

January 12, 2026

Development Facilitation Team
City of Albuquerque
600 2nd St NW, Albuquerque, NM 87102

RE: Uptown Connect – DFT Agency Comment Responses

TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L

-and-

TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L

Dear Development Facilitation Team,

Dekker, acting as the agent for City of Albuquerque Transit, is seeking Site Plan – Administrative approval for a project known as Uptown Connect, located at 2121 Indiana Street NE and 6501 Indian School Road NE in Albuquerque, New Mexico 87110. The property consists of two parcels, Tract E-2A1 and Tract E-2A2, totaling 2.93 acres and situated within the MX-H, Mixed-use – High Intensity Zone.

Attached to this letter is an outline of the project team's responses to the comments from the Development Facilitation Team received on November 18th and 19th and heard at the DFT meeting on November 18th, 2025 under PR-2022-06960.

Project Overview

This development represents a strategic investment in the City of Albuquerque's transit infrastructure and surrounding community. By replacing the existing Uptown Transit Center, Uptown Connect aims to enhance mobility, support higher-density, transit-oriented development, and provide a mix of residential, retail, and community spaces that respond to current and future neighborhood needs. The project is designed to foster connectivity, encourage sustainable transportation options, and contribute to the vitality of the Uptown area, aligning with the City's broader goals for equitable growth and active urban centers.

Uptown Connect is a mixed-income, mixed-use development proposed to replace the current Uptown Transit Center for the City of Albuquerque's ABQ RIDE. The project features two primary buildings, currently referred to as the North Tower and the Plaza Building, with a possible South Tower proposed for future development. The North Tower will provide affordable housing, targeting families with children, and is designed to meet the requirements of the NMMFA LIHTC 4% program. The Plaza Building is envisioned as a short-term stay concept built over a ground-floor food hall. Together, the project anticipates 215 dwelling units in the North Tower and approximately 19 units in the Plaza Building, along with additional retail spaces, residential amenities, and an underground parking garage supporting an improved transit plaza that is designed to celebrate public transportation and promote its use.

The North Tower will consist of five levels of Type III construction above three levels of Type I construction, including a below-grade B1 level, a plaza level above grade, and a first residential level above the commercial program. The Plaza Building will include four levels of Type VA construction above two levels of Type I construction, with Type I construction at the B1 and plaza levels and Type VA above.

The project proposes two pull-through drive lanes with access from Americas Parkway and Plaza Tower, allowing ABQ RIDE buses to enter a north bus lane and a south bus lane. Given the property's location and the proposed transit plaza, the development qualifies for parking reductions, including 30 percent for Transit Proximity, 5 percent for Bus Stop Proximity, and a 1.2 Mixed Uses Multiplier, resulting in 125 required spaces.

In accordance with IDO Section 6-5(G), the proposed development is subject to Site Plan – Administrative procedures and the associated review and decision criteria. The site plan has been prepared to comply with all criteria outlined in Section 6-5(G)(3), with responses provided for each criterion to demonstrate adherence to the regulatory requirements.

Compliance with Site Plan Approval Criteria (6-5(G)(3))

Criterion 6-5(G)(3)(a):

"The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property."

Applicant Response:

The Site Plan has been prepared through a deliberate and comprehensive design process that carefully considered the dimensional standards, use standards, and development requirements set forth in the Integrated Development Ordinance (IDO). From the earliest stages of conceptual design, the IDO's zoning provisions for the subject parcels guided the layout, scale, and mix of uses to ensure full alignment with the intent and standards of the governing zone district. Permissive uses, height and setback requirements, parking standards, landscaping and open space requirements, pedestrian circulation, and building orientation have all been evaluated and incorporated in direct accordance with IDO provisions.

In addition, the Site Plan was developed with close reference to the City's Development Process Manual (DPM). Engineering standards for access, traffic circulation, drainage, grading, and utility connections have been applied to ensure that the site functions safely, efficiently, and in coordination with surrounding public systems. Other adopted City regulations, such as applicable building codes, fire codes, stormwater management requirements, and Americans with Disabilities Act (ADA) accessibility standards, were also reviewed and integrated into the design to guarantee full compliance and to safeguard public health, safety, and welfare.

The development team has approached this application in good faith, with the explicit intent of submitting a plan that is not only compliant, but also exemplary in its adherence to adopted standards. The plan has been designed to advance the City's goals for orderly, high-quality development while ensuring that no applicable regulation has been ignored, overlooked, or excluded.

The Site Plan was created with careful and intentional adherence to the IDO, the DPM, and all other applicable City regulations. It reflects a proactive commitment to regulatory compliance, responsiveness to City policies, and a recognition that such standards are essential to ensuring responsible growth. The applicant affirms that the Site Plan fully meets this criterion and is positioned for approval without the need for variances or exceptions.

Criterion 6-5(G)(3)(b):

"The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity."

Applicant Response:

As detailed in the draft Infrastructure List, the proposed improvements surrounding roadways, including sidewalk improvements, curb and gutter, stormwater, water and sanitary sewer improvements to ensure that the infrastructure and public improvements have adequate capacity to serve the proposed development. A recorded Infrastructure Improvements Agreement (IIA) will be completed following approval of the Infrastructure List and after the necessary financial guarantees and bonds are posted.

The subject parcels are both zoned Mixed-Use, High Intensity (MX-H). The IDO describes the purpose of the MX-H zone district as "to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations." (IDO, pg. 31). By definition, parcels designated MX-H are expected to be supported by adequate infrastructure and public systems, as this zoning district is specifically intended to accommodate higher-density and high-intensity development. If sufficient infrastructure did not already exist, it would be necessary for it to be available for installation, connection, or expansion in order for the area to be appropriately zoned MX-H in the first place.

The proposed Uptown Connect project conforms to the dimensional and use standards of the MX-H district and does not seek variances or zoning changes. As such, the project can reasonably be expected to operate within the capacity of existing infrastructure and public improvements, consistent with the intent of the zone. Furthermore, any additional capacity needs identified through the Infrastructure List will be addressed through the required IIA, ensuring no burden is placed on City systems.

The project is consistent with its governing zoning, does not require variances, and is being advanced in compliance with City infrastructure standards, zoning regulations, and other applicable requirements. No adverse impacts to City infrastructure or public systems are anticipated. All improvements are proposed in good faith with consideration for the quality of life of future users of the site as well as surrounding properties.

Criterion 6-5(G)(3)(c):

"If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in."

Applicant Response:

The subject property is **not** located within an approved Master Development Plan and is therefore not subject to its standards. This criterion does not apply in that regard. The Site Plan meets all applicable IDO standards for its zone district of Mixed-Use, High-Intensity (MX-H).

Criterion 6-5(G)(3)(d):

"If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development."

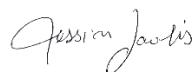
Applicant Response:

The subject property is **not** located within an approved Framework Plan and is therefore not subject to its standards. This criterion does not apply in that regard. The Site Plan meets all applicable IDO standards for its zone district of Mixed-Use, High-Intensity (MX-H).

Conclusion

Based on the information and responses provided in this letter, we respectfully request approval of the proposed Uptown Connect Site Plan. The project has been thoughtfully designed to align with all applicable IDO standards, the Development Process Manual, and other adopted City regulations, while advancing the City's objectives for high-quality, transit-oriented, mixed-use development. Uptown Connect is carefully planned to provide meaningful public benefits, including enhanced transit access, affordable housing opportunities, vibrant retail and community spaces, and a welcoming, well-activated plaza that supports pedestrian connectivity and encourages sustainable transportation. The development team has worked diligently to ensure that the project integrates seamlessly with existing infrastructure, meets all requirements for public improvements, and responds proactively to anticipated community needs. We believe Uptown Connect represents a responsible, forward-looking investment in the area that will serve residents, visitors, and the City alike, and we look forward to the Development Facilitation Team's favorable consideration. Please feel free to contact me directly at 505.761.9700 or at jessical@dekkerdesign.org, should additional information or clarification be needed to support the review process.

Sincerely,



Jessica Lawlis, AICP, Urban Planner
Dekker, agent for City of Albuquerque Transit