

ROUTE 66 FLATS

7600 CENTRAL AVE SW
ALBUQUERQUE, NM 87121

LOT : 51 / BLOCK : 0000
SUBDIVISION : TOWN OF ATRISCO GRANT UNIT 6

UPC : 101005722814830517
LEGAL DESCRIPTION : ATRISCO GRANT W1/2 TR52 W2.39 AC

DRB PROJECT NUMBER: PR-2023-008589 aka PR-2024-009904
APPLICATION NUMBER : SI-2024-000136



ADMINISTRATIVE SITE PLAN APPROVALS		
TCL (K10-0065) - APPROVED	DATE	01/19/2024
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE	
AVAILABILITY STATEMENT - SIGNED	DATE	08/14/2023
ABC/WJA	DATE	
HYDROTRANS # : K100065 - APPROVED	DATE	12/06/2023
HYDROLOGY	DATE	
REF # : TP 23-014655 - APPROVED	DATE	08/23/2023
FIRE MARSHAL'S OFFICE	DATE	
APPROVED	DATE	01/03/2024
SOLID WASTE DEPARTMENT	DATE	

ALTERNATIVE LANDSCAPE PLAN APPROVAL	
APPROVED	DATE
DEVELOPMENT REVIEW DEPARTMENT	DATE

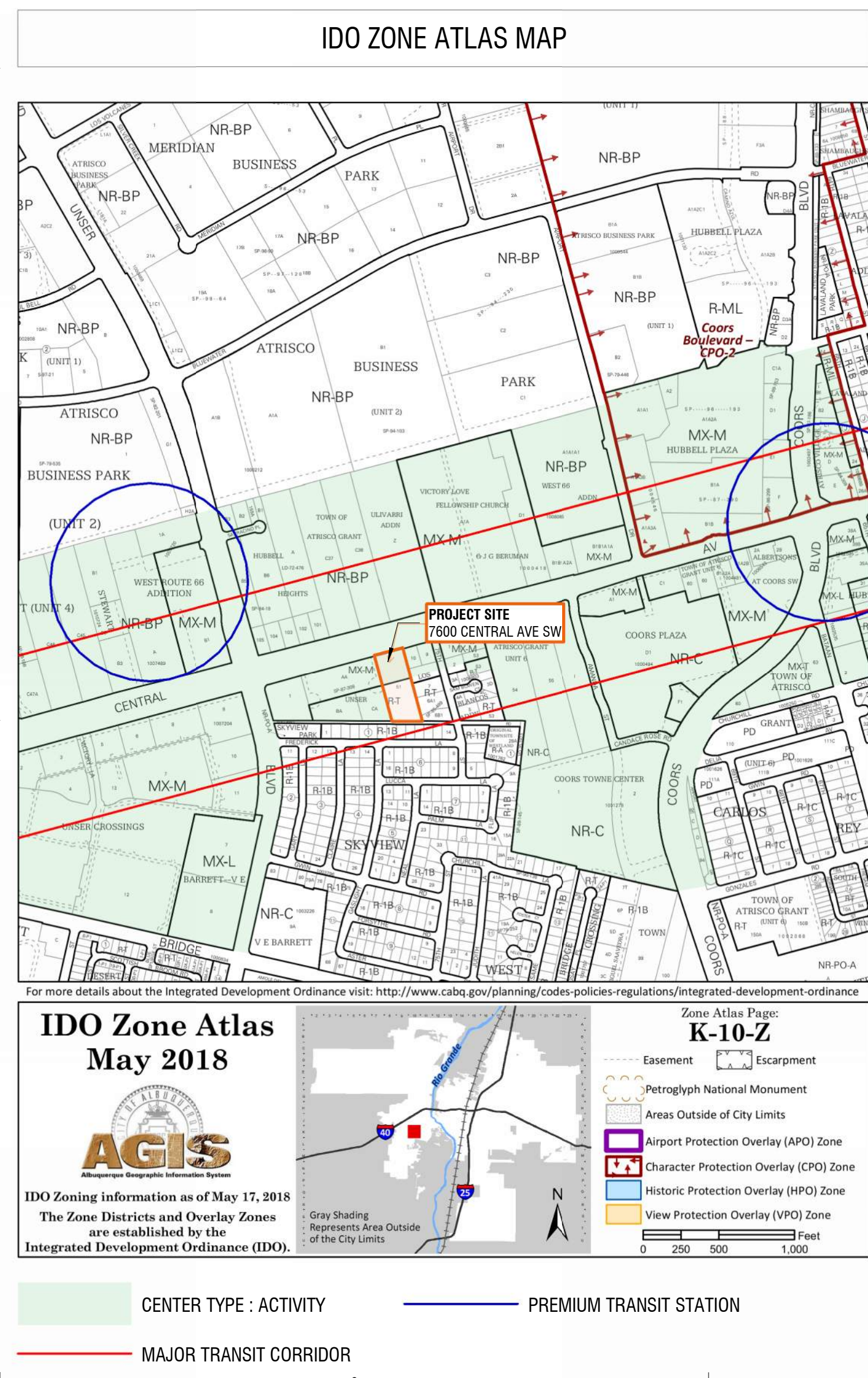
GENERAL NOTES	
1.	FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE PERMITS AND PERMITS.
2.	ANGLES SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
3.	PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
4.	PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
5.	APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
6.	SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 15 TO OCTOBER 15. AT ALL OTHER TIMES THE INDIVIDUAL SITE SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
7.	AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACCESS ALL AREAS FOR POLICE, FIRE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
8.	ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASS WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOCGRASS. THIS INCLUDES TREES PLANTED IN SOCGRASS AREAS. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
9.	PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.
10.	RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMONLY OWNED LAND AND STORM WATER DETENTION FACILITY CONSTRUCTED AS PART OF THIS DEVELOPMENT WILL BE THAT OF THE HOME OWNERS ASSOCIATION / PROPERTY OWNER(S) OF PARCEL(S).

Table 6-1-1: Summary of Development Review Procedures																
DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission																
ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer																
X = Required [] = Public Hearing < > = Quasi-Judicial Hearing																
R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide																
Subsection	Mtgs		Public Notice				Review and Decision-making Bodies						Specific Procedures			
	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(I)		6-2(J)	6-2(A)	
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ⁽¹⁾	DHO	EPC	LC	ZHE	LUHO	City Council ⁽²⁾		
Site Plan - Administrative ⁽⁴⁾	X ⁽⁵⁾	X	X	X	X	X	D							<AR>	<AD>	6-5(G)

6-4(B)(1)(b) NEIGHBORHOOD MEETING (NOT REQUIRED) : THE APPLICATION IS A SITE PLAN - ADMINISTRATIVE PROPOSING A NEW BUILDING OR MULTIPLE BUILDINGS THAT INCLUDE A TOTAL OF ANY OF THE FOLLOWING:
1. MORE THAN 100 MULTI-FAMILY RESIDENTIAL DWELLING UNITS (N/A)
2. MORE THAN 50,000 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT (N/A)

6-4(K)(2) ELECTRONIC MAIL : THE APPLICANT SHALL SEND AN ELECTRONIC MAIL NOTICE TO THE EMAIL ADDRESSES ON FILE WITH THE OMC FOR EACH NEIGHBORHOOD ASSOCIATION WHOSE BOUNDARIES INCLUDE OR ARE ADJACENT TO THE SUBJECT PROPERTY

6-4(K)(4) POSTED SIGN : THE APPLICANT SHALL POST AT LEAST 1 SIGN ON EACH STREET ABUTTING THE PROPERTY THAT IS THE SUBJECT OF THE APPLICATION, AT A POINT CLEARLY VISIBLE FROM THAT STREET, FOR AT LEAST 15 CALENDAR DAYS BEFORE THE PUBLIC HEARING AND FOR THE REQUIRED APPEAL PERIOD FOLLOWING ANY FINAL DECISION (NOT APPLICABLE)



PROGRAM MATRIX									
CONCEPTUAL PROGRAM									
PERCENT of TTL	Bed / Bath	Name	Av NLA	QTY	TTL	Balcony	TTL	NOTES	
91.7%	1/1	Unit 1.0	300	44	22,000	0	0	Type A Units	
6.2%	1/1	Unit 1.0	150	3	1,900	0	0	Type B Units	
2.1%	2/1	Unit 2.0	775	1	775	0	0	Property Manager Unit	
			Multi Family Average SF	506.98	43	24,335	0	Yield	
Apartment RSF						24,335		Floorplate Efficiency	
Core / Circulation						7,949		5'-2" corridors, MEP	
Leasing / Lobby / Amenity						3,000		Includes all space on Level 1	
Maintenance						600		Include Beebug & Shed	
GLA						35,884		Parking & Balconies not included	
GBA						0			
						35,884			

Zone District	MX-M and B-3	On-Site Parking			
		Reduction	Req'd	Provided	
Parking		Units	Cars	Cars	
Zoning Requirement	1.2 / unit 1.8 / unit	47	58	1	
Amenity	3 / 1,000sf 3,000sf x 3	9	9	0	calculations round down
Total required (max allowed reductions)	50%	33	66	1	
EV Stalls (10%) (2 car reduction per station)	-1	6 stalls	-6	0	Provide panel space, conduit, 200/240 volt and 40 amp circuit EV chargers installed
Proximity to Transit (20% reduction)		20	-20	40	reductions round up.
Motorcycle parking	1 per 25 cars	2	2	2	
Bicycle parking	10%	7	7	24	
Loading Space / NA					
Open space	1 bedroom - 225SF 2 bedroom - 285SF	225 285	47 1	10,575 285	10,860

BUILDING & CODE INFORMATION	
OCCUPANCY	R-2, A-3, B
CONSTRUCTION TYPE	V-A
SPRINKLER SYSTEM	NFPA 13R
NUMBER OF STORIES	3
GROSS BUILDING AREA	35,884 SF
ZONING / MULTIFAMILY	MX-M (ID0 : 4-3(B)(B) & R-T (ID0 : 4-3(D)(1))
CENTER TYPE	ACTIVITY (ID0 : 14-16-7-1)
CITY DEVELOPMENT AREA	AREA OF CHANGE (ID0 : 14-16-7-1)
MAJOR TRANSIT CORRIDOR	YES (ID0 : 14-16-7-1)
CITY COUNCIL	DISTRICT 3
MRA W/ ADOPTED PLAN OVERLAY ZONE	WEST CENTRAL
PRIMARY ST	CENTRAL AVE SW / RTE 66
DWELLING UNITS TOTAL	(47) 1 BEDROOM, (1) 2 BEDROOM 48
SURFACE PARKING TOTALS	40 SPACES 2 MOTORCYCLE SPACES 24 BICYCLE SPACES
JURISDICTION	ALBUQUERQUE
BUILDING CODES	2021 NEW MEXICO RESIDENTIAL BLDG CODE 2021 NEW MEXICO MECH CODE 2021 NEW MEXICO PLUMB CODE 2020 NEW MEXICO ELEC CODE
LOCAL AMENDMENTS	2022 UNIFORM ADMINISTRATIVE CODE OF THE CITY OF ALBUQUERQUE
ENERGY REQUIREMENTS:	2018 INTERNATIONAL ENERGY CONSERVATION CODE Bernalillo County, Climate Zone 4B MFA DESIGN STANDARDS FOR FUNDING HERS certification of 55 or less

STATISTICAL INFORMATION		
ZONE DISTRICT	MX-M & R-T	
GENERAL ZONE LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)	103,679 GSF	2.38 ACRES
AREA TO BE DEDED FOR ADDITIONAL RIGHT OF WAY	N/A	N/A
NET LOT AREA (AREA WITHIN PROPERTY LINE, MINUS BUILDING FOOTPRINT)	91,895 - 14,072 = 77,823 SF	
PRIMARY AND SIDE STREET DESIGNATIONS	PRIMARY ST = CENTRAL AVE SW	
PROPOSED USES	AFFORDABLE HOUSING	
NUMBER OF DWELLING UNITS (RESIDENTIAL ONLY)	48 UNITS LEVEL 01 : 15 UNITS LEVEL 02 : 17 UNITS LEVEL 03 : 16 UNITS	
GROSS FLOOR AREA FOR EACH USE (FOR NON RESIDENTIAL AND MIXED USE PROJECTS)	35,884 GSF	
COMMUNITY GARDEN	6,000 SF	
DESIGN ELEMENTS (PER IDO TABLE 5-1-2)	REQUIRED	PROVIDED
BUILDING HEIGHT, FEET (MAX)	48 FT	36'-3"
USABLE OPEN SPACE (MIN) - 1BR : 225 SF/UNIT, 2BR : 285 SF/UNIT	225 x 47 = 10,575 SF 285 x 1 = 285 SF TOTAL REQ. : 10,860 SF	TOTAL PROVIDED : 49,850 SF
IDO 5-3(1)(b) - PEDESTRIAN WALKWAYS FOR STREET FACING FACADES WITH PEDESTRIAN ENTRANCE	PER TABLE 5-3-1 : MIN WIDTH : 10 FT	10'-0" AVERAGE : 10' + 11'-2" 10' + 10' = 10'-4"
SETBACKS (PER IDO TABLE 5-1-2)	REQUIRED	PROVIDED
FRONT (MIN/MAX)	5 FT / N/A	44'-0"
INTERIOR SIDE (MIN/MAX)	0 FT	N/E : 17'-3" N/W : 60'-5"
STREET SIDE : NOT APPLICABLE		
REAR (MINIMUM)	15 FT	299'-5"
PARKING	REQUIRED	PROVIDED
STANDARD SPACES (1 BEDROOM : 1.2 / UNIT)	1.2 x 47 = 56	
STANDARD SPACES (2 BEDROOM : 1.6 / UNIT)	1.6 x 1 = 1	
STANDARD SPACES (AMENITY) : 3 / 1000 SF @ 3,000 SF	3 x 3 = 9	
ACCESSIBLE (2%)	40 x 2% = 0.8	5 SPACES
TOTAL REQUIRED:	66 SPACES	
TRANSIT CORRIDOR REDUCTION (20% RED)	66 x 20% = 13.2	
EV SPACES (2 CAR REDUCTION PER STALL - 10% MAX)	66 x 10% = 6.6	6 STALLS
TOTAL REQUIRED AFTER REDUCTIONS:	40 SPACES	40 STALLS
BICYCLE (3 SPACES OR 10% OF REQUIRED PARKING, GREATER)	10% OF 67 = 6.7	24 SPACES
MOTORCYCLE (1 PER 25 CARS)	67 / 25 = 2.68	4
GROUND STORY ACTIVATION (TRANSPARENCY)	REQUIRED	PROVIDED
TOTAL TRANSPARENCY PRIMARY STREET (%)	20% x 1264SF = 2528SF	382.55F
TOTAL TRANSPARENCY SIDE STREET (%)	N/A	N/A

APPLICABLE IDO STANDARDS	
ALLOWABLE USES	TABLE 4-2-1 RESIDENTIAL USE - DWELLING, MULTI-FAMILY (MX-M) TABLE 4-2-1 COMMERCIAL USE - COMMUNITY GARDEN (R-T)
USE SPECIFIC STANDARDS	IDO SECTION 4-3(B)(B) / IDO SECTION 4-3(D)(1)(A)
DIMENSIONAL STANDARDS - TABLES & EXCEPTIONS	IDO SECTION 5-1(D)(1) MIXED-USE ZONE DISTRICT, TABLES 5-1-2 (MX-M) IDO SECTION 5-1(C)(1) RESIDENTIAL ZONE DISTRICT, TABLE 5-1-1 (R-T STANDARDS)
SITE DESIGN & SENSITIVE LANDS	N/A
SUBDIVISION OF LAND	N/A
PARKING AND LOADING	IDO SECTION 5-3(C)(1) OFF-STREET PARKING CALCULATIONS TABLE 5-5-1 MINIMUM OFF-STREET PARKING REQUIREMENTS IDO SECTION 5-3(C)(5)(c) REDUCTION FOR PROXIMITY TO TRANSIT IDO SECTION 5-3(C)(6)(a) ELECTRIC VEHICLE CHARGING CREDIT IDO SECTION 5-3(F)(2)(b) DESIGN, ACCESS & CIRCULATION
WALLS AND FENCES	TABLE 5-7-1 MAXIMUM WALL HEIGHT IDO SECTION 5-7(E)(1)(b) MATERIALS AND DESIGN
OUTDOOR AND SITE LIGHTING	IDO SECTION 5-8(D)(1) GENERAL DESIGN AND ILLUMINATION
NEIGHBORHOOD EDGES	N/A
SOLAR ACCESS	IDO SECTION 5-10(C) BUILDING HEIGHTS TABLE 5-10-1 SOLAR RIGHTS MAXIMUM BUILDING HEIGHTS
BUILDING DESIGN	IDO SECTION 5-11(D) MULTI-FAMILY RESIDENTIAL DEVELOPMENT FOR MULTI-FAMILY OUTSIDE OF UC-MS-PT AREAS IDO SECTION 5-11(E)(2)(b) FACADE DESIGN FOR ACTIVITY CENTERS
SIGNS	IDO SECTION 5-12(P)(2) SIGNS IN MIXED-USED AND NON-RESIDENTIAL ZONE DISTRICTS TABLE 5-12-2 ON-PREMISES SIGNS IN MIXED-USED AND NON-RESIDENTIAL ZONE DISTRICTS IDO SECTION 5-12(E)(5)(c) ILLUMINATION AND MOTION
OPERATION & MAINTENANCE	IDO SECTION 5-13(B)(2) BUILDING AND STRUCTURES



ROUTE 66 FLATS
HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV: _____

DRAWN: TB
REVIEWED: EP
DATE: 3/29/2024
PROJECT #: 21018
SHEET TITLE: COVER SHEET
SCALE: 12" = 1'-0"

NO. SITE-0.0