

August 8, 2025

DFT Chair
Planning Department, City of Albuquerque
600 Second St NW
Albuquerque, NM 87102

RE: Application for Site Plan Administrative Approval for
West Mesa Ridge Apartments Phase 1
The Lots between Coors and 64th St and Glenrio and Fortuna.

Dear DFT Chair and Staff,

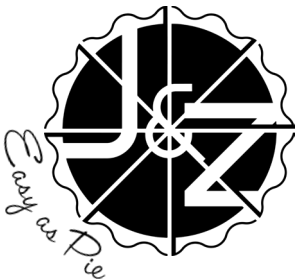
We are pleased to present this application for Site Plan Administrative Approval for the proposed Phase One of West Mesa Ridge Apartments project. The subject property is the north portion of the area between Coors and 64th Street and between Glenrio and Fortuna. An application for DHO approval of the replat of these lots has been submitted. Phase One, for which we are seeking approval, will be located on the new Tract A.

Pursuant to IDO Section 14-16-6-5(G)(3), we are confident that the proposed Site Plan conforms to the IDO and the criteria stated in Sections 5(G)(3)(a) – (d).

- a) We believe that the Site plan and associated engineering complies with the IDO, the DPM, and other applicable adopted City regulations. We are aware of no other conditions that have been tied to this property.
- b) We believe that the City's existing infrastructure and public improvements are of adequate capacity to serve the proposed development. The Owners have agreed to make the improvements needed to satisfy the requirements of the Traffic Impact Analysis Report and comments provided by the City Traffic Engineer and the DOT relative to this Phase One. These have been included in the attached Infrastructure List which describes roadway improvements to Glenrio, construction of sidewalks, construction of a left deceleration lane in Coors at Glenrio, and sewer and water line extensions.
- c) The property is not within an approved Master Development Plan.
- d) The property is not within an approved Framework Plan.

General Description:

This project is a joint venture endeavor with the City of Albuquerque to construct approximately 250 units over multiple phases. Phase One consists of 128 multifamily units with ones, twos, and three bedroom unit types. Phases Two and Three of the residential portions of



the project are currently seeking funding, and the fourth lot, which entirely fronts Coors Blvd, will become home to YDI's new community Head Start facility.

Neighborhood Involvement:

Prior to the Developer's application to the City of Albuquerque for financing assistance, the Developer met with each of the local adjacent neighborhood associations. An earlier version of this site plan was presented to them and thoughts and concept concerns were collected and have been incorporated into the design as it has evolved. The neighborhood's support was critical in the success of the Developer's application.

Zoning:


Until just recently, these lots housed two different zoning designations. A middle "square" of the lot was designated MX-L while the surrounding areas were designated MX-M. The designations were not tied to any lot line. The Developers requested of the EPC that the entire 13.8 acres be designated as one contiguous zone designation. This request was granted by the EPC on August 15, 2024 and all lots are now zoned MX-M. In preparation for this request, the Developer reached out to the neighborhoods again and presented the updated site concept. Their support of the project was elemental to the success of the EPC decision.

Background Efforts:

The project has received a Water Availability Statement through ABCWUA. A Fire One Plan for Phase One was submitted and approved by the City of Albuquerque's Fire Marshal Office. A Traffic Circulation Layout for Phase One was submitted and approved by the Traffic Engineer. A preliminary grading and drainage plan for Phase One has been submitted to the hydrology department. A traffic study has been ordered and we expect the results of that study soon.

We appreciate the opportunity to work with the DFT and look forward to your comments, concerns, and directions.

Sincerely,


J. David Hickman,
Architect

