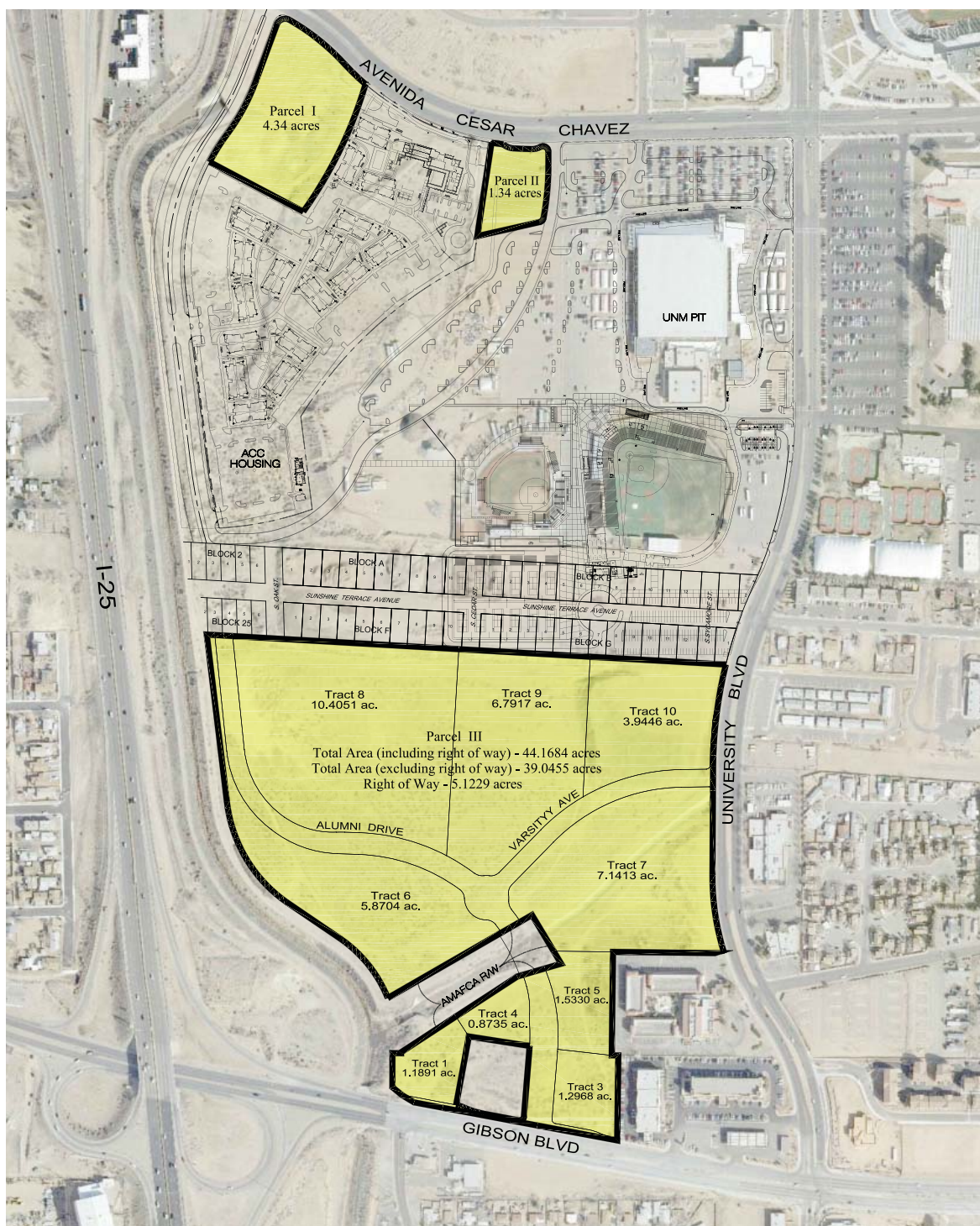


Campus Village South Development Regulations

Albuquerque, New Mexico

Revised January 16, 2013



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Appendix

UNM South Campus Placemaking Plan
UNM Master Plan Update 2009

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Definitions

Arterial Street – Major streets with multiple lanes designed to move large amounts of traffic at speeds greater than 35 MPH, as defined by MRCOG in the 2035 Metropolitan Transportation Plan. Arterial Streets have high mobility and relatively low degrees of access. Avenida Cesar Chavez, University BLVD, and Gibson BLVD are Arterial Streets.

Block - Development module defined by planned dimensions and bounded by Travel Lanes, Arterial Streets, and/or Collector streets.

Collector Street - Collectors provide a balance between mobility and access and typically have 4 or more lanes, as defined by MRCOG in the 2035 Metropolitan Transportation Plan. Alumni Drive will be a Collector Street.

Design Review Board (DRB) - University of New Mexico (UNM) appointed board responsible for making design decisions for the Campus Village South Development.

Freestanding - A structure with less than 75,000 square feet with one tenant or more tenants which is located not connected to the Large Retail Facility.

Frontage Zone - The area directly adjacent to the building and/or street which includes the Landscape Zone and Walkway Zone. Shall be counted towards the setback requirements when adjacent to a Travel Lane, Collector Street, and/or Arterial.

Landscape Buffer - The area between the parking areas and the Pedestrian Realm abutted against an arterial, collector, or local street.

Landscape Zone - This zone is located parallel to street adjacent to the Walking Zone and accommodates landscaping. It has pedestrian scale lighting and amenities such as benches, water fountains, bike racks, parking meters, art work, etc.

Large Retail Facility – A structure with at least 75,000 square feet for the purpose of retailing.

Local Street - Local Streets have lower mobility with a high degree of access and are usually 2 lanes, as defined by MRCOG in the 2035 Metropolitan Transportation Plan. Varsity Avenue will be a local street.

Net Tract Area - The area of the tract less easements, building square footage and public right of ways

Off-premise Sign - A sign that advertises products or services that are not sold, produced, manufactured or furnished on the property where the sign is located.

Pedestrian Realm – The Pedestrian Realm is an area designated for pedestrian circulation and use. It includes the Walkway Network, Frontage Zone, and other pedestrian paths.

Right-of-Way (R.O.W.) - The total area of land deeded, reserved by plat, or otherwise acquired by the city, the county, or the state, primarily for the use of the public for the movement of people, goods, and vehicles.

Travel Lanes – Travel Lanes are small drive aisles within the development and are not part of the public R.O.W. Travel Lanes include unmarked driveway aisles used for circulation between local and collector streets, parking aisles, and also serve to provide connections between buildings throughout the development. The Frontage Zone along Travel Lanes is included in setback requirements.

Useable Open Space - Space that encourages passive recreation and pedestrian use and serves as the focal point for the development. It shall be linked to the main entrance of the principal structure and the sidewalk; The useable open space shall include seating areas, such as benches, steps, and planters.

Village Center – A multi-tenant, multi-use retail shopping center with potential for office and residential on upper floors.

Walkway Network - A clearly defined walkway network provided for pedestrian circulation in parking areas

Walkway Zone – The Frontage Zone dedicated to pedestrian circulation that shall remain clear at all times.

Campus Village South Development Regulations

A. Authority and Jurisdiction

1. Properties owned by the University of New Mexico (UNM) are exempt from the City of Albuquerque Zoning Codes and UNM has provided the following document to communicate zoning and development objectives. This document anticipates commercial use and utilizes a variety of codes to formulate the highest and best planning regulations for the plan area. This document is intended to provide guidance for the development of non-academic lands on UNM's South Campus (see cover image diagram) of a 44.1 acre site which has been subdivided into tracts, a 4.3 acre site, and a 1.3 acre site.

B. Intent

1. Vibrant commercial retail center comprised of a Large Retail Facility, freestanding, mid-sized and village-scaled environments, integrated with passive recreation and pedestrian bicycle network.
2. The Campus Village South Development seeks to achieve LEED Certification or higher.
3. Any exceptions and additions to this document relating to the development Campus Village South require approval of the Design Review Board (DRB).

C. Physical Description

1. Campus Village South located on the lands of UNM is bounded by I-25, Avenida Cesar Chavez, University BLVD, and Gibson BLVD.

D. Permissive Uses

1. The following uses are permitted:
 - i. Commercial uses as permitted in the City of Albuquerque (COA) Zoning Code uses C-1, C-2, and C-3 unless prohibited in the list below.
 - ii. Residential uses with 20 dwelling units (DU) an acre or more as permitted in the COA Zoning Code uses R-2 and R-3 unless prohibited in the list below.
3. The following uses are prohibited:
 - i. Accessory structure
 - ii. Adult amusement establishment/adult store
 - iii. Amusement gallery
 - iv. Auto agency
 - v. Auto parts store
 - vi. Auto, trailer, and truck rental, service, storage
 - vii. Bulk feed or bulk fuel storage or sales
 - viii. Catalog store
 - ix. Equipment rental, sales, display, and repair contractor and heavy equipment
 - x. Detached single family home
 - xi. Drug paraphernalia store
 - xi. Funeral parlor
 - xii. Gasoline service station

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- xii. Kennel/breeding or sale of dogs, cats, birds
- xiii. Machine shop
- xiv. Massage parlor
- xv. Mobile home development
- xvi. Nursery
- xvii. Off-track betting parlor
- xviii. On-site laundromat
- xix. Outdoor storage
- xx. Outdoor vehicles sales, repair and storage
- xxi. Pawn store
- xxii. Planned Development Area per City of Albuquerque (COA) Zoning Code
- xxiii. Planned Residential Development per COA Zoning Code
- xxiv. Pony riding
- xxv. Pool room
- xxvi. Tattoo parlor
- xxvii. Taxidermy
- xxviii. Trailer parking
- xxix. Truck plaza
- xxx. Video game room
- xxxi. Warehousing

E. Temporary Uses

1. Temporary use of land may be granted by governance structure by an issuance of a Temporary Use Permit, subject to the following provisions.
2. Subject to the specific regulations and time limits that follow and to the other applicable regulations of the Development in which the use is permitted, the following temporary uses and no others are permitted in the Development herein specified:
 - i. Arts & Crafts Show - Not to exceed three(3) days
 - ii. Carnival - Not to exceed five(5) days
 - iii. Car Show - Not to exceed three(3) days
 - iv. Circus - Not to exceed five(5) days
 - i. Construction staging areas - Limited to the active construction phase
 - ii. Farmers Market - Not to exceed three(3) days
 - iii. Flea Market - Not to exceed three(3) days
 - iv. Outdoor Dining - Not to exceed three(3) days
 - v. Parking Lot Facility - 1 year with extensions
 - vi. Rallies - Not to exceed one(1) days
 - vii. Seasonal Outdoor Sales Lot - Not to exceed forty-five(45) days
 - viii. Sidewalk Sales - Not to exceed three(3) days

F. Design Regulations

1. Sustainability
2. Site Division
3. Building Setbacks
4. Building Layout
5. Building Envelope

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1. Sustainability

- i. Develop a site that uses water, energy, and other natural resources efficiently
- ii. Encourage projects to become LEED certified
- iii. Sites should be designed to direct and/or capture at least 1/4" rainfall event.

Sustainability	Large Retail Facility	Freestanding	Village Center
Roofs	All buildings will have roofs that meet Energy Star standards or comparable		
Recycled Content	Buildings will have a min recycled content of 5% as measured by value of material.		
Construction Recycling	All projects will divert a minimum of 50% of the construction debris from the landfill		
Water Harvesting	On-site water harvesting shall be achieved through passive or active measures including surface flows 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		

2. Site Division

- i. Create a walkable environment by minimizing distances between areas of development

Site Division	Large Retail Facility	Freestanding	Village Center
Tract Layout	Shall be planned/platted into 360 feet x 360 feet max blocks except one block can be expanded to approximately 790 feet x 360 feet if a main structure covers more than 80% of the gross square footage of a block. Streets shall separate the blocks and will be in addition to the blocks. The streets should provide a clear, gridded site circulation throughout the entire development.		Shall be planned/platted into max 360 feet x 360 feet blocks
Irregular Block Size	Allowed provided they achieve the intent of this section, and have approval of the DRB		
Block Perimeter	2300 feet max	1440 feet max	1440 feet max
Block Length Curb to Curb	790 max	360 feet max	360 feet max

3. Building Setbacks

- i. Create a pedestrian friendly environment, rich in landscaping, with opportunities to enrich street life with temporary activities

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Building Setbacks	Large Retail Facility	Freestanding	Village Center
Buildings shall be located as close to the street as possible, after setback requirements have been fulfilled. The setbacks include the Frontage Zone			
Arterial	25 feet min	12 feet min	12 feet min
Collector	25 feet min	12 feet min	12 feet min
Local			
• Front from Travel Lane	20 feet min	10 feet min	12 feet min
• Side from Travel Lane	11 feet min	11 feet min	11 feet min
• Rear from Travel Lane	6 feet min	6 feet min	6 feet min

3. Building Layout

- i. Develop a varied environment of mixed densities and typologies which encourages pedestrian activity
- ii. Create buildings that are in scale and character with pedestrian oriented activities

Building Layout	Large Retail Facility	Freestanding	Village Center
Floor Area Ratio (FAR)	0.25 min	0.4 min	1.0 min
Dwelling Units	NA	20 D/U min	20 D/U min
Building Height	25 feet min	14 feet min	14 feet min
Ground Story Clear Height	12 feet min clear height except lower ceiling heights are permissible for entryways and secondary spaces		10 feet min height except lower ceiling heights are permissible for entryways/secondary spaces
Building Frontage	NA	NA	50% of street facing, ground floor shall be "Store Front and/or Café Frontage Types" see COA Zoning code 14-16-3-22 (2) (a)
Entry Location	Oriented to the primary street and connected by primary pedestrian realms. No development shall be permitted to place or orient buildings on a site in such a way so as to treat their primary street frontages as a rear/side lot line. Building massing shall highlight the location of building entries. Entries for uses located above the first floor may be accessed in areas away from the primary pedestrian realm.		

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5. Building Envelope

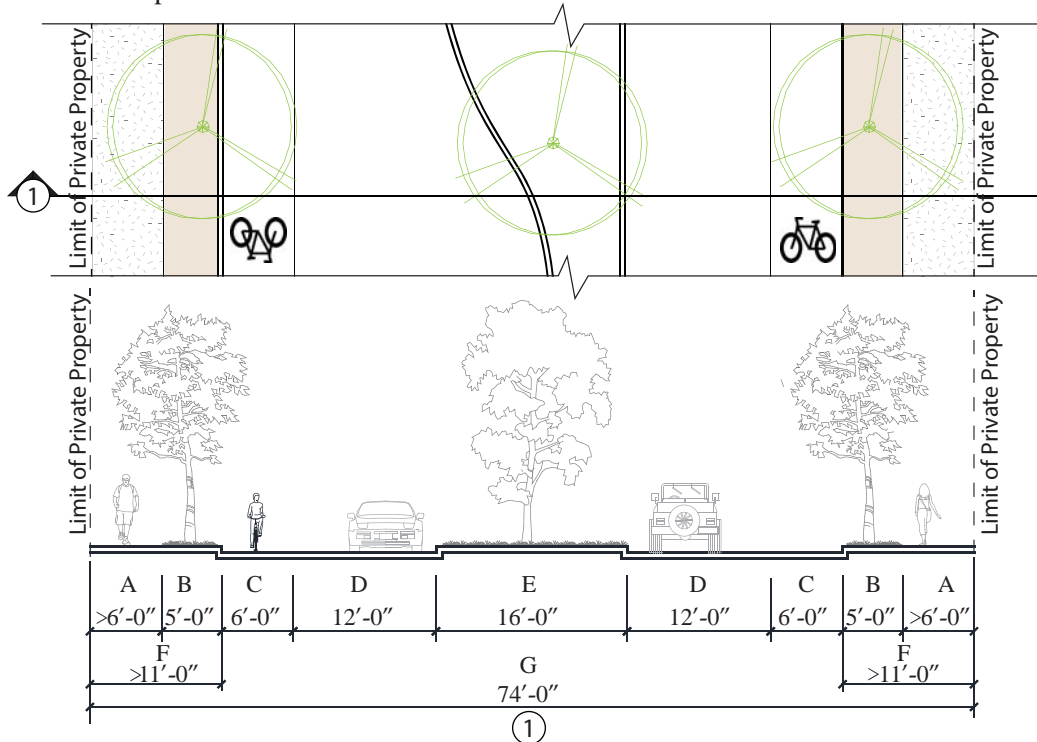
- i. Encourage architectural styles based on contemporary expressions of regional design styles; literal representations of these styles are discouraged
- ii. Provide quality, durable, and scale appropriate materials

Building Envelope	Large Retail Facility	Freestanding	Village Center
Generic Trade Dress	Generic franchise architecture is not permitted. Each franchise building to respond to its context through massing, color and material.		
Massing	Composed of multiple, volumetric forms. Building elevations are asymmetrical, composed of large expanses of wall punctuated by small asymmetrical windows, and have large window wall compositions. Massing compositions can include rectilinear, angled, and curvilinear forms.		
External Walls Treatments	Exterior walls shall have sharp corners. Metal railings and panels shall be used at balconies. Metal or wood pergolas are encouraged at courtyards, patios, and balconies to define exterior spaces and provide shade. Metal awnings at windows and secondary doors can provide shade and visual interest. Fenestrations shall have a 3” or greater recess from the exterior stucco surface.		
Fenestrations - Windows & Doors	Shall be incorporated into facades facing public streets. 25% of the total building’s front facade with the main entrance shall be fenestrated.	Shall be incorporated into facades facing public streets. 25% of the total building facade facing a public street shall be fenestrated.	
Roof	Parapets shall have straight, sharp-edges. Building compositions shall have varying parapet heights. Canales are typically used at parapet openings to remove water from the roof surface. Downspouts may be incorporated at canales on second floor elevations only.		
Rooftop Equipment	Shall be screened from view of public streets and open space by architecturally integrated screening elements.		
Covered Entry	Portal portions are typically secondary to the building mass. Columns are typically stucco, although they may also be steel, exposed concrete, or masonry. Portal lintels may be stucco, exposed metal, or precast material.		
Building Materials	Exterior finish shall be a contemporary southwest color palette. Colors to be identified in the Design Standards. Detailing can include metal, precast, and concrete elements. Alternative materials require approval of the DRB. Standard gray CMU is prohibited. CMU must have enhanced qualities such as split face, integral color, polished, broom faced, etc.		
Building Glass	Shall be transparent except spandrel is allowed; no reflective glazing is allowed unless the DRB makes an exception for a unique situation.		
Shading Elements	Portals, awnings, canopies and/or overhangs are required for a min of 50% of the ground floor façade along public ways and courtyards. Shading devices are not required along service drives.		
Balconies and Portals	Shall have a min 10 feet vertical clearance.		

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G. Street Regulations

1. The street hierarchy creates local streets that have an urban character with pedestrian friendly connections and buildings lining the streets
 - i. Alumni Road - Section A
 - a. A limited access road meant to move vehicles and bicycles through the site to the main parking lots of the site
 - b. Connect with the Walkway Network and include ample landscaping for pedestrians



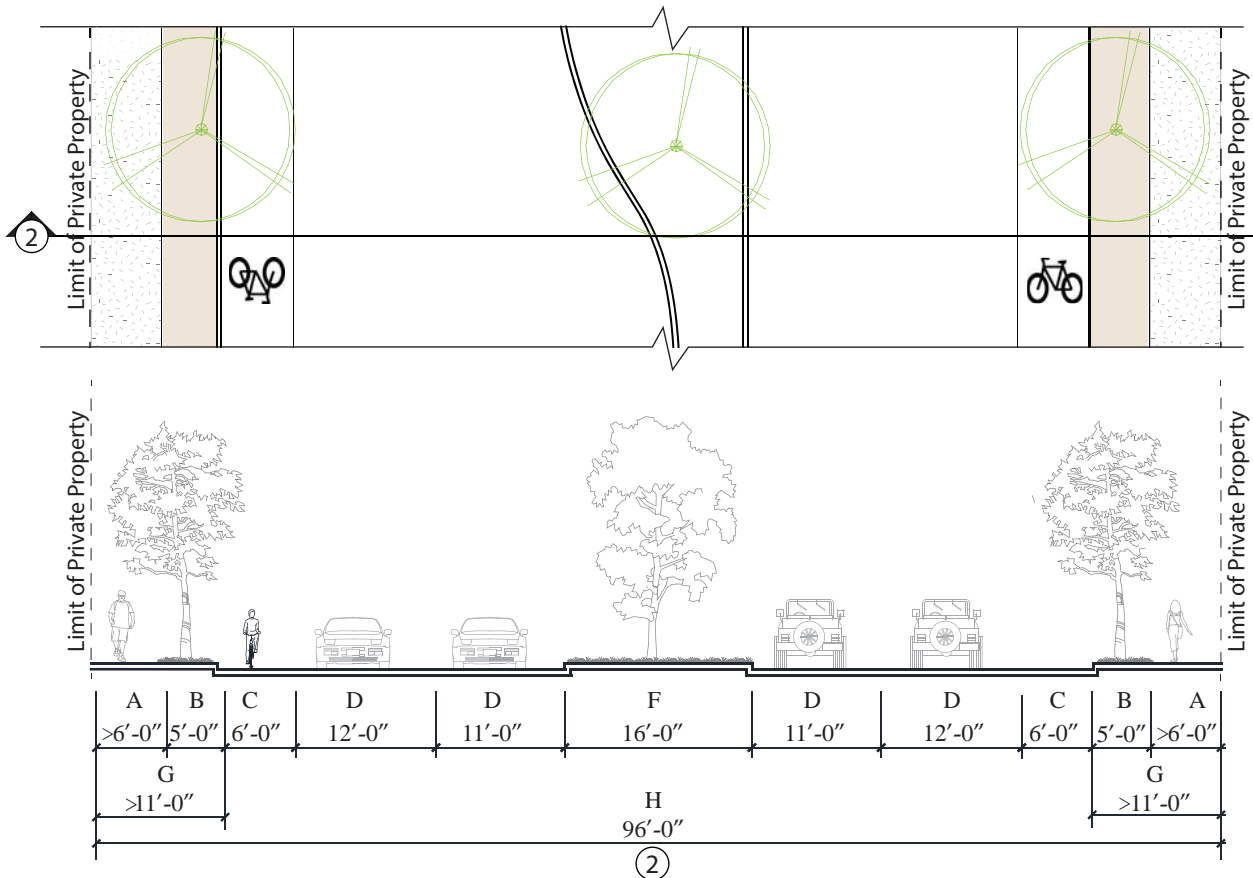
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| A. Walkway Zone | D. Drive Lane | G. Right-of-Way |
| B. Landscape Zone | E. Landscaped median | H. 45 Degree Parking |
| C. Bike Path | F. Frontage Zone | |

Thoroughfare	Collector Street - Alumni Rd
Design Speed	25 MPH
Right-of-Way Width	74 feet
Pedestrian Realm	11 feet min
Walkway Type	6 foot sidewalk min
Planter Type	5 foot min, continuous planter
Landscape Type	Trees at 25 feet on center, with shrubs and groundcover
Traffic Lane	2 lanes w/ median for turning
Parking Lane	None
Curb Type	ADA accessible curbs at designated crossings
Bike Lane Width	6 feet, one each side of road

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ii. Alumni Road - Section B

- a. Limited access road meant to move vehicles and bicycles through the site to the main parking lots of the site
- b. Provide for a less congested vehicular environment
- c. Connect with the Walkway Network and include ample landscaping for pedestrians



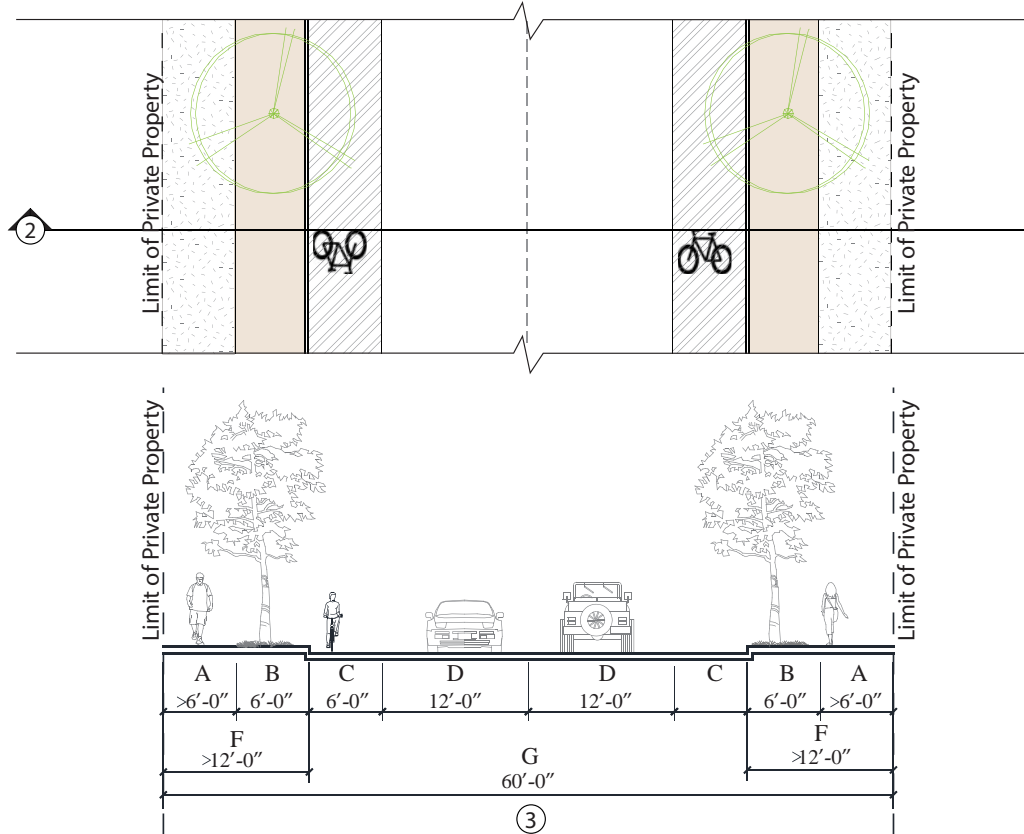
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|-------------------|----------------------|------------------|
| A. Walkway Zone | D. Drive Lane | G. Frontage Zone |
| B. Landscape Zone | E. Drive Lane | H. Right-of-Way |
| C. Bike Path | F. Landscaped median | |

Thoroughfare	Collector Street - Alumni Rd
Design Speed	30 MPH
Right-of-Way Width	96 feet
Pedestrian Realm	11 feet min
Walkway Type	6 foot sidewalk min
Planter Type	5 foot, continuous planter
Landscape Type	Trees at 25 feet on center, with shrubs and groundcover
Traffic Lane	2 lanes w/ median for turning
Parking Lane	None
Curb Type	ADA accessible curbs at designated crossings
Bike Lane Width	6 feet, one each side of road

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iii. Varsity Avenue

- a. Local street with limited access intended to move vehicles, bicycles, and people through the site and connect with the various areas of the development



- | | | |
|-------------------|----------------------|----------------------|
| A. Walkway Zone | D. Drive Lane | G. Right-of-Way |
| B. Landscape Zone | E. Landscaped median | H. 45 Degree Parking |
| C. Bike Path | F. Frontage Zone | |

Thoroughfare	Local Street - Varsity Avenue
Design Speed	25 MPH
Right-of-Way Width	60 feet
Pedestrian Realm	12 feet minimum
Walkway Type	6 foot sidewalk minimum
Planter Type	6 foot continuous planter
Landscape Type	Trees at 25 feet on center, with shrubs and groundcover
Traffic Lane	2 lanes w/ median for turning
Parking Lane	None
Curb Type	ADA accessible curbs @ intersections
Bike Lane Width	6 feet, one each side of road

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iv. Travel Lanes

- a. Lanes utilized for moving vehicles throughout the site through parking aisles, around buildings, and between tracts.

Thoroughfare	Travel Lanes
Design Speed	15 MPH
Pedestrian Realm	12 feet min on each side is permitted but not required
Walkway Type	6 foot sidewalk min on each side is permitted but not required
Planter Type	5 foot width, 35 SF min
Landscape Type	Trees at 25 feet on center, with shrubs and groundcover
Traffic Lane	2 lanes, 12 feet min width per lane
Parking Lane	Parallel, perpendicular, or a combination of such on both sides of the driveways are permitted but not required
Curb Type	ADA accessible curbs at designated crossings
LRF Storefront Travel Lane	Shall limit the access to parking Travel Lanes by providing only three access points to the main parking areas.

H. Alternative Transportation

1. The site will accommodate mass transit, bicycles, and pedestrians
2. Attention will be paid to bus stops and bicycle parking

Alternative Transportation	Large Retail Facility	Freestanding	Village Center
Bus Stops	Permitted on public R.O.W. streets. Streets with only two lanes may include a lay-by for the bus		
Transit Shelters	The shelters must reflect the style of architecture of the development		
Park & Ride Facility	Permitted for temporary use		
Parking for Bicycles	Per the COA Zoning Code 14-16-3-1 (B) (3)		1 bicycle space per each 15 parking spaces, and 1 bicycle space per each dwelling unit

I. Parking

1. Parking areas will maximize pedestrian activity and landscaping
2. Compact vehicles will have designated spaces throughout the development
3. Ultra Low Emissions Vehicles or better shall be given preferential parking spaces
4. Microcar spaces of 12' shall be given preferential locations.

Parking	Large Retail Facility	Freestanding	Village Center
Per the COA Zoning Code 14-16-3-1 with the following exceptions and additions:			
Parking Area	No parking area shall exceed 150 spaces unless divided into smaller subareas bounded by the Walkway Network		
Shared Parking	Encouraged within the site		
On-Street Parking	The parking shall be counted toward the off-street parking requirement of a building when they are provided on-street		
Compact Parking			
ULEV or better Parking			
Microcar Parking			

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J. Pedestrian Realm

1. This development seeks to create a walkable Large Retail Facility through the means of a Walkway Network with direct connections between stores and other pedestrian amenities.
2. The Walkway Network intends to create a “park once” environment with wide sidewalks, enhanced landscaping, and a clear separation between vehicles and the pedestrian environment.

Pedestrian Realm	Large Retail Facility	Freestanding	Village Center
Walkway Network	At least every third row of parking shall have a min 6 foot wide continuous pedestrian path. The path shall have a clearly identified and continuous connection with the Frontage Zone at building entry and shall be connected to adjacent, walkways by way of lateral pedestrian paths. Every parking space shall not be further than 50 feet from the Walkway Network.		
Lateral Pathways	Shall provide for cross-site circulation and be accompanied by pavement markings, accessible ramps and other devices to provide for pedestrian safety.		
Frontage Zone	Area designated for pedestrian amenities and include landscaping. The front shall be a min of 17 feet, the sides shall be 11 feet, and the rear is 6 feet and is included in the setback depth requirements.	Area designated for pedestrian amenities and include landscaping. Shall be a min of 11 feet, and is included in the setback depth requirements.	
Walkway Zone	A clear pedestrian path of 12 feet shall be maintained	A clear pedestrian path of 6 feet shall be maintained	
Landscape Zone	Dedicated to landscaping, street furnishings, bike racks, information centers, lighting, signage and transit facilities. Shall be a min of 5 feet.		
Landscape Zone Trees	Shall be spaced approximately 25 feet on center.		
Drive-Through Windows	May interrupt the Walkway Network and encroach on setbacks. Pedestrian connections must be designed around the drive through area to provide a clear, direct connection to the Walkway Network. Shall be located on the side or rear of buildings, not visible from the primary street.		
Offsite Pedestrian Connections	Connections between other offsite properties shall be accommodated through enhanced pedestrian amenities.		

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K. Service and Loading

1. Areas for service and loading shall be consistent with the architectural character of the site, and screened/hidden where appropriate

Service and Loading	Large Retail Facility	Freestanding	Village Center
Per the COA Zoning Code §14-16-3-22(C)(9) with the following exceptions and additions:			
Service and Loading	Facilities shall be combined, where possible; trash containers shall not be visible from public or private street and shall be recessed or screened by a six foot high solid wall and/or gate. Facilities shall not be located facing the street and shall be screened where visible from the street.		
Access	From alleys or rear access easements where possible		
Outdoor Storage	Not permitted		
Shopping Cart Storage	Permanent outdoor storage of shopping carts shall be specifically prohibited. Temporary storage of carts shall have screen enclosures and be made of durable permanent materials that are architecturally consistent with architecture of the building. Chain link fencing, plastic and/or wood materials shall be prohibited. Display of advertisement on any cart enclosed area shall be prohibited. All parking lot cart corrals shall be temporary daytime storage only. No overnight or permanent storage shall be permitted.		
Cart Corral Design	All cart corrals shall be fully screened with a solid 48 inch masonry wall with decorative cap. Cart corrals shall be located between two parking planter islands and meet the design and dimensional criteria.		

L. Fences and Walls

1. Shall be consistent with the architectural character of the site

Fences and Walls	Large Retail Facility	Freestanding	Village Center
Per the COA Zoning Code §14-16-3-19 with the following exceptions and additions:			
Prohibited Materials	Chain link, barbed wire and razor ribbon are prohibited. Standard gray CMU is prohibited. CMU must have enhanced qualities such as split face, integral color, polished, broom faced, etc.		
Temp. Construction Fences	Permitted pursuant to COA Zoning Code §14-16-3-19		
Retaining Walls	Individual sections of retaining wall may not exceed 5 feet in visible height, and must be tiered with min 5 foot water harvesting areas between sections of walls with landscaping.		
Screen Walls	Shall not exceed 3 feet in height above the abutting grade on the street side within 20 feet of the public street right-of-way. Except for walls used for screening of mechanical equipment, loading and service area which shall not exceed 6 feet.		

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M. Landscaping

1. To minimize the heat island effect, the development will include ample amounts of landscaping.
2. The landscaping shall be native plants of the Southwest and incorporate sustainable water harvesting techniques and water catchment areas for flood control. 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 (max 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

Landscaping	Large Retail Facility	Freestanding	Village Center
Note: Per the COA Zoning Code §14-16-3-10 with the following exceptions and additions:			
Landscape Area	20% of Net Tract Areas. Useable Open Space, the Landscape Buffer, Off-street Parking Area Landscaping, and Tree Planters shall be counted towards the total Landscape Area. Pedestrian paths whose primary purpose is linear movement do not count towards the Landscape Area.		
Useable Open Space	500 SF min of Useable Open Space for every 20K SF of building or a portion thereof. Min 50% of the Useable Open Space of each tract shall be aggregated into a common space which serves as the focal point of the entire development. It shall provide for passive recreation and include adequate seating areas with 40% of the SF of the plaza landscaped w/ plants, including trees. It shall include pedestrian scale lighting and amenities such as trash receptacles, kiosks, etc.		
Landscape Buffer	6 feet deep min landscaped area with a 3 feet high min screen wall adjacent to the parking area shall be maintained between the parking area and arterials, collectors and local streets. The landscaping shall consist primarily of trees, ground cover, mulch, and screen wall.		
Off-Street Parking Area Landscaping	Located adjacent to the Walkway Network. Trees within a landscape buffer may count towards parking space tree requirement. 1 tree is required for every 5 spaces. No parking space may be more than 50 feet from a tree trunk. 75% of the required parking area trees shall be deciduous canopy shade trees.		
Tree Planters	Min size of planters is 36 SF per tree and include xeriscaping with vegetation		
Tree Size	Trees shall be 10 feet high min at time of planting and of a species anticipated to reach 25 foot height min at maturity in parking areas. Pedestrian Realm trees shall be 8 feet high minimum at time of planting and of a species anticipated to reach 20 foot high minimum		
Retained Grade	Shall be stabilized and enhanced w/ landscape. Sloped areas constructed at less than 3:1 ratio of which 50% shall be included in landscape area.		
Initial Plant Sizes	Shrubs and low-growing evergreens 1 gallon min; ground cover and turf shall provide general ground coverage within 1 growing season after planting		
Trees to dwelling units	Trees shall be provided at not less than the rate of one tree per ground floor dwelling unit and one tree per two second-story dwelling units. No additional trees are required for units above the second story; At least 50% of the required trees shall be deciduous canopy-type shade trees or coniferous trees capable of attaining a mature canopy diameter of at least 25 feet.		
Water Harvesting Areas	Surface runoff shall be directed into water collection areas located in parking lot landscape areas, landscape setback areas, and patio areas where possible		
Impervious Surfaces	Incorporate permeable paving surfaces, where possible.		
Restricted Ground cover	Turf grass is only permitted in Useable Open Spaces.		

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N. Lighting Standards

1. The overall intent is to integrate lighting components into a plan that enhances vehicular and pedestrian visibility while minimizing lighting glare and contrast.
2. A lighting master plan shall be developed which is a consistent style throughout the development.

Lighting Standards	Large Retail Facility	Freestanding	Village Center
Area Lighting Per the Zoning Code	§14-16-3-9 with the following additions and exceptions:		
Roadway Lighting	Shall be located within Landscape Zone of R.O.W.		
Roadway lighting	As per COA Zoning Code §14-16-3-9		
Parking Area Lighting	Shall be located within parking areas on even spacing and whenever possible, adjacent to pedestrian circulation, within landscape area.		
Parking Area Lighting Height	24 feet max		
Pedestrian Lighting	Shall be located adjacent to the walkway network and provide for well-lit pedestrian circulation around site, exterior spaces and parking areas. Pedestrian lighting shall have a clearly identified and continuous connection with the pedestrian realm, landscape zones, building entry and useable open space.		
Pedestrian Lights Height	16 feet max		12 feet max
Other Lighting Height Requirement	26 feet max		
Accent Lighting	Shall be incorporated into Usable Open Space and other key pedestrian areas. Distinctive and unique forms shall be used		
Exterior Building Lights	On the street front elevation, lights shall be mounted between 6 feet and 14 feet above adjacent grade.		
Alley Lighting	All lots with alleys shall have lighting fixtures within 5 feet of the alley edge of pavement. The fixture shall illuminate the alley, be between 8 feet and 12 feet in height, and not cause glare into adjacent lots.		
Lighting Elements	Shall be compact fluorescent, metal halide, LED, or halogen		
Floodlights and Directional Lights	May be used to illuminate alleys, parking garages and working areas		

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O. Signage

1. The character of the signage shall reflect the architectural style of the site and be consistent throughout the areas of the development.

Signage	Large Retail Facility	Freestanding	Village Center
Per the COA Zoning Code §14-6-3-5 with the following additions and exceptions:			
Off-Premise	Not permitted		Not permitted
On-Premise	Permitted signage includes blade signs, awning signs, and wall-mounted or hanging metal panel signs. Not allowed are internally illuminated box signs, billboards, roof-mounted, free-standing, animated, and painted window signs, and signs painted on the exterior walls of buildings. No flashing, traveling, animated, or intermittent lighting shall be on or visible from the exterior of any building.		Per COA Zoning Code (§14-16-3-2 (D) (7) (i))
Electronic Signage	More than one sign on premise may be illuminated.		
Illuminated 360 Degree Signage	Permissible throughout the premise		
Electronic Sign Motion	Signs may include motion of the message or image and transitions between messages shall not be regulated. Electronic signs with motion advertising on I-25 are prohibited.		
Electronic Wall & Canopy Signs	Permissible throughout the premise		
Monument Sign Max Height	50 feet	NA	15 feet
Wall Signs	See COA Zoning Code (§14-16-3-2 (D) (5) (d))	NA	See COA Zoning Code (§14-16-3-2 (D) (7) (i))
On-Premise R.O.W Projections	May not project more than one foot into the R.O.W. per City Encroachment Agreement requirements		
On-Premise Height	No limit	16 feet max	8 feet max
UNM Signage	UNM reserves the right to advertise and brand throughout the site with approval from the developer. The advertisements will not impose upon on-premise retail signage		
Temporary Signage	Limited to the active construction phase		