

**PROJECT DATA:**

Address: 18th Street and Bellamah Avenue N.W.

Zone Atlas Page: H&J-16-Z H & J-13-Z

The Site  
Phase 1:

Legal Description:  
Lots 1 - 10 within the Town of Albuquerque Grant in Projected Sections 7 and 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico  
Address: 1701 Bellamah Ave. N.W.  
Zoning: SU-2/SU-1 for PRD  
Acreage: 7.4628

Phase 2:

Legal Description:  
Tract 2-D of the Arbolera de Vida subdivision, Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 11, 2005 in Plat Book 2005C, Page 106  
Zoning: SU-2/SU-1 for PRD with Microbrewery  
Acreage: 2.5132  
Total acreage for both sites is 9.976

Cross access and drainage easements provided.

Phase 2 Building A1 site development plans for building permit are delegated to the DRB for approval.

Proposed Use

Site is being developed in two phases as mixed-use with housing, retail and active space (small rental spaces for artisan and incubator office space). Phase 2 has two single-story retail buildings and a building with active spaces and apartments above a two-story brewery & restaurant and a two-story performing arts center (KPAC). The following is Phase 1 development: Lot 2 is ground floor Retail and two floors of Condominiums above. Lot 1 has two buildings with ground floor Active Spaces (live-work spaces) and Apartments on two floors above. The remaining three buildings on Lot 1 are Apartments on three floors. Lots 3 - 10 are Townhomes (eight total).

C1 and O1 permissive use allowed in PRD up to 25% of Total Gross Floor Area of Development.

**Pedestrian Ingress & Egress**

The existing public sidewalk at along 18th Street is extended into the site and continues the length of the property along Bellamah. At the east side of the site is an opening for a potential connection with the adjacent development. A pedestrian trail is connected to this development. Sidewalks and plaza areas provide for on site connectivity and separation from vehicular traffic.

**Vehicular Ingress & Egress**

Primary access is from 18th and Bellamah. A potential connection to Bellamah is provided on the east side of the property.

**Internal Circulation Requirements**

Access is via drive aisles, 26' and 24' wide. Radii and parking spaces are shown on the Site Plan in compliance with the City D.P.M. An emergency vehicle path is shown from the north parking area across a roll-down curb and the paved plaza. This plan meets the criteria of City Traffic, Fire Marshal, and Solid Waste Department.

**Open Space (as defined in Zoning Code 14-16-1-5 and per R2 zone 14-16-2-11-H) Phase 1**

Required: (49 units @ 400 sf/unit) + (62 units @ 500sf/unit) + (63 units @ 600sf/unit) = 88,400 sf  
Provided: 125,326 sf (does not include balconies)

**Phase 2**

Required: 40 units @ 500sf/unit = 5,000sf  
Provided: 29,663 sf (does not include railroad easement or pond)

**Maximum Building Heights**

- Building A1 and A2: 36' maximum
- Building A2: 45' maximum
- Building B: 48' maximum
- Building C: 45' maximum - NOT USED
- Buildings D1, D2, E1, E2, E3: 45' maximum
- Townhomes F: 28' maximum

**Minimum Building Setbacks (Excludes internal property lines):**

South: 15'; East: 30'; North: 30'; West: 30'  
Accessory buildings allowed minimum setback of 0' lot line (14-16-3-3)

**Residential Development Density:**

Density shall not exceed 20 DU's per acre.

Phase	Building	Lot Size	Building Footprint	Retail SF	Active Space SF	Total Building SF	
Phase 1	Building B	55,016	6,694	7,891	0	14,585	
	FL 1: Retail						
	FL 2 & 3: Condos - 20						
	Building D1	248,336	13,774	0	6,485	42,392	
	FL 1: Active Spaces - 10						
	FL 1, 2, & 3: Apartments - 35						
	Building D2		9,031	0	3,299	27,449	
	FL 1: Active Spaces - 6						
	FL 1, 2, & 3: Apartments - 27						
	Building E1		8,800	0	0	28,159	
Phase 2	Building E2	8434 9,829	0	0	36,696	29,795	
	FL 1, 2, & 3: Apartments - 24						
	Building E3		12,262	11,869	0	36,197	36,153
	FL 1, 2, & 3: Apartments - 63						
	Lots 3 - 10	21,732	6,647	0	0	17,294	
	Building F						
	Total of 8 Lots = Approx. 2,700 SF Each						
	Total Phase 1 Buildings	325,084	71,705	7,891	9,784	209,515	
	Phase 2	Building A1	109,475	8,500	8,500	8,500	36,000
	Building E1						
FL 1 & 2 Commercial Building C (NOT USED)							
Total Phase 2 Buildings	109,475	30,500	15,500	29,000	44,500		
Total Phase 1 and Phase 2	434,559	102,205	23,391	37,784	254,015		

Phase	Units	Accessible	Motorcycle	Bicycle	Provided	Proposed Ratio	Required Ratio	Required
Phase 1 Residential	Lot 2 - Condominiums	20			25	1.25unit	1.5 or > 1000sf <= 2	30
	Lot 3 - Apartments	146			183	1.25unit	1.5 or > 1000sf <= 2	219
	Lot 4 to 11 - Townhomes	8			16	2unit	1 per bath	16
	Total Residential	174			224			265
Phase 1 Non Residential	Lot 2 - Retail	16			23	3/1000 sq ft	1/200 sq ft	39
	Lot 3 - Active Spaces	16			16	1/unit	1/200 sq ft	52
	Total Non Residential	16			39			91
	Total Phase 1 Parking							356
Phase 2 Residential	Lot 1 - Condominiums	10			13	1.3unit	1.5 or > 1000sf <= 2	15
	Lot 1 - Total Residential	10			13			15
	Non Residential Lot 1 - Retail/Micro Brewery/Rest	10			43	1/1000 sq ft	1/200 sq ft	2
	Lot 1 - Retail	10			43	3/1000 sq ft	1/200 sq ft	3
Phase 2 Non Residential	Lot 1 - Micro Brewery	10			3	1/1000 sq ft	1/1000 sq ft	3
	Lot 1 - Restaurant	10			45	1/5 seats	1/4 seats	9
	Lot 1 - Outdoor seating	10			13	1/5 seats	1/4 seats	26
	Lot 1 - Active Spaces	10			10	1/unit	1/200 sq ft	4
Phase 2 KPAC	Lot 1 - Office	10			73	1.57/1000 sq ft	1/200 sq ft	119
	Lot 1 - Studios	10			102	1/3000: 1000/50sf	1/4 seats	15
	Lot 1 - Restaurant	10			102	1/117	1/4 seats	183
	Total Phase 2 Parking				4	3	30	18

Phase	Units	Accessible	Motorcycle	Bicycle	Provided	Proposed Ratio	Required Ratio	Required
Phase 1 Residential	Lot 2 - Condominiums	20			25	1.25unit	1.5 or > 1000sf <= 2	30
	Lot 3 - Apartments	146			183	1.25unit	1.5 or > 1000sf <= 2	219
	Lot 4 to 11 - Townhomes	8			16	2unit	1 per bath	16
	Total Residential	174			224			265
Phase 1 Non Residential	Lot 2 - Retail	16			23	3/1000 sq ft	1/200 sq ft	39
	Lot 3 - Active Spaces	16			16	1/unit	1/200 sq ft	52
	Total Non Residential	16			39			91
	Total Phase 1 Parking							356
Phase 2 Residential	Lot 1 - Condominiums	10			13	1.3unit	1.5 or > 1000sf <= 2	15
	Lot 1 - Total Residential	10			13			15
	Non Residential Lot 1 - Retail/Micro Brewery/Rest	10			43	1/1000 sq ft	1/200 sq ft	2
	Lot 1 - Retail	10			43	3/1000 sq ft	1/200 sq ft	3
Phase 2 Non Residential	Lot 1 - Micro Brewery	10			3	1/1000 sq ft	1/1000 sq ft	3
	Lot 1 - Restaurant	10			45	1/5 seats	1/4 seats	9
	Lot 1 - Outdoor seating	10			13	1/5 seats	1/4 seats	26
	Lot 1 - Active Spaces	10			10	1/unit	1/200 sq ft	4
Phase 2 KPAC	Lot 1 - Office	10			73	1.57/1000 sq ft	1/200 sq ft	119
	Lot 1 - Studios	10			102	1/3000: 1000/50sf	1/4 seats	15
	Lot 1 - Restaurant	10			102	1/117	1/4 seats	183
	Total Phase 2 Parking				4	3	30	18

Notes:  
1. All Square Footage is Approximate. Not Used.  
2. 20% of Total Building SF (Total Gross Floor Area of Development) must be provided for parking in PRD.  
3. Dwelling Units not to exceed maximum of 100 units.  
4. Motorcycles: 1/1000 sq ft per unit. 1/200 sq ft per unit. 1/4 seats per unit.  
5. Bicycles: 1/1000 sq ft per unit. 1/200 sq ft per unit. 1/4 seats per unit.  
6. Of the total spaces, 100 are on-site and 16 are on-street for a total of 116 spaces. Of the 100 on-site, 13 are compact spaces.  
7. Calculations under "Required" column (calculated at the "Required Ratio") are standard City of Albuquerque zoning code parking requirements and are included only for comparison. They do not establish parking required for this project.

**GENERAL NOTES**

- All existing Structures, Paving, Fencing, Walls, Foundations, Sidewalks, to be Demolished and Removed.
- Accessible curb cuts and ramps provided throughout site.
- Phase 1: All development on Lots 1-10
- Phase 2: All development on Phase 2
- See Plat for all easements.

**KEYED NOTES**

- Property line, Typ.
- Lot line, Typ.
- New site drive per COA Std. Dwg. 2426.
- Drainage pond, see Conceptual Grading Plan
- Existing sidewalk to remain
- Concrete sidewalk, 6' wide minimum (see plan), per COA Std. Dwg. 2430.
- Asphalt Drive, Aisle and Parking Spaces
- Entry feature from salvaged site metal/equipment.
- Public fire hydrant
- Temporary drainage easement to COA
- 45' Parking space per D.P.M. Figure 23-7-1
- Elevated seating area
- Landscaping, typ. (See Landscape Plan)
- 18"X18" Stop Sign
- Future connection to Bellamah Street
- Not Used - On-street parking spaces
- Decorative paving, scored, color gray
- Plaza extended over pond w/guardrail surround Loading driveway no dock
- Pedestrian passageway
- Building overhang with columns
- Plaza, w/ decorative paving & landscaping
- Relocated steel Sawdust Hopper
- Accessible parking space, 8 1/2' W. x 20' L. space W/ 5' W. aisle.
- Accessible van parking, 9' W. x 20' L. space W/ 9' W. aisle.
- Standard parking space, 8 1/2' W. x 20' L., typ. (18' L. where perimeter landscape strip)
- Building on adjacent property (more than 20' from property line)
- Motorcycle space, 4' W. x 8' L. min., typ.
- Single refuse containers, enclosure & concrete apron
- Double refuse containers, enclosure and concrete apron
- Monument Sign @ site wall
- Elevated seat wall/planter, Re: SDP4
- Utility easement
- Transformer
- Mountable roll curb for emergency vehicle access

**SHEET INDEX:**

- SDP1 Site Development Plan for Subdivision
- SDP2 Landscape Plan
- SDP2A Landscape Plan Enlargement
- SDP3 Design Standards & Context Graphic
- SDP4 Buildings D & E Elevations - Site Details
- SDP5 Building B Elevations - NOT USED
- SDP6 Building F Elevations - NOT USED
- SDP7 Not Used - Building A2 Elevations
- SDP7A Building A2 Elevations
- SDP8 Conceptual Grading Plan
- SDP9 Conceptual Drainage Management Plan
- SDP10 Conceptual Utility Plan

- Patio enclosure, 5' high maximum, typ.
- Parallel parking, typ.
- 10' wide minimum landscape setback W/ 6' high planted open fencing integrally colored CMU wall
- Existing power pole to be removed
- Gravel with roll-up curb for emergency vehicle traffic.
- Bicycle rack
- Dedicated back-up space
- Sidewalk connection to pedestrian trail on adjacent property
- Not used, Screen wall
- Mountable roll curb for utility vehicle access
- Backyard walls, 6' high maximum
- Dedicated back-up space (No Parking)
- Curb, 3' wide planting strip, and 6' wide sidewalk
- Existing power pole to remain
- Open steel tube fence, 6' high, to match fence at Sawmill Lofts. Color: silver/gray
- Metal guard rail, 42" h, color silver/gray, matte finish
- Existing railroad tracks
- Open metal fence w/lines
- Compact parking space, 8' W. x 15' L., typ. Paint "Small Car Space" on pavement.
- 6' high decorative wall
- Sidewalk at west edge of diagonal parking curb to be constructed in Phase II
- New location of power pole
- Townhome driveway with apron at sidewalk to allow vehicle access
- 26' public access easement at drive aisle starting east at Bellamah connection and south to 18th Street.
- Proposed future recycling area.
- 24' wide access easement at drive aisle; starts south at the 26' drive aisle easement and extends north to the north property line
- Light pole, Type "N", refer to SDP4 for height.
- Light pole, Type "P", refer to SDP4 for height.
- Light pole, Type "R", refer to SDP4 for height.
- Concrete curb
- Ramp w/ truncated domes per COA drawing 2426, 1:12 max. slope.

ADMINISTRATIVE AMENDMENT  
FILE # 1005354 PROJECT # 1005354  
MODIFICATIONS TO PHASES  
IB + IC + ADDITION OF MONUMENT SIGN (LOCATION ONLY) B  
APPROVED BY DATE  
6-10-2015

ARCHITECTURE / DESIGN / INSPIRATION

**DEKKER PERICH SABATINI**

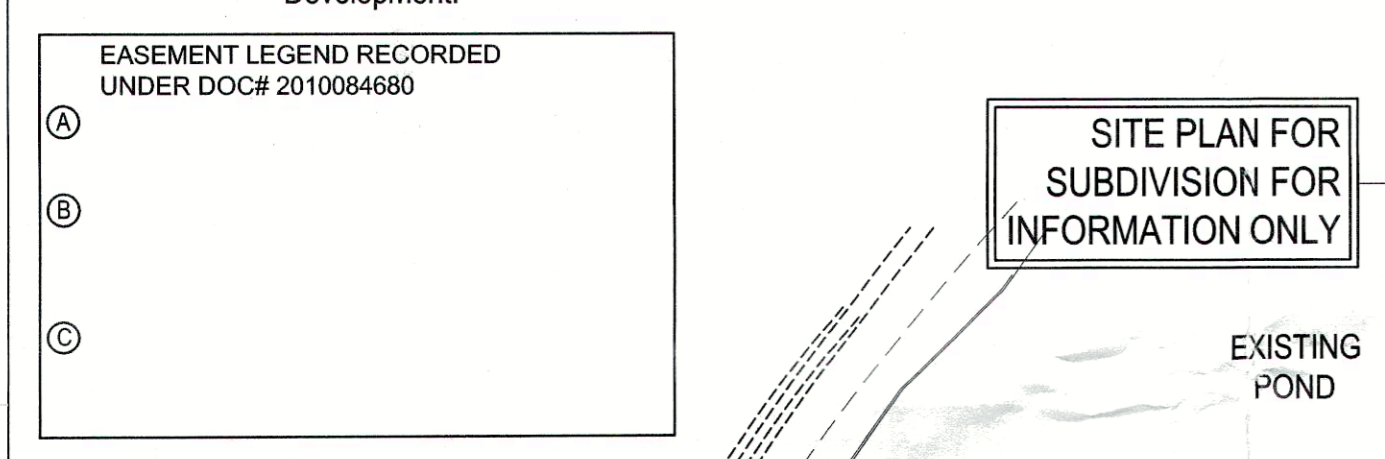
7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ENGINEER

**AA SUBMITAL**  
6/10/2015

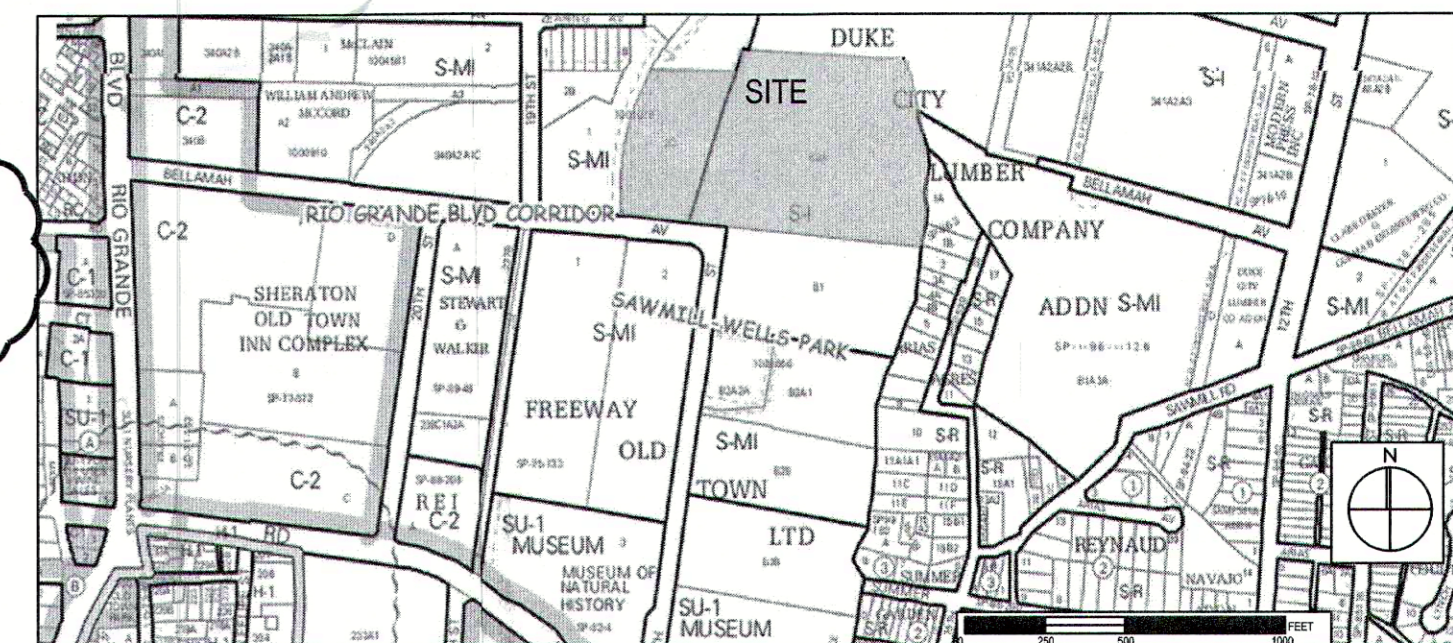
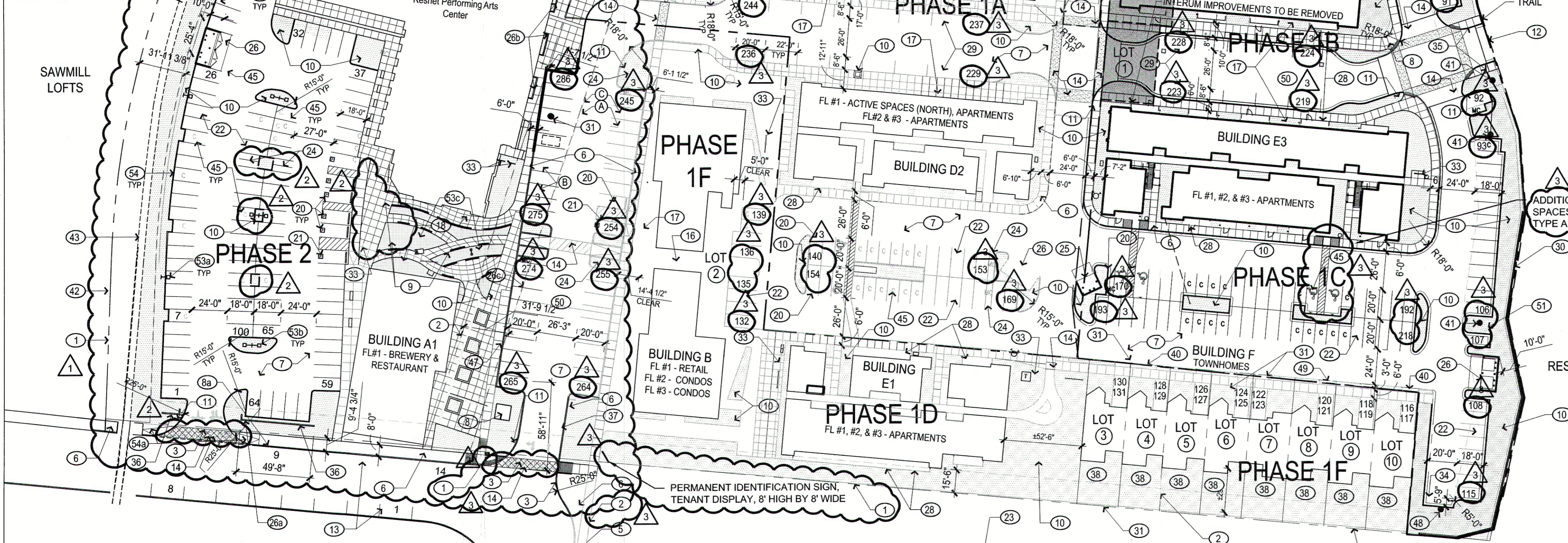
PROJECT



SITE PLAN FOR SUBDIVISION FOR INFORMATION ONLY

**LEGEND**

- PHASING
- PROPERTY LINE
- LINE OF EASEMENT
- LANDSCAPE
- DECORATIVE PAVING, PH 2
- DECORATIVE PAVING, PH 1
- PLAZA W DECORATIVE PAVING
- HANDICAP PARKING AISLE



VICINITY MAP  
ZONING ATLAS PAGE: H&J-13-Z  
PROJECT NUMBER: 1005354  
APPROVED/DISAPPROVED  
SIGNATURE & DATE

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 03/16/2007, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an infrastructure List required? (X) Yes ( ) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division: 10/14/11  
Water Utility Department: 10/12/11  
Parks and Recreation Department: 10/12/11  
City Engineer: 10-12-11  
Environmental Health Department (conditional):  
Solid Waste Management: 9-16-11  
DB&P Partnership, Planning Department: 10-14-11

REVISIONS

- 7/29/2011 PHASE II MODIFICATIONS
- 8/30/2011 EPC CONDITIONS OF APPROVAL
- 4/30/2015 AA PHASE I MODIFICATIONS

DRAWN BY DM, MS, CM, LRA, MJH  
REVIEWED BY CM, MJH  
DATE 6/10/2015  
PROJECT NO. 14-0069  
DRAWING NAME  
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
SHEET NO.