



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

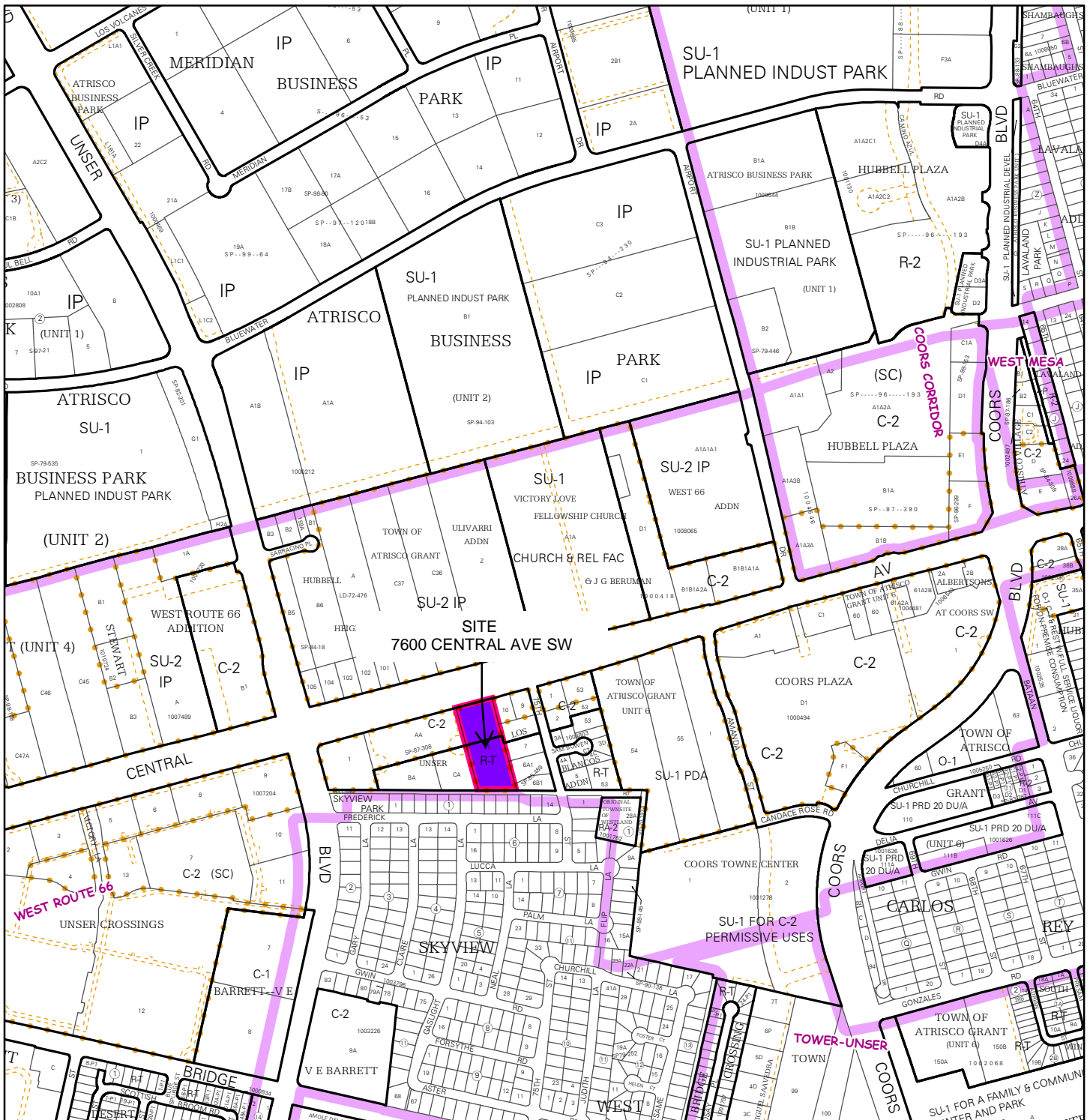
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: May 16, 2018
The Zone Districts and various Overlays shown on these pages are no longer in effect as of May 17, 2018. Refer to the Integrated Development Ordinance (IDO) for current Zoning information.

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-10-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Zone Atlas



City Zone Atlas Pages

200ft

MRCOG-NM, Bohannon Huston, Maxar, Microsoft | Esri Community Maps Contributors, New Mexico State University, City of Albuquerque, Bernalillo County, NM, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

April 14, 2023

City of Albuquerque Planning
Development Review Services
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

RE: Route 66 Flats

To Whom It May Concern,

On behalf of High Desert Housing and BlueLine Development, Shopworks Architecture is pleased to submit this Sketch Plan for a new 48-unit affordable housing apartment building at 7600 Central Avenue SW. This future affordable housing development was awarded Low-Income Housing Tax Credits (LIHTC) from the New Mexico Mortgage Finance Authority and is looking to have a building permit in hand by February 2024.

This request has been created by the following parties:

Developer

BlueLine Development
1004 South Avenue West
Missoula, MT 59801
Contact: Ashley Grant
ashley@bluelinedevelopment.com

Building Owner

High Desert Housing
PO Box 80009
Albuquerque, NM 87198
Contact: Kara Summers
kara@hdhnm.org

Architect/Planner

Shopworks Architecture
301 W. 45th Avenue
Denver, CO 80216
Contacts: Ed Parcell/
Alisha Hammett
ed@shopworksarc.com
alisha@shopworksarc.com

The approximately 2.11-acre vacant site is well-served by transit being in the Route 66 corridor, and within a half mile of Central & Unser Transit Center. The site lies within two zone districts, the northern half is zoned MX-M and the southern half is zoned R-T. We are not looking to rezone the property. The site is organized with the building entirely within the MX-M zone district, facing Central Ave, with half of the surface parking lot, community garden and enhanced landscaping on the southern half of the site in the R-T zone district.

We are proposing an approximately 34,000 sf courtyard building comprised of a mix of 1- and 2-bedroom units and an approximately 3,000sf amenity area in a three-story configuration. We are providing 46 parking spaces, which includes 4 ADA spaces, 6 EV capable parking spaces, and 2 motorcycle spaces. We are also providing 24 bicycle parking spaces onsite. Residents will enjoy a central courtyard with a covered patio, contemplative spaces, outdoor seating and gathering areas. In addition, a large community garden will be provided south of the building, with walking paths and seating.

We look forward to working with the City of Albuquerque to making this future affordable housing development a success!

Regards,

A handwritten signature in black ink, reading "Alisha Kwon Hammett". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

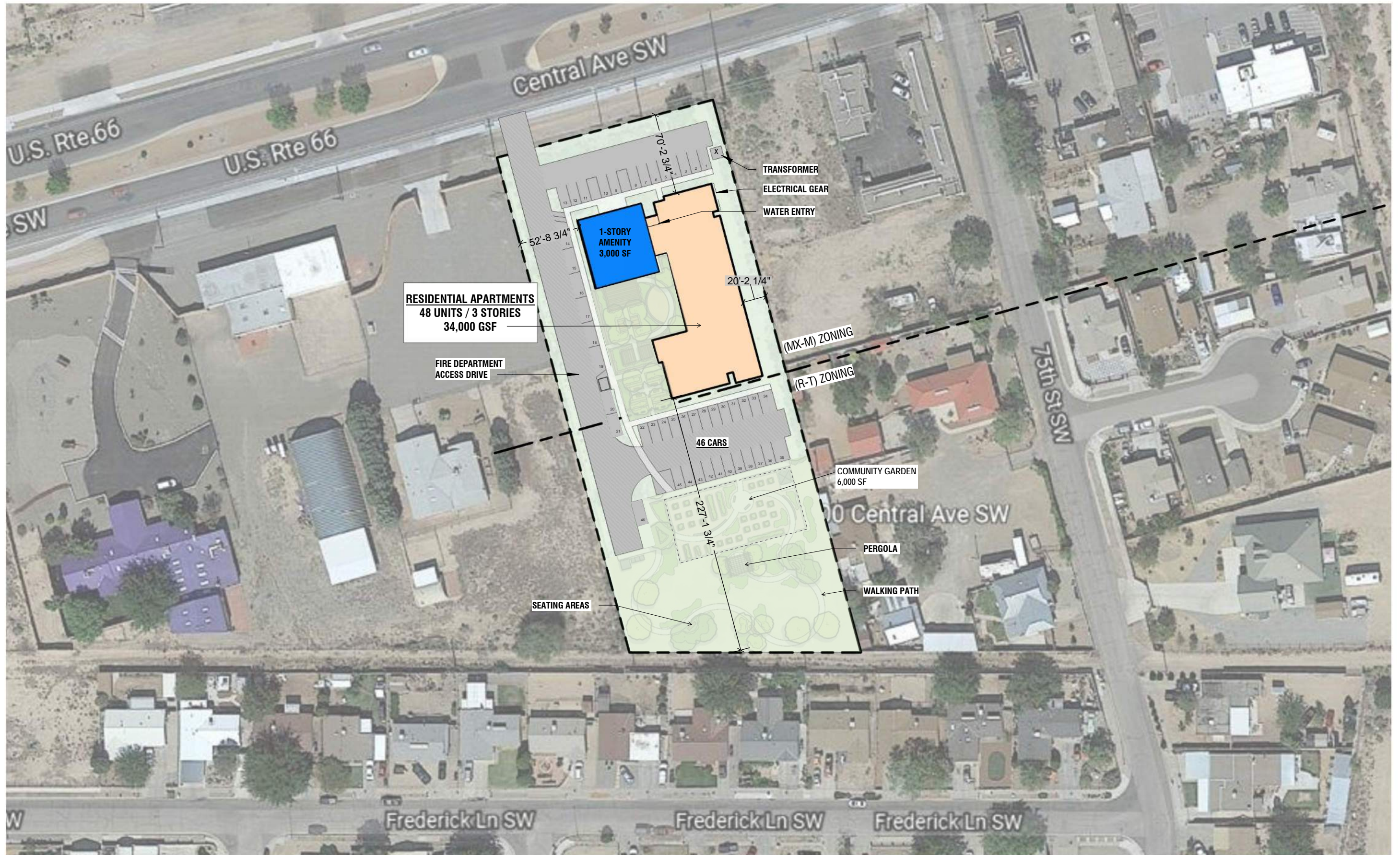
Alisha Kwon Hammett
Shopworks Architecture



1

Route 66 Flats- Overall Existing

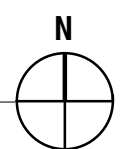
1" = 80'-0"



1

Route 66 Flats- Overall Site Plan

1" = 80'-0"





- SITE PLAN GENERAL NOTES:**
- 48 TOTAL UNITS
 - 46 CARS: 0.95 CARS PER UNIT
 - 4- ACCESSIBLE PARKING SPACES, INCLUDING 1 VAN SPACE
 - 6- EV CAPABLE PARKING SPACES (10% OF TOTAL) PROVIDE PANEL CAPACITY, CONDUIT TO SPACES, 208/240 VOLT, 40 AMP CIRCUIT
 - 24- BIKE SPACES (0.5 PER UNIT)
 - 2- MOTORCYCLE SPACES
 - 1- TRASH ENCLOSURE, GROUND FACE CMU WITH STEEL GATES AND HARDWARE
 - COVERED AMENITY PORCH ADJACENT TO PLAY AREA WITHIN COURTYARD

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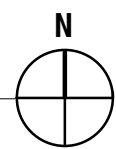
High Desert Housing
 Route 66 Flats



1

Route 66 Flats- Enlarged Site Plan

1" = 30'-0"



PROJ. NO. 21018
 DATE: 1/20/23



FLOOR PLAN GENERAL NOTES:

48 TOTAL UNITS

3- ACCESSIBLE (TYPE A) UNITS
INCLUDING 1 WITH ROLL IN SHOWER

44- ADAPTABLE (TYPE B) UNITS
INCLUDING 1 HEARING & VISUALLY IMPAIRED UNIT

1- TWO BEDROOM MANAGER'S UNIT

WASHER AND DRYERS, 1 PER 12 UNITS
(2 W/D ON LEVEL 1 AND 2 W/D ON LEVEL 3)

ENERGY REQUIREMENTS:
HERS RATING OF LESS THAN 55

PLUMBING FIXTURES (MAX):
TOILETS: 1.28 GPF
FAUCETS: 1.0 GPM
KITCHEN: 1.2 GPM
SHOWER: 2.0 GPM

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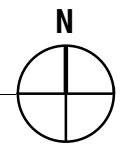
High Desert Housing
 Route 66 Flats



1

Route 66 Flats- Level 1

1" = 20'-0"



PROJ. NO. 21018
 DATE: 1/20/23



FLOOR PLAN GENERAL NOTES:

48 TOTAL UNITS

3- ACCESSIBLE (TYPE A) UNITS
INCLUDING 1 WITH ROLL IN SHOWER

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INCLUDING 1 HEARING & VISUALLY IMPAIRED UNIT

1- TWO BEDROOM MANAGER'S UNIT

WASHER AND DRYERS, 1 PER 12 UNITS
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ENERGY REQUIREMENTS:
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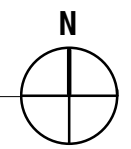
PLUMBING FIXTURES (MAX):
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SHOWER: 2.0 GPM

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High Desert Housing
 Route 66 Flats



1
Route 66-Level 2 & 3
 1" = 20'-0"



PROJ. NO. 21018
 DATE: 1/20/23



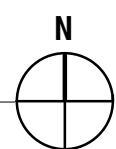
ROUTE 66
 CENTRAL AVE SW



1

Route 66 Flats- Overall Landscape Plan

1" = 80'-0"

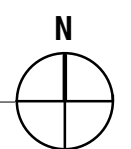




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Route 66 Flats- Enlarged Courtyard Landscape Plan

1" = 80'-0"



**High Desert Housing
 Route 66 Flats**



PROJ. NO. 21018
 DATE: 1/20/23