

10/25/2015 10:53:02 AM

PROJECT SUMMARY

THE SUBJECT PROPERTY CONSISTS OF TWO PARCELS, TRACT E-2A1 AND TRACT E-2A2 TOGETHER A COMBINED 2.03 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-USE, 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 USE. THE PROJECT INCLUDES A RETAIL MARKETPLACE 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 NMHFA LHTC 4% APPLICATION TARGETING FAMILIES WITH CHILDREN. ADDITIONAL FEATURES INCLUDE A RETAIL MARKETPLACE, A RETAIL CENTER, AND A RETAIL 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. THE NORTH TOWER AND 22 UNITS IN THE SOUTH TOWER ALLOW FOR PET FRIENDLY RESIDENTIAL. A FOOD HALL PROVIDES FOOD 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 PLAT WITH GROUND LEVEL FOOD HALL WILL BE LOCATED IN THE NORTH BUS LANE. THE AMERICAS PARKWAY WILL BE THE PRIMARY ROADWAY IN THE PROJECT. REVISIONS TO SOLID WASTE ACCESS ROUTE (AND CHANGE TO 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-INRIGHT-OUT ONLY AND THE PARKING COURT ACCESS ON THE SOUTH SIDE SHALL BE RIGHT-INRIGHT-OUT. 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 EAST AND EXIT TO THE WEST.

PROJECT DATA

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

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 UC-MS-PT + 12' BLDG HEIGHT BONUS FOR STRUCTURED PARKING = 87'-0" MAX ALLOWED HEIGHT BONUS
MAX PROVIDED: 80'-0"

BUILDING OCCUPANCY: NORTH AREA LEVEL 1 (BLDG 1) = GROUP S-2 LEVEL 1 (BLDG 1) = GROUP S-2 & B LEVEL 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 6TH FLOORS: TYPE VA
BUILDING 3: 2ND THROUGH 5TH FLOORS: TYPE VA
BUILDING 4: 1ST LEVEL TYPE VB

BUILDING AREAS:

(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 = 4,369 SF	
LEVEL 2 = 39,687 SF	LEVEL 3 = 4,369 SF	
LEVEL 3 = 39,600 SF	LEVEL 4 = 4,369 SF	
LEVEL 4 = 39,600 SF	LEVEL 5 = 4,369 SF	
LEVEL 5 = 39,600 SF	LEVEL 6 = 4,369 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 TOTAL OF 16 ROLLING 2-YARD CARTS. AT THE SOUTH TOWER, TRASH CHUTE WILL BE PROVIDED TO RESIDENTS. THE BUILDING MAINTENANCE STAFF DISPOSING 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 5 GALLON ROLLING RECYCLING BINS (12 TOTAL ON SITE), COLLECTED BY BUILDING MANAGEMENT AND PLACED AT THE STREET COLLECTION ZONE FOR COLLECTION DAILY. SOLID WASTE WILL 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	1-BEDROOM		—	
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	3,022
B1	2-BEDROOM	810	38	30,780
C1	3-BEDROOM	1,057	20	21,140
(*7 ARE ACCESSIBLE UNITS)				TOTAL: 239* 151,400

PARKING CALCULATIONS

TABLE 5-5.1 UC-MS-PT
REQUIRED PARKING SPACES:
CO-WHILE 1 SPACE / 1,000 SF = 7.573 X 3 = 22.619 SF
RETAIL: 3 SPACES / 1,000 SF = 2.667 X 3 = 7.999 SF
AMENITY: 3 SPACES / 1,000 SF = 10.333 X 3 = 30.999 SF
RESTAURANT & TAP ROOM: 5.6 SPACES / 1,000 SF = 2.679 X 5.6 = 15.104 SF
TOTAL REQUIRED: 168 SPACES (59 OR 11 SPACES, ROD TO BE EV SPACES; 25%, OR 42 TO BE EV CAPABLE)
(24 RDQ ACCESSIBLE SPACES - 1 PER AFFORDABLE ACCESSIBLE DWELLING UNIT)

TOTAL PROVIDED PARKING: 219 SPACES (GARAGE: 184; SURFACE: 28)
PARKING REDUCTIONS & CREDITS:
30% PROXIMITY TO TRANSIT: 311.2 X .30 = 93.4 SPACES
MULTI-USE MULTIPLIER REDUCTION: (239 + 29) X (2.2 X .30) = 15.8 SPACES
2 PER EV CHARGER CREDIT = +1 EXTRA SPACE PER EV SPACE
TOTAL REDUCTION = 145 SPACES

TOTAL REQUIRED PARKING: 168 SPACES (59 OR 11 SPACES, ROD TO BE EV SPACES; 25%, OR 42 TO BE EV CAPABLE)
(24 RDQ ACCESSIBLE SPACES - 1 PER AFFORDABLE ACCESSIBLE DWELLING UNIT)

TOTAL PROVIDED PARKING: 219 SPACES (GARAGE: 184; SURFACE: 28)

MOTORCYCLE PARKING CALCULATION:
REQUIRED SPACES: 0.5 / UNIT (239 X 0.5) = 120 TOTAL SPACES PROVIDED
(24 SECURED SPACES REQD & PROVIDED)

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

GENERAL SHEET NOTES

- A. SITE PLAN DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT, LESS CLEARANCE NOT SHOWN.
- B. ALL STREETS, ROADS, AND STREETS ARE SHOWN IN ACCORDANCE WITH FEDERAL AND ACCEPTABILITY STANDARDS & GUIDELINES, INCLUDING THE 2012 INTERNATIONAL FIRE CODE (IFC).
- C. VERIFY EXISTING UTILITIES LOCATIONS BEFORE EXCAVATION.
- D. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY.
- E. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- F. AN ACCESSIBLE ROUTE, IN CONFORMANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, SHALL BE PROVIDED FOR ACCESS TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- G. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8
- H. REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
- I. STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. BUT LANES TO BE CONCRETE.
- J. SIDEWALKS TO BE SHOWN AS CONCRETE UNLESS OTHERWISE SHOWN ON SITE PLAN.
- K. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALKS WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- L. PROVIDED SIDEWALKS SHALL BE PROVIDED AS MINIMUM AS REQUIRED AT ALL SITE CONCRETE SLOPES. ALL CONCRETE SIDEWALKS TO DRAIN TYP. RE: CIVIL FOR SPOT ELEVATIONS, GRADING AND DRAINAGE REQUIREMENTS.
- M. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PRESERVED AND NOT DISTURBED.
- N. 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 PROJECT AREA.
- O. ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS.
- P. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVED PLANS FROM CITY OF ALBUQUERQUE.
- Q. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

SHEET KEYNOTES

08 PROPERTY LINE
15 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

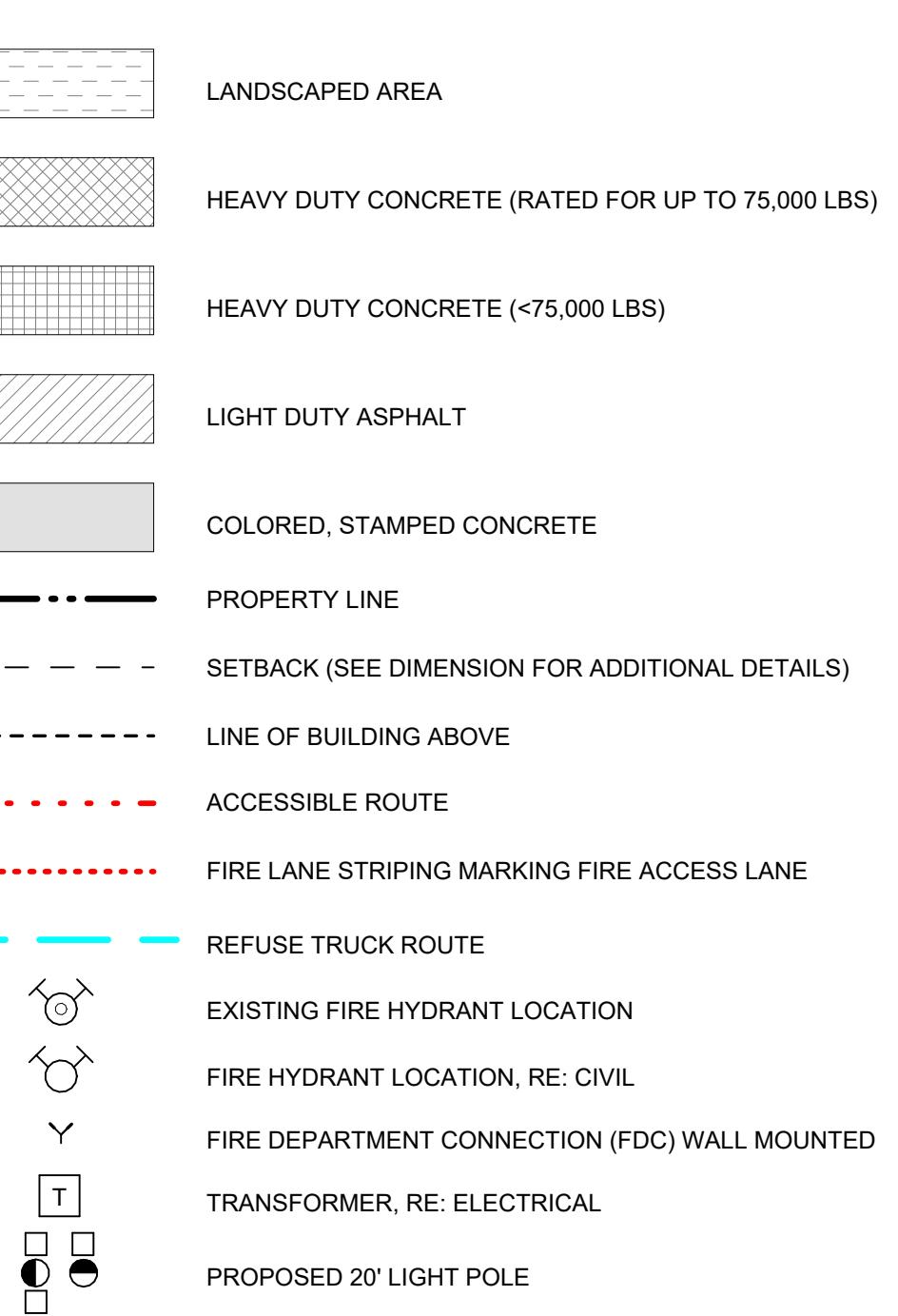
TOTAL REQUIRED PARKING: 12 SPACES

TOTAL PROVIDED PARKING: 23 SPACES

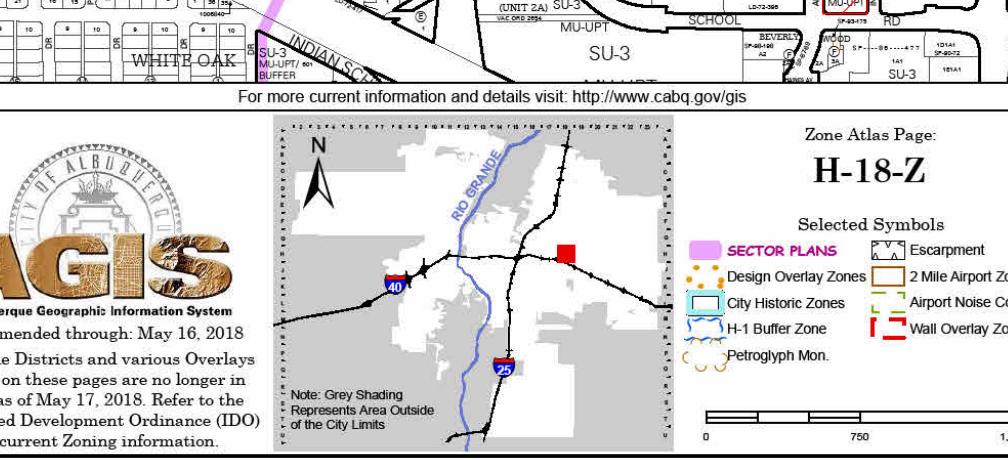
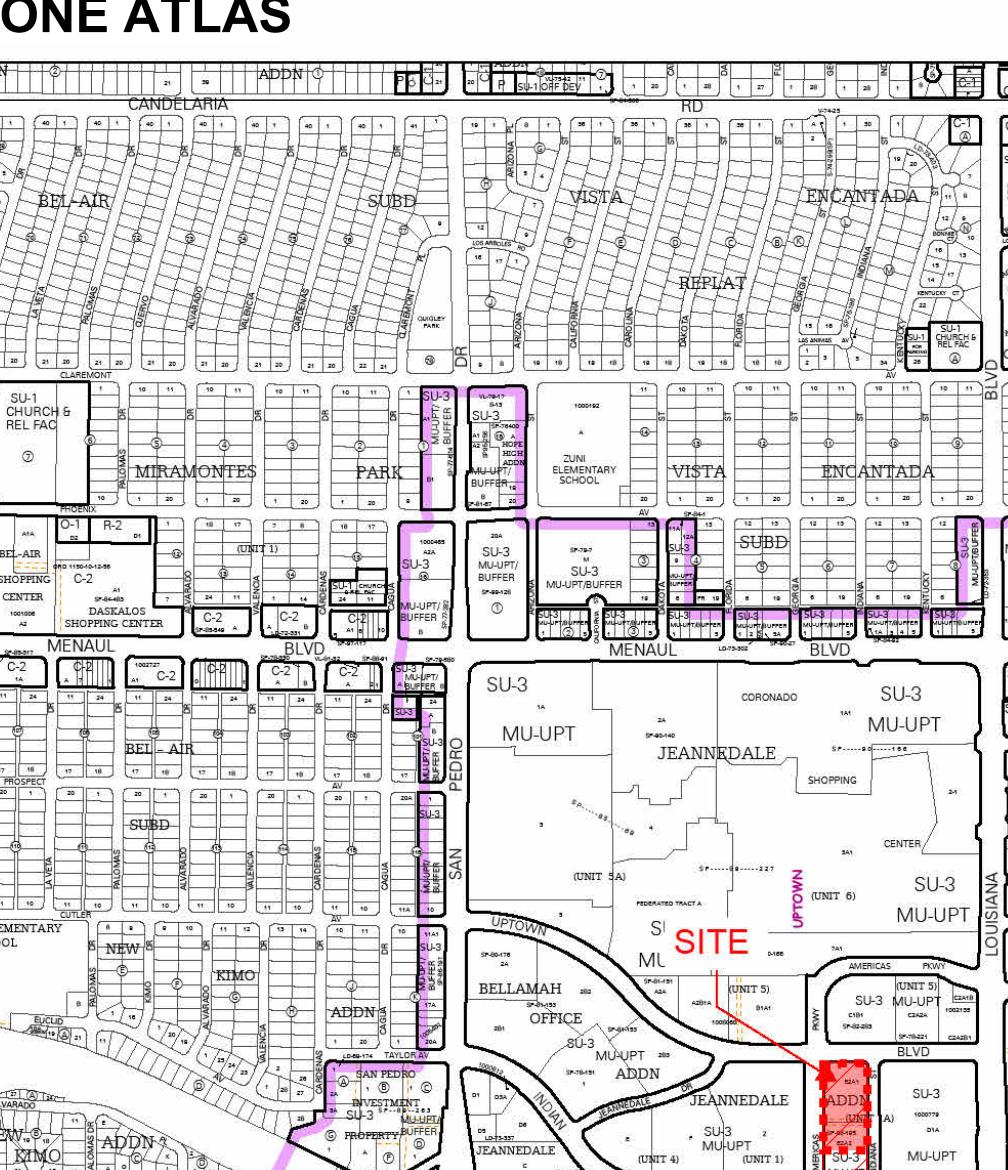
MOTORCYCLE PARKING CALCULATION TABLE 5-5-4:
REQUIRED SPACES: 1 SPACES
PROVIDED SPACES: 1 SPACES

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

SITE LEGEND

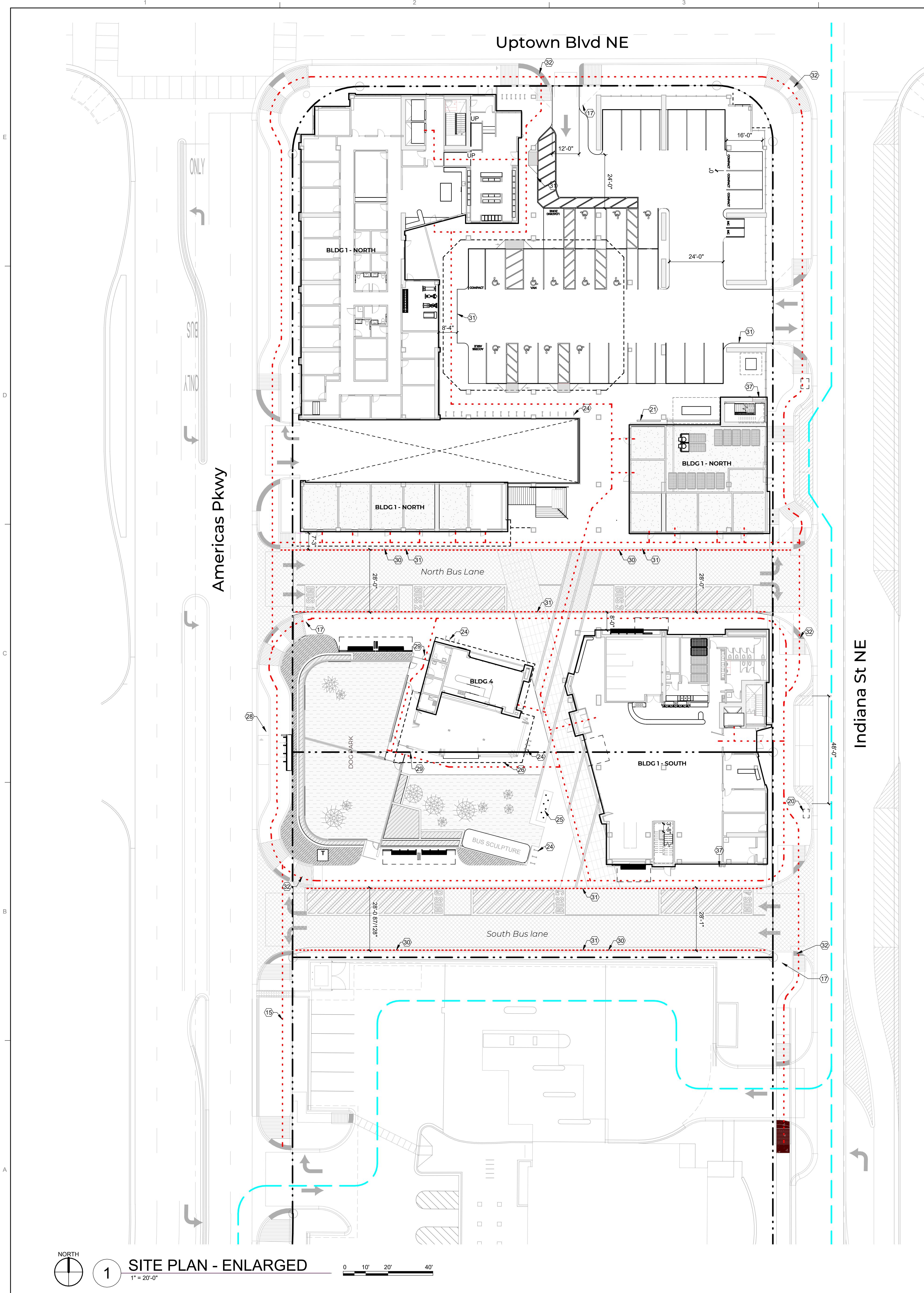


ZONE ATLAS



75% SUBMITTAL
REVISIONS
DRAWN BY MH
REVIEWED BY JF
DATE 10/01/2025
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 2.03 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-USE, 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 ON THE NORTH SIDE AND NEW RETAIL 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 NMMA LHTC 4% APPROVAL RATE FOR FAMILIES WITH CHILDREN. ADDITIONAL FEATURES OF THE NORTH TOWER INCLUDE A CO-OP OWNERSHIP OPPORTUNITY FOR 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. THE NORTH TOWER AND 22 UNITS IN THE SOUTH TOWER ALLOW FOR AFFORDABLE HOUSING, RETAIL, PARKING, 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 IN 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 AROUND THE CLOCK FOOD HALL WILL BE LOCATED IN THE AREA BETWEEN THE TWO BUS LANES. NEW PARKING INFRASTRUCTURE, INCLUDING DIGITAL DISPLAY BOARDS, BUS DRIVERS' FACILITIES, AND DATA AND SECURITY SERVICES WILL ALSO BE LOCATED IN THE PLAZA.

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-NIGHT-OUT ONLY AND THE PARKING COURT ACCESSION FROM THE NORTH SHALL BE REMOVED. VEHICULAR TRAFFIC SHALL ENTER THE NORTH BUS LANE FROM THE WEST AND EXIT TO THE EAST. BUS TRAFFIC SHALL ENTER THE SOUTH LANE FROM THE EAST AND EXIT TO THE WEST.

PROJECT DATA

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

SITE AREA: 2.93 ACRES

ZONE ATLAS PAGE: H-18-Z

ZONING:

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 1 (BLDG 1) = GROUP S-2 LEVEL 1 (BLDG 1) = GROUP S-2 & B LEVEL 1 (BLDG 2) = GROUP R-2 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 1) = GROUP A-3, R-2 LEVELS 3-5 (BLDG 3) = GROUP R-2

BLDG 4 (DOG PARK): GROUP B

CONSTRUCTION TYPE (SECTION 802.2):
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: (NORTH AREA) (SOUTH AREA) BLDG 4 (DOG PARK)
LEVEL B1 = 77,390 SF LEVEL 1 = 7,969 SF LEVEL 1 = 820 SF
LEVEL 1 = 39,851 SF LEVEL 2 = 39,652 SF
LEVEL 2 = 39,652 SF LEVEL 2 = 39,652 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

SPRINKLERS: 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 TOTAL OF 16 ROLLING 2-YARD CARTS. AT THE SOUTH TOWER, THE TRASH CHUTE IS PROVIDED TO RESIDENTS, WHILE BUILDING MAINTENANCE STAFF DISPOSING 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 SERVED AT THE ONE-CART COLLECTION ZONE. RECYCLING DAY CARTS, SOUTH TOWER RECYCLING, WILL BE COLLECTED IN RECEPTACLES LOCATED THROUGHOUT THE PUBLIC AREAS, AND VIA VALET COLLECTION AT THE RESIDENTIAL UNITS.

UNIT DATA

UNIT TYPE	DESCRIPTION	GSE	#UNITS	TOTAL
S1	STUDIO	432	69	29,808
S2	STUDIO	513	35	17,955
S3	MINI-AP	—	—	—
S4	STUDIO	485	16	7,760
A1	1-BEDROOM	617	15	9,255
A2	1-BEDROOM	793	40	31,720
A3	1-BEDROOM	497	40	19,880
B1	2-BEDROOM	810	38	30,780
C1	3-BEDROOM	1,057	20	21,140
(*27 ARE ACCESSIBLE UNITS)				TOTAL: 151,400

PARKING CALCULATIONS

TABLE 5-1: UC-MS-PT
REQUIRED PARKING SPACES:
CO-HOME: 1 SPACE / 1,000 SF; 7.5' X 3' = 239.0 SPACES
RETAIL: 3 SPACES / 1,000 SF; 2.667 X 3' = 8.0 SPACES
AMENITY: 3 SPACES / 1,000 SF; 10.333 X 3' = 30.96 SPACES
RESTAURANT & TAP ROOM: 5.6 SPACES / 1,000 SF; 2.679 X 5.6' = 29.0 SPACES
TOTAL REQUIRED: 311.2 SPACES

PARKING REDUCTIONS & CREDITS:
30% PROXIMITY TO TRANSIT: 311.2 X .30 = 93.4 SPACES
MULTI-USE: 1.2 SPACES / 1,000 SF = 15.2 SPACES
MULTI-USE MULTIPLIER REDUCTION: (239 + 29) X (239 + 29) / 1.2 = 24.0 SPACES
2 PER EV CHARGER CREDIT = +1 EXTRA SPACE PER EV SPACE
TOTAL REDUCTION = 145 SPACES

TOTAL REQUIRED PARKING: 168 SPACES
(59 OR 11 SPACES, RDG TO BE EV SPACES; 25% OR 42 TO BE EV CAPABLE)
(24 RDG ACCESSIBLE SPACES - 1 PER AFFORDABLE DWELLING UNIT)

TOTAL PROVIDED PARKING: 213 SPACES
(12 EV SPACES, 42 EV CAPABLE SPACES PROVIDED)
(SURFACE: 28)

MOTORCYCLE PARKING CALCULATION:
REQUIRED SPACES: 0.5 / UNIT (239 X 0.5) = 120 TOTAL SPACES PROVIDED
PROVIDED SPACES: 0.5 / UNIT (239 X 0.5) = 120 TOTAL SPACES PROVIDED
(24 SECURED SPACES REQ'D & PROVIDED)

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

GENERAL SHEET NOTES

- A. SITE PLAN DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE OF
- B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE 2012 INTERNATIONAL FIRE CODE (IFC)
- C. VERIFY EXISTING UTILITIES LOCATIONS BEFORE EXCAVATION.
- D. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY.
- E. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- F. AN ACCESSIBLE ROUTE, CLEAR SITE TRIANGLE AND CONCRETE SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT. CONCRETE SIDEWALKS FROM THE TRANSIT PLAZA TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- G. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8
- H. REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
- I. STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. BULK PLANTERS TO CONCRETE.
- J. PROVIDE SIDEWALKS FROM THE TRANSIT PLAZA TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- K. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALKS WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- L. PROVIDE SIDEWALKS FROM THE TRANSIT PLAZA TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- M. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PRESERVED AND MAINTAINED.
- N. 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 PROJECT AREA.
- O. ALL PAVEMENT, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS.
- P. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVALS FROM THE CITY OF ALBUQUERQUE.
- Q. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

SHEET KEYNOTES

15	ACCESSIBLE ROUTE	28	ABQ RIDE BUS STOP
17	CLEAR SITE TRIANGLE	29	GATE
20	NEW WATER METER BOX	30	PAV. PARK & MARINING
21	ELECTRIC METERS	31	6" CONCRETE CURB
24	BIKE RACKS	32	ACCESSIBLE PEDESTRIAN RAMP
25	WATER FEATURE - SPLASH PAD	33	GAS METER
26	LINE OF ROOF ABOVE	37	18 SPACES

BANK PARKING CALCULATIONS

TABLE 5-4: UC-MS-PT
REQUIRED PARKING SPACES:
BANK: 2 SPACES / 1,000 SF; 9.303 X 2 = 18 SPACES

18 SPACES

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

12 SPACES

TOTAL REQUIRED PARKING: 12 SPACES

23 SPACES

MOTORCYCLE PARKING CALCULATION TABLE 5-5-4:

1 SPACES

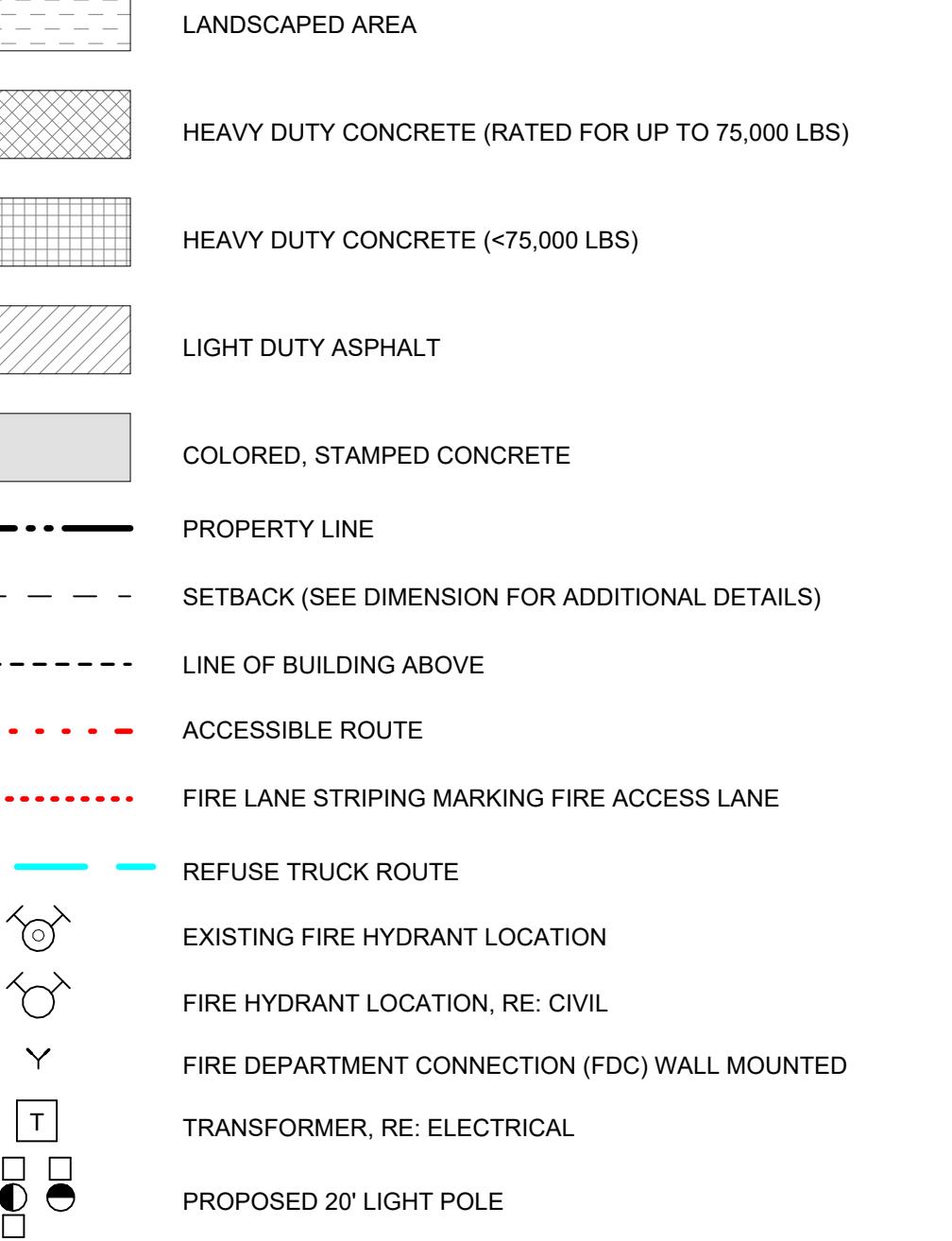
PROVIDED SPACES: 1 SPACES

BICYCLE PARKING TABLE 5-5-5

1 SPACES

PROVIDED SPACES: 3 TOTAL SPACES PROVIDED

SITE LEGEND

**ZONE ATLAS**