foot lamberts from any residential property line.

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