

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 6, 2025

James A. Favata, RA
Dekker
7601 Jefferson St NE
Albuquerque, NM 87109

Re: UpTown Connect
6501 Indian School Rd NE
Conceptual Traffic Circulation Layout for DFT Approval
Architect's Stamp 10-31-24 (H18D025A)
TRANS-2025-00294

Dear Mr. Favata,

The conceptual TCL submittal received 11-06-2025 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When submitting a TCL for Building Permit Approval, the approved Plat must be provided.**

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to ABQ-Plan for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Service

EA via: email

PO Box 1293

Albuquerque

NM 87103

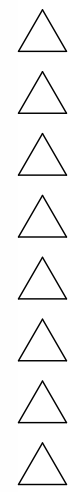
www.cabq.gov

SEAL

PROJECT

UPTOWN CONNECT
6501 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110CDs
PROGRESS
PRINT

REVISIONS



DRAWN BY MH

REVIEWED BY JF

DATE 10/31/2025

PROJECT NO 20-0010

DRAWING NAME

TRAFFIC
CIRCULATION
LAYOUT -
OVERALL SITE
PLAN

SHEET NO

TCL-00

PROJECT SUMMARY

THE SUBJECT PROPERTY CONSISTS OF TWO PARCELS, TRACT E-2A1 AND TRACT E-2A2, TOGETHER A COMBINED 2.93 ACRES. LOCATED WITHIN THE MX-H, MIXED-USE - HIGH INTENSITY ZONE, AND DESIGNATED AS AN URBAN CENTER, PREMIUM TRANSIT STATION AREA, AND A MAJOR TRANSIT CORRIDOR.

THE PROJECT, UPTOWN CONNECT, IS A MIXED-INCOME, MIXED-USE DEVELOPMENT THAT COMBINES REPLACEMENT OF THE CURRENT ABQ RIDE UPTOWN TRANSIT CENTER WITH A NEW TRANSIT CENTER, ALONG WITH NEW MULTI-FAMILY HOUSING AND COMMERCIAL USES. THE PROJECT INCLUDES TWO PRIMARY BUILDINGS: ONE ON THE NORTH SIDE AND ONE ON THE SOUTH SIDE OF THE NORTH PARCEL. A POSSIBLE SOUTH TOWER IS PROPOSED FOR A LATER DATE ON THE SOUTH PARCEL. THE NORTH TOWER IS AN AFFORDABLE HOUSING COMMUNITY INTENDED TO ACHIEVE NMFA LIHTC 4% APPLICATION TARGETING FAMILIES WITH CHILDREN. ADDITIONAL USES AT THE NORTH TOWER INCLUDE A CO-WORKING OFFICE SUITE AND SMALL RETAIL ESTABLISHMENTS. THE SOUTH BUILDING IS A MARKET-RATE RESIDENTIAL TOWER WITH AMENITIES, OVER A FOOD HALL & TAP ROOM. THE PROJECT IS TARGETING 217 DWELLING UNITS IN THE NORTH TOWER AND 22 UNITS IN THE SOUTH TOWER ALONG WITH RESIDENTIAL AMENITIES, RETAIL SPACES, FOOD/BEVERAGE SERVICE, A RECREATIONAL PLAZA WITH A MEMBERSHIP DOG PARK, ALL SUPPORTING THE TRANSIT PLAZA. A CONTINUOUS ONE-LEVEL BELOW GRADE PARKING GARAGE WITH PARKING FOR 184 VEHICLES IS LOCATED BELOW THE NORTH PARCEL.

THE SITE WILL INCLUDE SIX ABQ RIDE BUS STOPS SITUATED ALONG TWO BUS LANES CROSSING THE SITE EAST-TO-WEST. THE RECREATIONAL PLAZA WITH DOG PARK AND THE SOUTH TOWER WITH GROUND LEVEL FOOD HALL WILL BE LOCATED IN THE AREA BETWEEN THE TWO BUS LANES. ABQ RIDE INFRASTRUCTURE, INCLUDING DIGITAL DISPLAY BOARDS, BUS DRIVERS' FACILITIES, AND DATA AND SECURITY SERVICES WILL ALSO BE LOCATED IN THE PLAZA.

THE PLAT IMMEDIATELY SOUTH OF THE SITE, THE SOUTH PARCEL, IS BEING ACQUIRED BY THE SAME DEVELOPER, FOR FUTURE DEVELOPMENT. INCLUDED IN THE SUBJECT PROJECT WILL BE SOME MODIFICATIONS TO CIRCULATION INTO THE SOUTH PLAT TO ALLOW FOR OPERATION DURING CONSTRUCTION, INCLUDING NEW CURB CUTS & ACCESS AISLE INTO THE SITE FROM INDIANA ST & AMERICA'S PARKWAY. REVISIONS TO SOLID WASTE ACCESS ROUTE (CHANGING SERVICE), AS WELL AS NEW SIDEWALKS TO CONNECT TO THE NEW SIDEWALKS OF THE SUBJECT PROJECT.

VEHICULAR TRAFFIC SHALL MOVE IN A GENERALLY CLOCKWISE DIRECTION THROUGH AND AROUND THE SITE. AT THE NORTH TOWER, THE AMERICAS PARKWAY PARKING GARAGE RAMP SHALL BE RIGHT-IN/RIGHT-OUT ONLY AND THE PARKING COURT ACCESS ON UPTOWN BLVD SHALL BE RIGHT-IN ONLY. BUS TRAFFIC SHALL ENTER THE NORTH BUS LANE FROM THE WEST AND EXIT TO THE EAST. BUS TRAFFIC SHALL ENTER THE SOUTH LANE FROM THE WEST AND EXIT TO THE WEST.

PROJECT DATA

LEGAL DESCRIPTION:
TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC ML AND TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC ML

SITE AREA:
2.93 ACRES

ZONE ATLAS PAGE:
H-18-Z

ZONING:
MIXED USE - HIGH INTENSITY ZONE DISTRICT (MX-H)

LAND USE:
MIXED USE, MULTI-FAMILY RESIDENTIAL, RETAIL, OFFICE, RESTAURANT, PARKING, AND TRANSIT

ABC COMPREHENSIVE PLAN DESIGNATIONS:
UPTOWN URBAN CENTER (UC), PREMIUM TRANSIT STATION AREA (PT), MAJOR TRANSIT CORRIDOR AREA (MT)

BUILDING SETBACKS:
FRONT - 0' MIN / 15' MAX STREET SIDE - 0' MIN / 15' MAX
SIDE - 0' MIN / N.A. MAX REAR - 0' MIN / N.A. MAX

BUILDING HEIGHT:
MAX ALLOWED: 75'-0" PER I.D.O. TABLE 2-4.7 UC-MS-PT + 12' BLDG HEIGHT BONUS FOR STRUCTURED PARKING = 87'-0" MAX ALLOWED HEIGHT
MAX PROVIDED: 80'-0"

BUILDING OCCUPANCY:
NORTH AREA
LEVEL B1 (BLDG 1) = GROUP S-2
LEVEL 1 (BLDG 1) = GROUP S-2 & B
LEVEL 2 (BLDG 2) = GROUP R-2
SOUTH AREA
LEVEL B1 (BLDG 1) = GROUP S-2
LEVEL 1 (BLDG 1) = GROUP A-2, B
LEVEL 2 (BLDG 3) = GROUP A-3, R-2
LEVELS 3-5 (BLDG 3) = GROUP R-2

BLDG 4 (DOG PARK)
LEVEL 1 = GROUP B

CONSTRUCTION TYPE: (SECTION 602.2)
BUILDING 1: LOWER LEVEL AND FIRST FLOOR: TYPE 1A
BUILDING 2: 2ND THROUGH 6TH FLOORS: TYPE VA
BUILDING 3: 2ND THROUGH 5TH FLOORS: TYPE VA
BUILDING 4: 1ST LEVEL: TYPE VB

BUILDING AREAS:		(SOUTH AREA)		BLDG 4 (DOG PARK)	
LEVEL B1	= 77,390 SF	LEVEL 1	= 7,969 SF	LEVEL 1	= 820 SF
LEVEL 2	= 13,851 SF	LEVEL 2	= 4,527 SF		
LEVEL 3	= 39,687 SF	LEVEL 3	= 4,369 SF		
LEVEL 4	= 39,600 SF	LEVEL 4	= 4,369 SF		
LEVEL 5	= 39,600 SF	LEVEL 5	= 4,369 SF		
LEVEL 6	= 39,600 SF				
TOTAL	= 289,415 SF	TOTAL	= 25,603 SF		

SPRINKLERED:
YES, NFPA 13

FIRE FLOW:
2750 GPM REQUIRED & ACHIEVED

HYDRANTS REQUIRED:
3 HYDRANTS REQUIRED, 5 EXISTING AVAILABLE, 2 NEW PROPOSED W/ PROJECT

SOLID WASTE NARRATIVE:
TRASH SHALL BE MANAGED ON SITE WITH AN INTERNAL MINI-MAC COMPACTOR AND TRASH CHUTE SERVING THE RESIDENTS IN THE NORTH TOWER. THE INTERNAL COMPACTOR SHALL BE SERVED WITH A T-1 ROLLING 2-YARD CARTS. AT THE SOUTH TOWER, VALET TRASH REMOVAL WILL BE PROVIDED TO RESIDENTS. WITH BUILDING MAINTENANCE STAFF DEPOSITING COLLECTED TRASH AT A GROUND-LEVEL TRASH ROOM SERVED BY T-1 ROLLING 2-YARD CARTS. TRASH WILL BE WHEELED OUT TO THE COLLECTION AREA ALONG INDIANA STREET BY SOLID WASTE PERSONNEL AND BUILDING MAINTENANCE STAFF ON SERVICE DAYS.

AT THE NORTH BUILDING, RECYCLING SHALL BE MANAGED ON EACH LEVEL BY TWO 50 GALLON ROLLING RECYCLING BINS (12 TOTAL ON SITE), COLLECTED BY BUILDING MANAGEMENT AND PLACED AT THE STREET COLLECTION ZONE ON COLLECTION DAYS. AT THE SOUTH TOWER RECYCLING TO BE COLLECTED IN RECEPTACLES LOCATED THROUGHOUT THE PUBLIC AREAS, AND VIA VALET COLLECTION AT THE RESIDENTIAL UNITS.

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
S1	STUDIO	432	69	29,808
S2	STUDIO	513	35	17,955
S3	not used	-	-	-
S4	STUDIO	485	16	7,760
A1	1-BEDROOM	617	15	9,255
A2	1-BEDROOM	793	40	31,720
A3	1-BEDROOM	497	6	2,982
B1	2-BEDROOM	810	38	30,780
C1	3-BEDROOM	1,057	20	21,140
			TOTAL:	239*
				151,400

PARKING CALCULATIONS

TABLE 5-5-1 UC-MS-PT
REQUIRED PARKING SPACES:
MULTIFAMILY: 1 SPACE / DU: 239 x 1 = 239.0 SPACES
CO-WORK: 3 SPACES / 1,000 SF: 1,573 X 3 = 20.2 SPACES
RETAIL: 3 SPACES / 1,000 SF: 2,887 X 3 = 5.4 SPACES
AMENITY SPACE: 3 SPACES / 1,000 SF: 10,333 X 3 = 17.6 SPACES
RESTAURANT & TAP ROOM: 5.6 SPACES / 1,000 SF: 2,679 X 5.6 = 28.0 SPACES
TOTAL REQUIRED: 311.2 SPACES

PARKING REDUCTIONS & CREDITS:
30% PROXIMITY TO TRANSIT: 311.2 X .30 = 93.4 SPACES
5% TRANSIT SHELTER: 311.2 X .05 = 15.6 SPACES
MULTI-USE MULTIPLIER REDUCTION: (239 + 29) / (239 + 29) * 1 = 24.0 SPACES
2 PER EV CHARGER CREDIT = +1 EXTRA SPACE PER EV SPACE = 12.0 SPACES
TOTAL REDUCTION = 145 SPACES

TOTAL REQUIRED PARKING: 166 SPACES
(5% OR 11 SPACES, ROD TO BE EV SPACES; 25%, OR 42, TO BE EV CAPABLE)
(24 ROD ACCESSIBLE SPACES - 1 PER AFFORDABLE ACCESSIBLE DWELLING UNIT)

TOTAL PROVIDED PARKING: 212 SPACES
(12 EV SPACES, 42 EV CAPABLE SPACES PROVIDED)
(SURFACE: 28)

MOTORCYCLE PARKING CALCULATION:
REQUIRED SPACES: 5 SPACES
PROVIDED SPACES (INCLUDED IN THE 218 PROVIDED ABV.): 5 SPACES

BICYCLE PARKING (PER HOUSING NEW MEXICO/MEA 2020 DESIGN STANDARDS):
REQUIRED SPACES: 0.5 / UNIT (239 X 0.5) = 120 BICYCLE PARKING SPACES
PROVIDED SPACES: 120 TOTAL SPACES PROVIDED
(24 SECURED SPACES REQ'D & PROVIDED)

GENERAL SHEET NOTES

- SITE PLAN DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL, AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE 2021 INTERNATIONAL FIRE CODE (IFC).
- VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
- STREETS, PARKING SPACES, AND ASSOCIATED DRIVEWAYS TO BE ASPHALT UNLESS NOTED OTHERWISE. BUS LANES TO BE CONCRETE.
- SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN. TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
- EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE MAINTAINED DURING DEMOLITION AND CONSTRUCTION.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS.
- WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVED PLANS PER CITY OF ALBUQUERQUE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

SHEET KEYNOTES

- LINE OF BUILDING ABOVE
- PROPERTY LINE
- ACCESSIBLE ROUTE

BANK PARKING CALCULATIONS

TABLE 5-5-1 UC-MS-PT
REQUIRED PARKING SPACES:
BANK: 2 SPACES / 1,000 SF: 9,303 X 2 = 18 SPACES

PARKING REDUCTIONS & CREDITS:
30% PROXIMITY TO TRANSIT: 18 X .30 = 5.4 SPACES
TOTAL REQUIRED PARKING: 12.6 SPACES

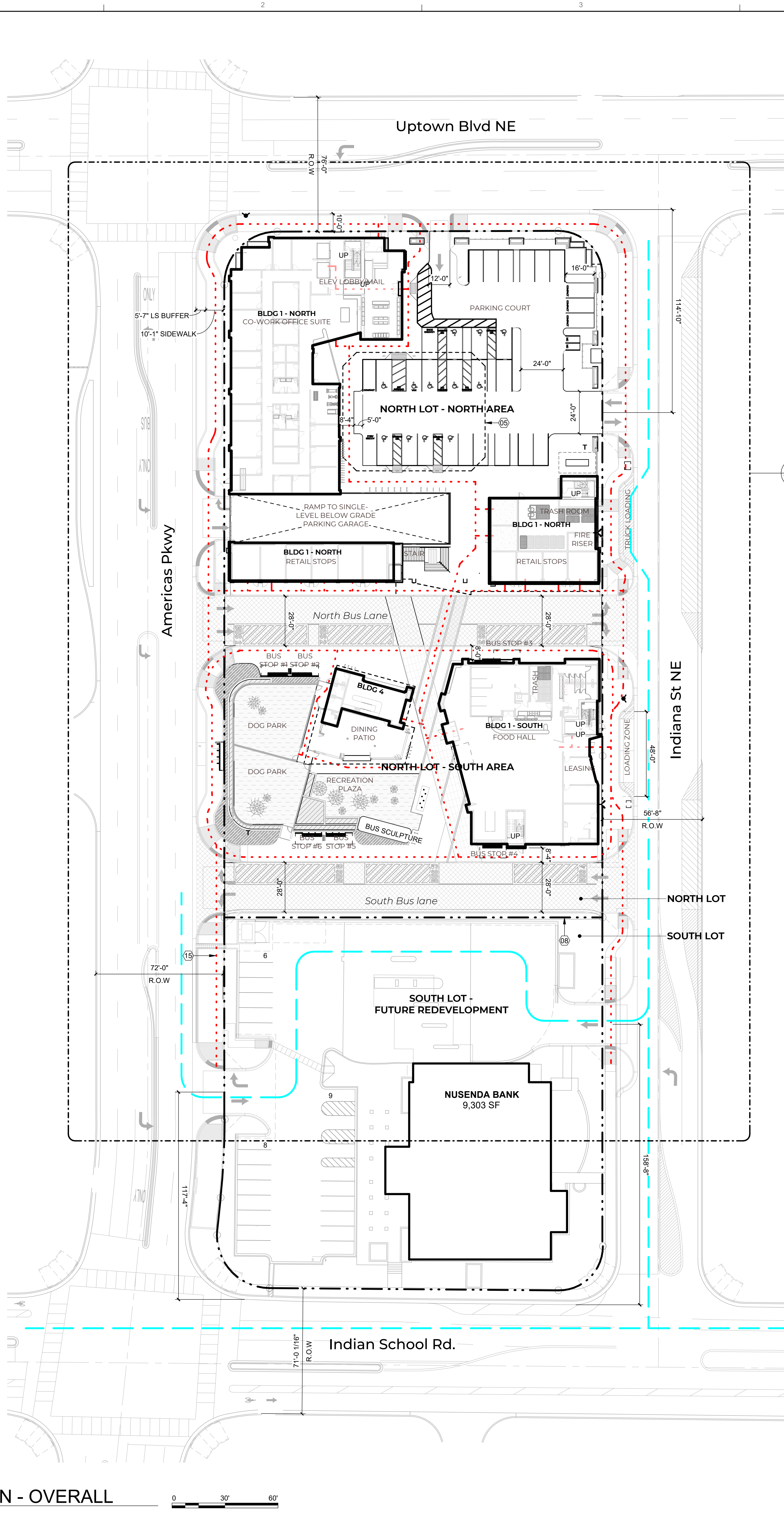
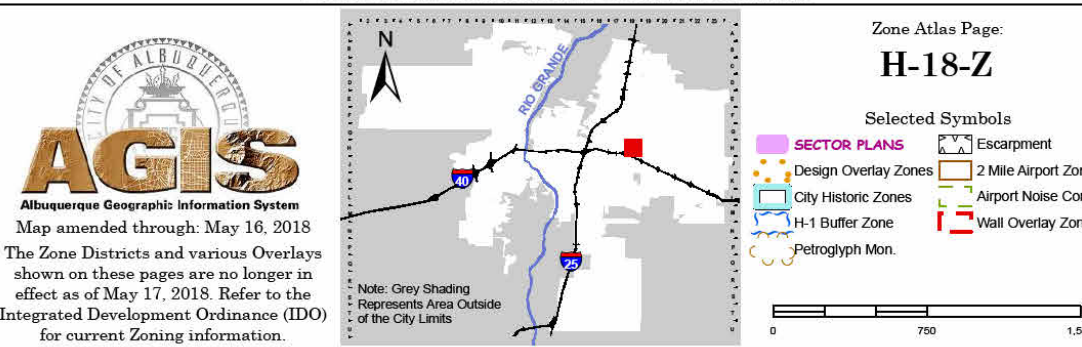
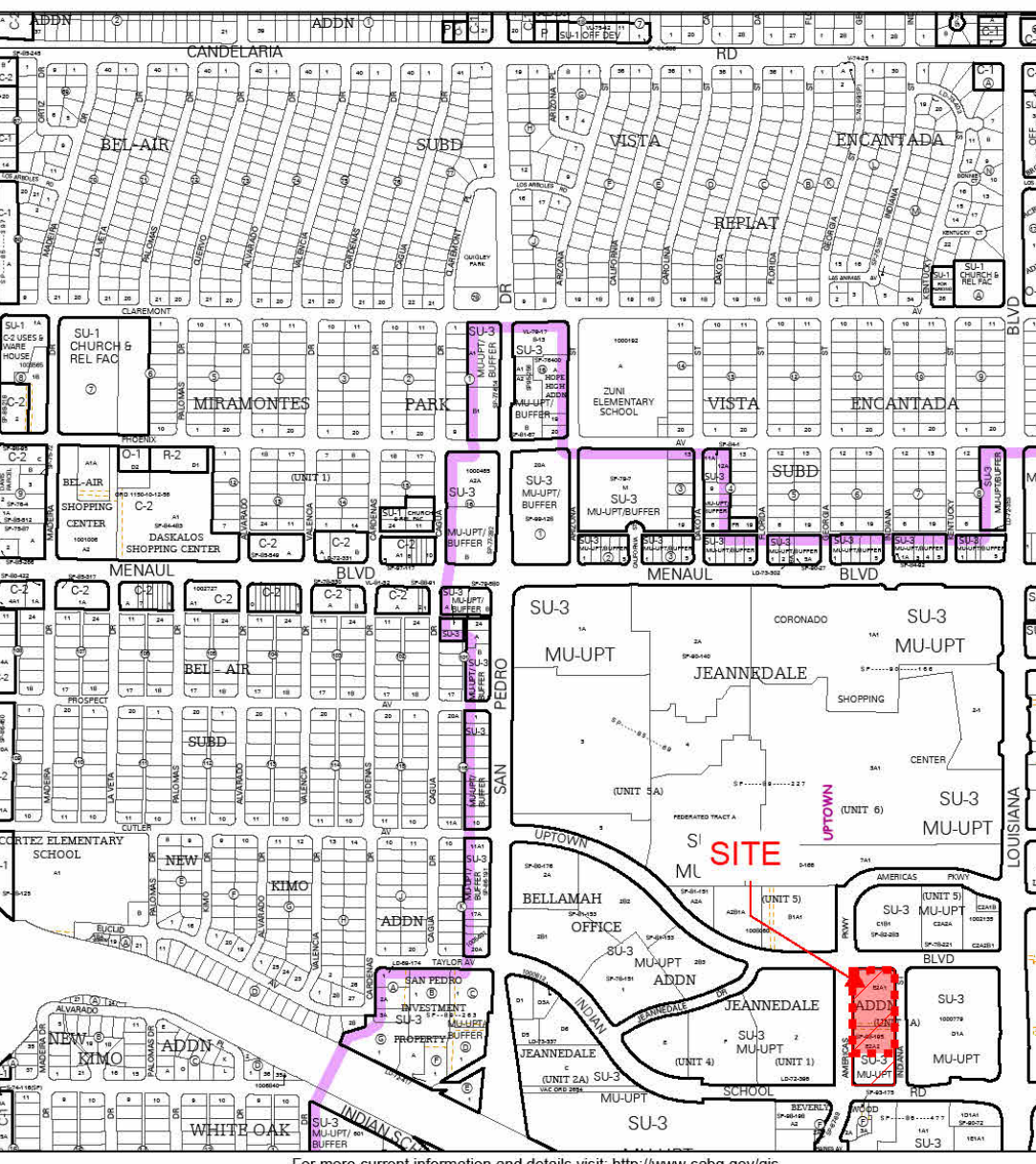
MOTORCYCLE PARKING CALCULATION TABLE 5-5-4:
REQUIRED SPACES: 1 SPACES
PROVIDED SPACES: 1 SPACES

BICYCLE PARKING TABLE 5-5-5:
REQUIRED SPACES: 12 SPACES
PROVIDED SPACES: 3 TOTAL SPACES PROVIDED

SITE LEGEND

- LANDSCAPED AREA
- EXTRA HEAVY DUTY CONCRETE (RATED FOR UP TO 75,000 LBS)
- HEAVY DUTY CONCRETE (<75,000 LBS)
- LIGHT DUTY ASPHALT
- COLORLED, STAMPED CONCRETE
- PROPERTY LINE
- SETBACK (SEE DIMENSION FOR ADDITIONAL DETAILS)
- LINE OF BUILDING ABOVE
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING MARKING FIRE ACCESS LANE
- REFUSE TRUCK ROUTE
- EXISTING FIRE HYDRANT LOCATION
- FIRE HYDRANT LOCATION, RE: CIVIL
- FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNTED
- TRANSFORMER, RE: ELECTRICAL
- PROPOSED 20' LIGHT POLE
- BIKE RACKS

ZONE ATLAS

SITE PLAN - OVERALL
1" = 30'-0"

0 30' 60'

PROJECT SUMMARY

THE SUBJECT PROPERTY CONSISTS OF TWO PARCELS, TRACT E-2A1 AND TRACT E-2A2, TOGETHER A COMBINED 2.93 ACRES, LOCATED WITHIN THE MX-H, MIXED-USE - HIGH INTENSITY ZONE, AND DESIGNATED AS AN URBAN CENTER, PREMIUM TRANSIT STATION AREA, AND A MAJOR TRANSIT CORRIDOR.

THE PROJECT, UPTOWN CONNECT, IS A MIXED-INCOME, MIXED-USE DEVELOPMENT THAT COMBINES REPLACEMENT OF THE CURRENT ABO RIDE UPTOWN TRANSIT CENTER WITH A NEW TRANSIT CENTER, ALONG WITH NEW MULTI-FAMILY HOUSING AND COMMERCIAL USES. THE PROJECT INCLUDES TWO PRIMARY BUILDINGS ONE ON THE NORTH SIDE AND ONE ON THE SOUTH SIDE OF THE NORTH PARCEL. A POSSIBLE SOUTH TOWER IS PROPOSED FOR A LATER DATE ON THE SOUTH PARCEL. THE NORTH TOWER IS AN AFFORDABLE HOUSING COMMUNITY INTENDED TO ACHIEVE NMFA LHTC 4% APPLICATION TARGETING FAMILIES WITH CHILDREN. ADDITIONAL USES AT THE NORTH TOWER INCLUDE A CO-WORKING OFFICE SUITE AND SMALL RETAIL ESTABLISHMENTS. THE SOUTH BUILDING IS A MARKET-RATE RESIDENTIAL TOWER WITH AMENITIES, OVER A FOOD HALL & TAP ROOM. THE PROJECT IS TARGETING 217 DWELLING UNITS IN THE NORTH TOWER AND 22 UNITS IN THE SOUTH TOWER ALONG WITH RESIDENTIAL AMENITIES, RETAIL SPACES, FOOD/BEVERAGE SERVICE, A RECREATIONAL PLAZA WITH A MEMBERSHIP DOG PARK, ALL SUPPORTING THE TRANSIT PLAZA. A CONTINUOUS ONE-LEVEL, BELOW GRADE PARKING GARAGE WITH PARKING FOR 184 VEHICLES IS LOCATED BELOW THE ENTIRE NORTH PARCEL.

THE SITE WILL INCLUDE SIX ABO RIDE BUS STOPS SITUATED ALONG TWO BUS LANES CROSSING THE SITE EAST-TO-WEST. THE RECREATIONAL PLAZA WITH DOG PARK AND THE SOUTH TOWER WITH GROUND LEVEL FOOD HALL WILL BE LOCATED IN THE AREA BETWEEN THE TWO BUS LANES. ABO RIDE INFRASTRUCTURE, INCLUDING DIGITAL DISPLAY BOARDS, BUS DRIVERS' FACILITIES, AND DATA AND SECURITY SERVICES WILL ALSO BE LOCATED IN THE PLAZA.

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PROJECT DATA

LEGAL DESCRIPTION:
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SITE AREA:
2.93 ACRES

ZONE ATLAS PAGE:
H-18-Z

ZONING:
MIXED USE - HIGH INTENSITY ZONE DISTRICT (MX-H)

LAND USE:
MIXED USE - MULTI-FAMILY RESIDENTIAL, RETAIL, OFFICE, RESTAURANT, PARKING, AND TRANSIT

ABC COMPREHENSIVE PLAN DESIGNATIONS:
UPTOWN URBAN CENTER (UC), PREMIUM TRANSIT STATION AREA (PT), MAJOR TRANSIT CORRIDOR AREA (MT)

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SIDE - 0' MIN / N.A. MAX REAR - 0' MIN / N.A. MAX

BUILDING HEIGHT:
MAX ALLOWED: 75'-0" PER I.D.O. TABLE 2-4.7 UC-MS-PT + 12' BLDG HEIGHT BONUS FOR STRUCTURED PARKING = 87'-0" MAX ALLOWED HEIGHT
MAX PROVIDED: 80'-0"

BUILDING OCCUPANCY:
NORTH AREA
LEVEL B1 (BLDG 1) = GROUP S-2
LEVEL 1 (BLDG 1) = GROUP S-2 & B
LEVELS 2-6 (BLDG 2) = GROUP R-2
SOUTH AREA
LEVEL B1 (BLDG 1) = GROUP S-2
LEVEL 1 (BLDG 1) = GROUP A-2, B
LEVEL 2 (BLDG 3) = GROUP A-3, R-2
LEVELS 3-5 (BLDG 3) = GROUP R-2

BLDG 4 (DOG PARK)
LEVEL 1 = GROUP B

CONSTRUCTION TYPE: (SECTION 602.2)
BUILDING 1: LOWER LEVEL AND FIRST FLOOR: TYPE 1A
BUILDING 2: 2ND THROUGH 5TH FLOORS: TYPE VA
BUILDING 3: 2ND THROUGH 5TH FLOORS: TYPE VA
BUILDING 4: 1ST LEVEL: TYPE VB

BUILDING AREAS:		(SOUTH AREA)		BLDG 4 (DOG PARK)	
(NORTH AREA)		(SOUTH AREA)		BLDG 4 (DOG PARK)	
LEVEL B1 = 77,390 SF		LEVEL 1 = 7,969 SF		LEVEL 1 = 820 SF	
LEVEL 1 = 13,851 SF		LEVEL 2 = 4,527 SF			
LEVEL 2 = 39,687 SF		LEVEL 3 = 4,369 SF			
LEVEL 3 = 39,687 SF		LEVEL 4 = 4,369 SF			
LEVEL 4 = 39,600 SF		LEVEL 5 = 4,369 SF			
LEVEL 5 = 39,600 SF					
LEVEL 6 = 39,600 SF					
TOTAL = 289,415 SF		TOTAL = 25,603 SF			

SPRINKLERED:
YES, NFPA 13

FIRE FLOW:
2750 GPM REQUIRED & ACHIEVED

HYDRANTS REQUIRED:
3 HYDRANTS REQUIRED, 5 EXISTING AVAILABLE, 2 NEW PROPOSED W/ PROJECT

SOLID WASTE NARRATIVE:
TRASH SHALL BE MANAGED ON SITE WITH AN INTERNAL MINI-MAC COMPACTOR AND TRASH CHUTE SERVING THE RESIDENTS IN THE NORTH TOWER. THE INTERNAL COMPACTOR SHALL BE SERVED VIA A 16' ROLLING 2-YARD CARTS. AT THE SOUTH TOWER, VALET TRASH REMOVAL WILL BE PROVIDED TO RESIDENTS. WITH BUILDING MAINTENANCE STAFF DEPOSITING COLLECTED TRASH AT A GROUND-LEVEL TRASH ROOM SERVED BY 6 ROLLING 2-YARD CARTS. TRASH WILL BE WHEELED OUT TO THE COLLECTION AREA ALONG INDIANA STREET BY SOLID WASTE PERSONNEL AND BUILDING MAINTENANCE STAFF ON SERVICE DAYS.

AT THE NORTH BUILDING, RECYCLING SHALL BE MANAGED ON EACH LEVEL BY TWO 50 GALLON ROLLING RECYCLING BINS (12 TOTAL ON SITE), COLLECTED BY BUILDING MANAGEMENT AND PLACED AT THE STREET COLLECTION ZONE ON COLLECTION DAYS. AT THE SOUTH TOWER RECYCLING TO BE COLLECTED IN RECEPTACLES LOCATED THROUGHOUT THE PUBLIC AREAS, AND VIA VALET COLLECTION AT THE RESIDENTIAL UNITS.

UNIT DATA

UNIT TYPE	DESCRIPTION	G/SF	#UNITS	TOTAL
S1	STUDIO	432	69	29,808
S2	STUDIO	513	35	17,955
S3	not used	-	-	-
S4	STUDIO	485	16	7,760
A1	1-BEDROOM	617	15	9,255
A2	1-BEDROOM	793	40	31,720
A3	1-BEDROOM	497	6	2,982
B1	2-BEDROOM	810	38	30,780
C1	3-BEDROOM	1,057	20	21,140
TOTAL:				239
TOTAL:				151,400

(*21 ARE ACCESSIBLE UNITS)

PARKING CALCULATIONS

TABLE 5-5-1 UC-MS-PT
REQUIRED PARKING SPACES:
MULTIFAMILY: 1 SPACE / DU: 239 X 1 = 239.0 SPACES
CO-WORK: 3 SPACES / 1,000 SF: 7,573 X 3 = 20.2 SPACES
RETAIL: 3 SPACES / 1,000 SF: 2,687 X 3 = 8.4 SPACES
AMENITY SPACE: 3 SPACES / 1,000 SF: 10,333 X 3 = 17.6 SPACES
RESTAURANT & TAP ROOM: 5.6 SPACES / 1,000 SF: 2,679 X 5.6 = 20.0 SPACES
TOTAL REQUIRED: 311.2 SPACES

PARKING REDUCTIONS & CREDITS:
30% PROXIMITY TO TRANSIT: 311.2 X .30 = 93.4 SPACES
5% TRANSIT SHELTER: 311.2 X .05 = 15.6 SPACES
MULTI-USE MULTIPLIER REDUCTION: (239 + 29) - (239 + 29) / 1.1 = 24.0 SPACES
2 PER EV CHARGER CREDIT = +1 EXTRA SPACE PER EV SPACE = 12.0 SPACES
TOTAL REDUCTION = 145 SPACES

TOTAL REQUIRED PARKING: 166 SPACES
(5% OR 11 SPACES, RD TO BE EV SPACES; 25% OR 42 TO BE EV CAPABLE)
(24 RD ACCESSIBLE SPACES - 1 PER AFFORDABLE ACCESSIBLE DWELLING UNIT)

TOTAL PROVIDED PARKING: 212 SPACES
(12 EV SPACES, 42 EV CAPABLE SPACES PROVIDED)

MOTORCYCLE PARKING CALCULATION:
REQUIRED SPACES: 5 SPACES
PROVIDED SPACES (INCLUDED IN THE 212 PROVIDED ABV.): 5 SPACES

BICYCLE PARKING (PER HOUSING NEW MEXICO/MFA 2026 DESIGN STANDARDS):
REQUIRED SPACES: 0.5 / UNIT (239 X 0.5) = 120 BICYCLE PARKING SPACES
PROVIDED SPACES: 120 TOTAL SPACES PROVIDED
(24 SECURED SPACES REQ'D & PROVIDED)

GENERAL SHEET NOTES

- SITE PLAN DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE 2021 INTERNATIONAL FIRE CODE (IFC).
- VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
- EXISTING PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. BUS LANES TO BE CONCRETE.
- SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN, TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
- REFER TO THE PROJECT ARCHITECT FOR THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS.
- WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVED PLANS PER CITY OF ALBUQUERQUE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.**

SHEET KEYNOTES

- 08 PROPERTY LINE
35 ELECTRIC VEHICLE CHARGING STATION
38 EV CAPABLE PARKING SPACE

BANK PARKING CALCULATIONS

TABLE 5-5-1 UC-MS-PT
REQUIRED PARKING SPACES:
BANK: 2 SPACES / 1,000 SF: 9,303 X 2 = 18 SPACES

PARKING REDUCTIONS & CREDITS:
30% PROXIMITY TO TRANSIT: 18 X .30 = 5.4 SPACES
TOTAL REQUIRED PARKING: 12 SPACES

TOTAL PROVIDED PARKING: 23 SPACES

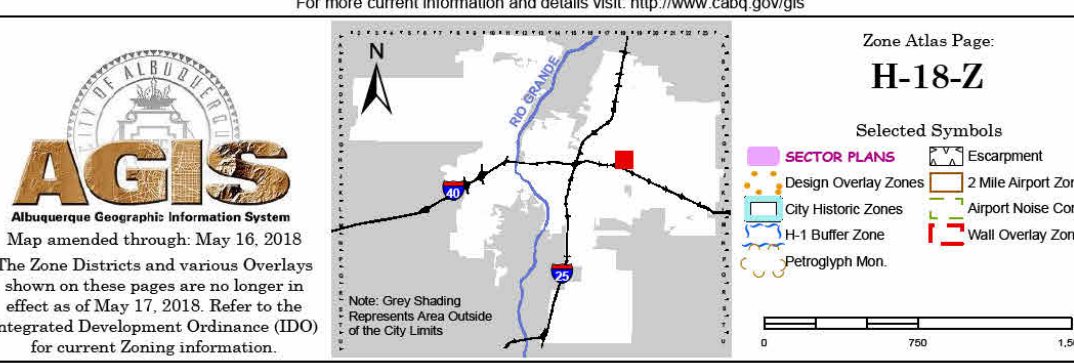
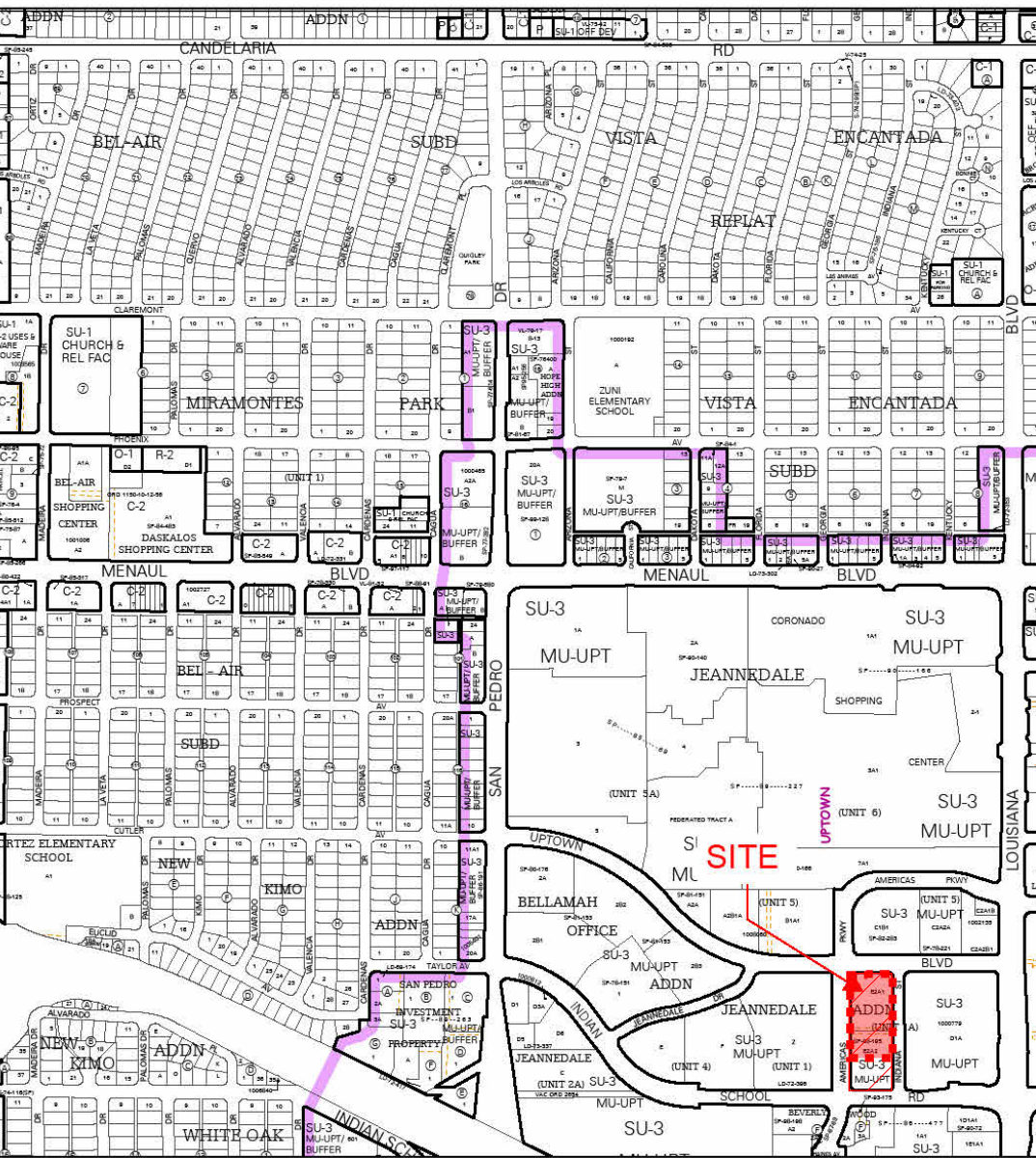
MOTORCYCLE PARKING CALCULATION TABLE 5-5-4:
REQUIRED SPACES: 1 SPACES
PROVIDED SPACES: 1 SPACES

BICYCLE PARKING TABLE 5-5-5:
REQUIRED SPACES: 5 SPACES
PROVIDED SPACES: 3 TOTAL SPACES PROVIDED

SITE LEGEND

- LANDSCAPED AREA
- EXTRA HEAVY DUTY CONCRETE (RATED FOR UP TO 75,000 LBS)
- HEAVY DUTY CONCRETE (<75,000 LBS)
- LIGHT DUTY ASPHALT
- COLOR, STAMPED CONCRETE
- PROPERTY LINE
- SETBACK (SEE DIMENSION FOR ADDITIONAL DETAILS)
- LINE OF BUILDING ABOVE
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING MARKING FIRE ACCESS LANE
- REFUSE TRUCK ROUTE
- EXISTING FIRE HYDRANT LOCATION
- FIRE HYDRANT LOCATION, RE: CIVIL
- FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNTED
- TRANSFORMER, RE: ELECTRICAL
- PROPOSED 20' LIGHT POLE
- BIKE RACKS

ZONE ATLAS



A1

LOWER LEVEL PARKING PLAN
1" = 20'-0"

0 10' 20' 40'

