

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



PROJECT NUMBER: PR-2023-008589 aka PR-2024-009904
Application Number: SI-2024-000136

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

GENERAL NOTES

- FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- ANGLES SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
- PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
- PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 15TH TO OCTOBER 31ST. AT ALL OTHER TIMES THE INDIVIDUAL SITE SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- 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.
- 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.
- PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.
- 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).

ALTERNATIVE LANDSCAPE PLAN APPROVAL

APPROVED	04/10/2024
DEVELOPMENT REVIEW DEPARTMENT	DATE

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	D						<AR>	<AD>	6-5(G)

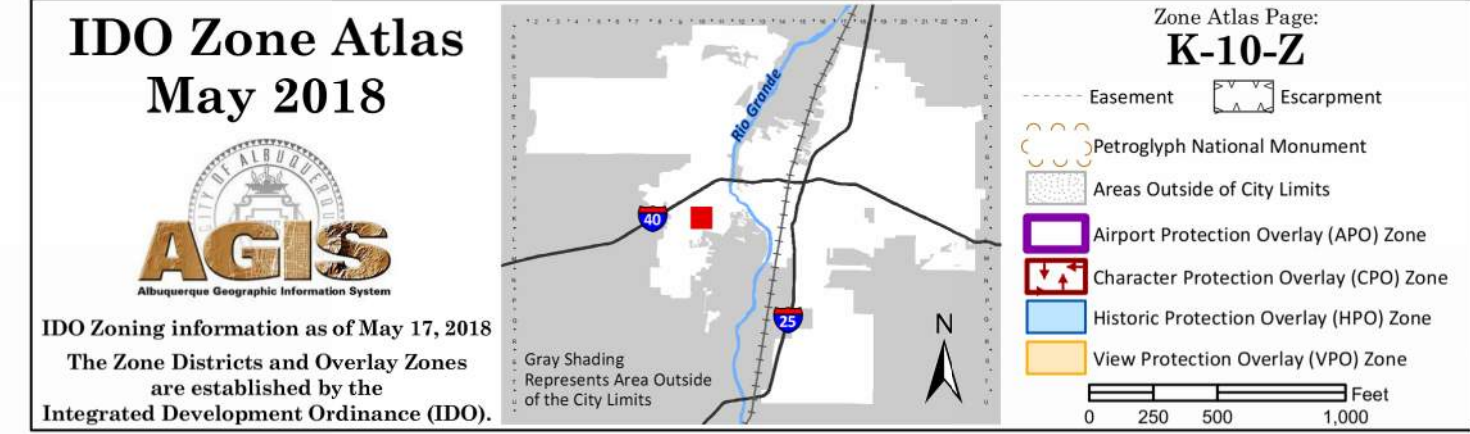
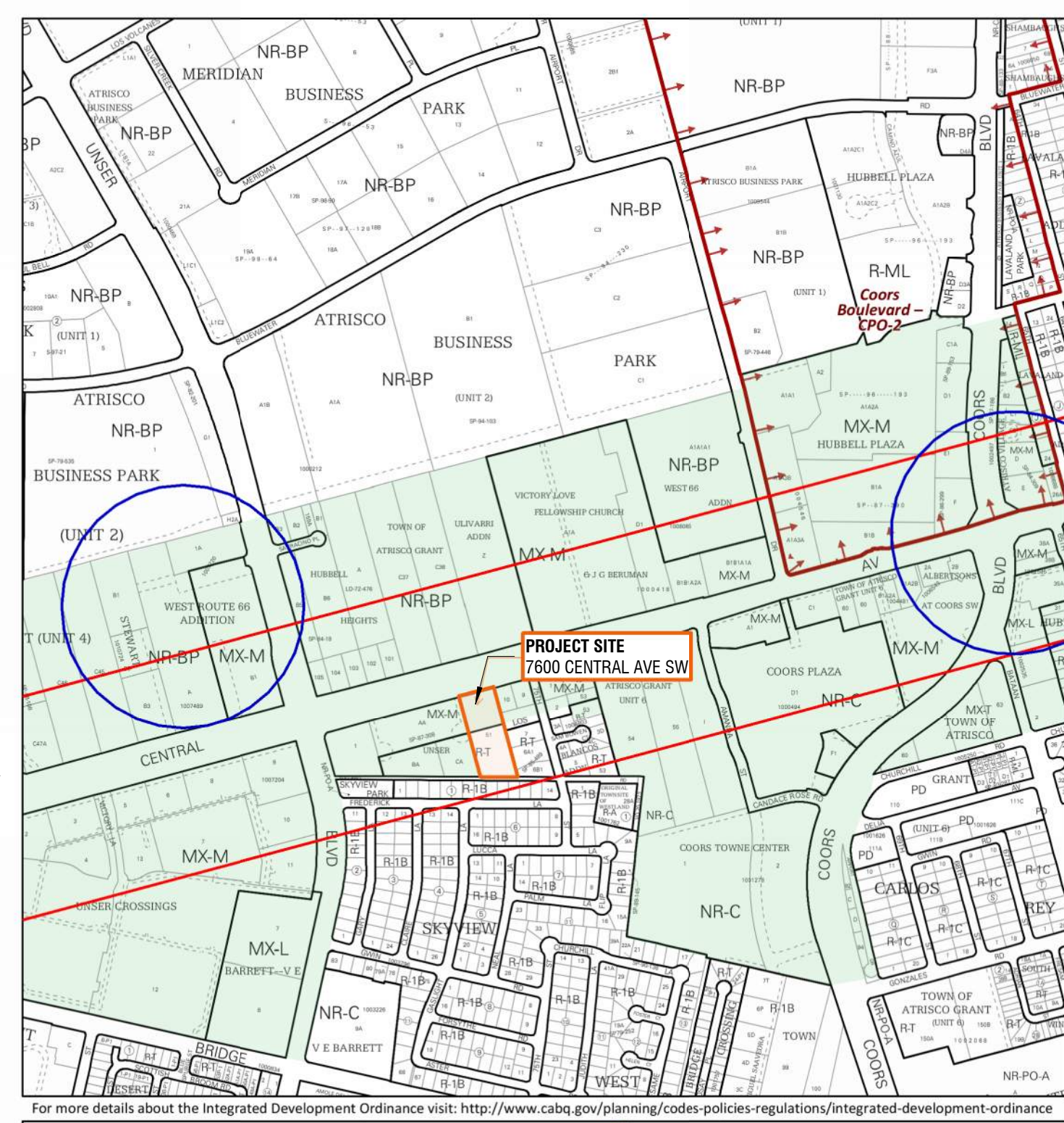
6-4(B)(1)(b) NEIGHBORHOOD MEETING (NOT REQUIRED): THE APPLICATION IS A SITE PLAN – ADMINISTRATIVE PROPOSING A NEW BUILDING OR MULTIPLE BUILDINGS THAT INCLUDE A TOTAL OF ANY OF THE FOLLOWING:
1. MORE THAN 100 MULTI-FAMILY RESIDENTIAL DWELLING UNITS (N/A)
2. MORE THAN 50,000 SQUARE FEET OF NON-RESIDENTIAL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



IDO ZONE ATLAS MAP



IDO Zone Atlas May 2018
Center Type: ACTIVITY
Premium Transit Station
Major Transit Corridor

PROGRAM MATRIX

CONCEPTUAL PROGRAM

PERCENT of TTL	Bed / Bath	Name	Av NLA	QTY	TTL	Balcony	TTL	NOTES
91.2%	1/1	Unit 1.0	300	44	22,000	0	0	Type A Units
6.2%	1/1	Unit 1.0	150	3	1,960	0	0	Yield
2.1%	2/1	Unit 2.0	775	1	775	0	0	Property Manager Unit
			Multi Family Average SF	506.58	42	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		

On-Site Parking

Zone District	MX-M and B-1	Reduction	Req'd	Provided
Parking			Units	Cars
Zoning Requirement	1.2 / unit		47	58
Amenity	1.8 / unit		1	1
	3 / 1,000sf		9	9
	3,000sf x 3 x 3		0	0
			66	66
			33	33
			6	6
			20	20
			40	40
			2	2
			7	24
			47	10,575
			1	285
				10,960

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 CENTER TYPE: MX-M (IDO : 4-3(B)(B) & R-T (IDO : 4-3(D)(1))
ACTIVITY (IDO : 14-16-7-1)
CITY DEVELOPMENT AREA: AREA OF CHANGE (IDO : 14-16-7-1)
MAJOR TRANSIT CORRIDOR: YES (IDO : 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	SO. FT. ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)	103,679 GSF / 2.38 ACRES
AREA TO BE DEDICATED FOR ADDITIONAL RIGHT OF WAY	N/A / N/A
NET LOT AREA (AREA WITHIN PROPERTY LINE, MINUS BUILDING FOOTPRINT)	91,995 - 14,072 = 77,923 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 PROVIDED : 49,860 SF
IDO 5-1(3)(IV) - PEDESTRIAN WALKWAYS FOR STREET FACING FACADES WITH PEDESTRIAN ENTRANCE	PER TABLE 5-3-1-1 MIN WIDTH : 10 FT / 10'-0" AVERAGE : 10 + 11-2 / 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/A / 17'-3"
STREET SIDE : NOT APPLICABLE	N/A / N/A / 60'-5"
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 (30% RED.)	66 x 30% = 20.1
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 = 252.8SF / 352.5SF
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(0)(1) MIXED-USE ZONE DISTRICT, TABLES 5-1-2 (MX-M) / IDO SECTION 5-1(1)(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 5-3-1 MINIMUM OFF-STREET PARKING REQUIREMENTS / IDO SECTION 5-3(C)(5)(c) REDUCTION FOR PROXIMITY TO TRANSIT / IDO SECTION 5-3(C)(5)(b) 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-USE 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
FILE SHEET TITLE: COVER SHEET

SCALE: 1/2" = 1'-0"
NO. SITE-0.0