

Urban Design Series - I



Housing Types & Densities



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Introduction

Albuquerque citizens have strongly supported healthy urban development which balances the distribution of new housing and brings new families into existing neighborhoods. Healthy urban development requires adding new housing in established city areas balanced with new housing on the city's edge. The housing needs of the population in a given location of the city determines the type of new housing added, whether it is single-family detached, town house, or apartment. One type is not superior to another, and each has an appropriate place for its use. For instance, in built-up urban areas, higher density apartments can be very appropriate. A balanced mix of single family, town houses and apartments in various parts of the city gives people a variety of residential choices.

As Albuquerque continues to grow, it struggles to balance the demand for new and rehabilitated housing with the need for managed growth on its urban fringe. One practical way to address the demand for new housing while controlling the rate of the City's geographic growth is to develop new housing on vacant lots. This type of development is known as "infill", the process whereby vacant, blighted or under-utilized parcels of land found in established urban areas and already served with utilities, may be redeveloped.

Housing "density" is a term commonly used to describe the number of dwelling units that can be built on a parcel of land. The term is used in site planning and development regulations such as the zoning code. Though not the only way of describing different housing types and design arrangements, density is a useful general descriptor. Definitions of density vary depending on parcel size and the amount of building on the ground. The method used in calculating density for the properties in this document is **gross site density**, defined as: the resulting density on a parcel calculated by dividing the total number of dwelling units by the acreage of the parcel being

developed, including internal streets, sidewalks, parking areas, landscape areas, and open space.

This document contains photographs and site information, including the general location, address, site area, number of dwelling units, gross site density, and a brief description of the zoning category, of a variety of infill housing developments that exist in Albuquerque. It is intended to inform the public about the design and appearance of such infill types of housing. The map on page 10 identifies the location of the housing units illustrated in this report. The housing types and densities depicted in this document are as follows:

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NOTE:

1. Refer to the City of Albuquerque's Comprehensive Zoning Code or the applicable sector development plan for more detail on allowable densities in each zoning category.
2. Sources for density calculations include:
 - GIS data for site area of each project
 - Contact with the property managers and developers for total dwelling units of each project.

Single - Family Suburban 1-7 du/acre

Location 1: North Valley



Address: 2712 Indian Farm Lane NW
Site Area: 0.765 acres
Total Dwelling Units: 1.0
Gross Site Density: 1.3 du/acre

Zoning: RA-2: Residential and Agricultural Zone which provides for low density dwellings and uses incidental thereto, including agriculture. Clustering of dwellings is permitted.

Location 2: Foothills



Address: Eubank & San Antonio NE
Site Area: 16.0 acres
Total Dwelling Units: 56.0
Gross Site Density: 3.5 du/acre

Zoning: R-D: Residential and Related Use Zone, developing area, which permits a mixture of dwelling unit types and related incidental commercial activities. Refer to the Academy-Tramway-Eubank Sector Development Plan.

Single - Family Urban 8 -15 du/acre

Location 3: Central Albuquerque



Address: Fruit Av./8th St. NW
Site Area: 2.077 acres
Total Dwelling Units: 23
Gross Site Density: 11.1 du/acre

Zoning: SU-2/SF/TH: Special Neighborhood Zone for single-family townhouse. Refer to the Downtown Neighborhoods Sector Development Plan.

Location 4: North Valley



Address: 5th St./Constitution Av. NW
Site Area: 0.336 acres
Total Dwelling Units: 4
Gross Site Density: 11.9 du/acre

Zoning: S-R: Sawmill Residential as defined in the Sawmill/Wells Park Sector Development Plan.

Townhouses 3 -15 du/acre

Location 5: Westside



Name: La Luz
Address: Coors Blvd./Dellyne Av NW
Site Area*: 21.3 acres
Total Dwelling Units: 96
Gross Site Density: 4.5 du/acre

Zoning: SU-1: Special Use Zone for Planned Residential Development. Refer to the Coors Corridor Plan.

*There are over 100 acres for development. Phase I includes 41.3 acres, of which 21.3 acres are developed into townhomes. The remaining 20 acres are designated as common area to be shared by both existing and future developments.

Location 6: Westside



Name: Bent Tree Subdivision
Address: Ladera Dr./Atrisco Dr. NW
Site Area: 12.787 acres
Total Dwelling Units: 123
Gross Site Density: 9.6 du/acre

Zoning: R-3: Residential Zone which provides for the highest density housing outside of urban centers.

Apartments 10 - 20 du/acre

Location 7: Foothills



Name: The Pinnacle
Address: 6001 Cortadedia
Site Area: 33 acres
Total Dwelling Units: 430
Gross Site Density: 13 du/acre

Zoning: SU-2 HD/R-T: Special Neighborhood Zone for Residential Townhouse. Refer to the High Desert Sector Development Plan.

Location 8: Westside



Name: Arroyo Villas
Address: 4701 Irving Blvd. NW
Site Area: 19.914 acres
Total Dwelling Units: 280
Gross Site Density: 14.1 du/acre

Zoning: SU-1: Special Use Zone for Planned Residential Development.

Apartments 10 - 20 du/acre

Location 9: Mid Heights



Name: Valle Grande
Address: 8401 Spain Rd. NE
Site Area: 30.626 acres
Total Dwelling Units: 496
Gross Site Density: 16.2 du/acre

Zoning: R-2: Residential zone which provides suitable sites for houses, townhouses, and medium density apartments, and uses incidental therto in the Established & Central Urban Areas, as defined in the Comprehensive Zone Code.

Location 10: Westside



Name: San Miguel del Bosque
Address: 9180 Coors Blvd. NW
Site Area: 15.267 acres
Total Dwelling Units: 284
Gross Site Density: 18.6 du/acre

Zoning: SU-1 PDA: Special Use Zone for Planned Development Area. Refer to the Coors Corridor Plan.

Apartments
10 - 20 du/acre

Location 11: Westside



Name: Camino Real
Address: 3305 Calle Cuervo NW
Site Area: 13.046 acres
Total Dwelling Units: 248
Gross Site Density: 19 du/acre

Zoning: SU-1: Special Use Zone for Planned Residential Development. Refer to the Seven Bar Ranch Sector Development Plan.

Location 12: North Albuquerque



Name: La Paloma
Address: 6000 Moon St. NE
Site Area: 21.746 acres
Total Dwelling Units: 424
Gross Site Density: 19.5 du/acre

Zoning: R-2: Residential Zone which provides suitable sites for houses, townhouses, and medium density apartments, and uses incidental there to in the Established & Central Urban Areas, as defined in the Comprehensive Zone Code.

Apartments 21- 40 du/acre

Location 13: Foothills



Name: The Presidio
Address: 6350 Eubank Blvd. NE
Site Area: 9.51 acres
Total Dwelling Units: 200
Gross Site Density: 21.0 du/acre

Zoning: SU-1: Special Use Zone for Planned Residential Development. Refer to the Academy-Tramway-Eubank Sector Development Plan.

Location 14: Central Albuquerque



Name: SunVillage
Address: 801 Locust Pl. NE
Site Area: 17.214 acres
Total Dwelling Units: 572
Gross Site Density: 33.2 du/acre

Zoning: SU-2/SU-1: Special Neighborhood Zone/Special Use Zone for Planned Residential Development. Refer to the Martineztown-Santa Barbara Sector Development Plan.

Apartments 40 + du/acre

Location 15: Central Albuquerque



Name: Alvarado Apartments
Address: 611 Lead St. SW
Site Area: 5.214 acres
Total Dwelling Units: 210
Gross Site Density: 40.3 du/acre

Zoning: SU-3: Special Center Zone for Planned Residential Development, Refer to the Downtown Core Sector Development Plan.

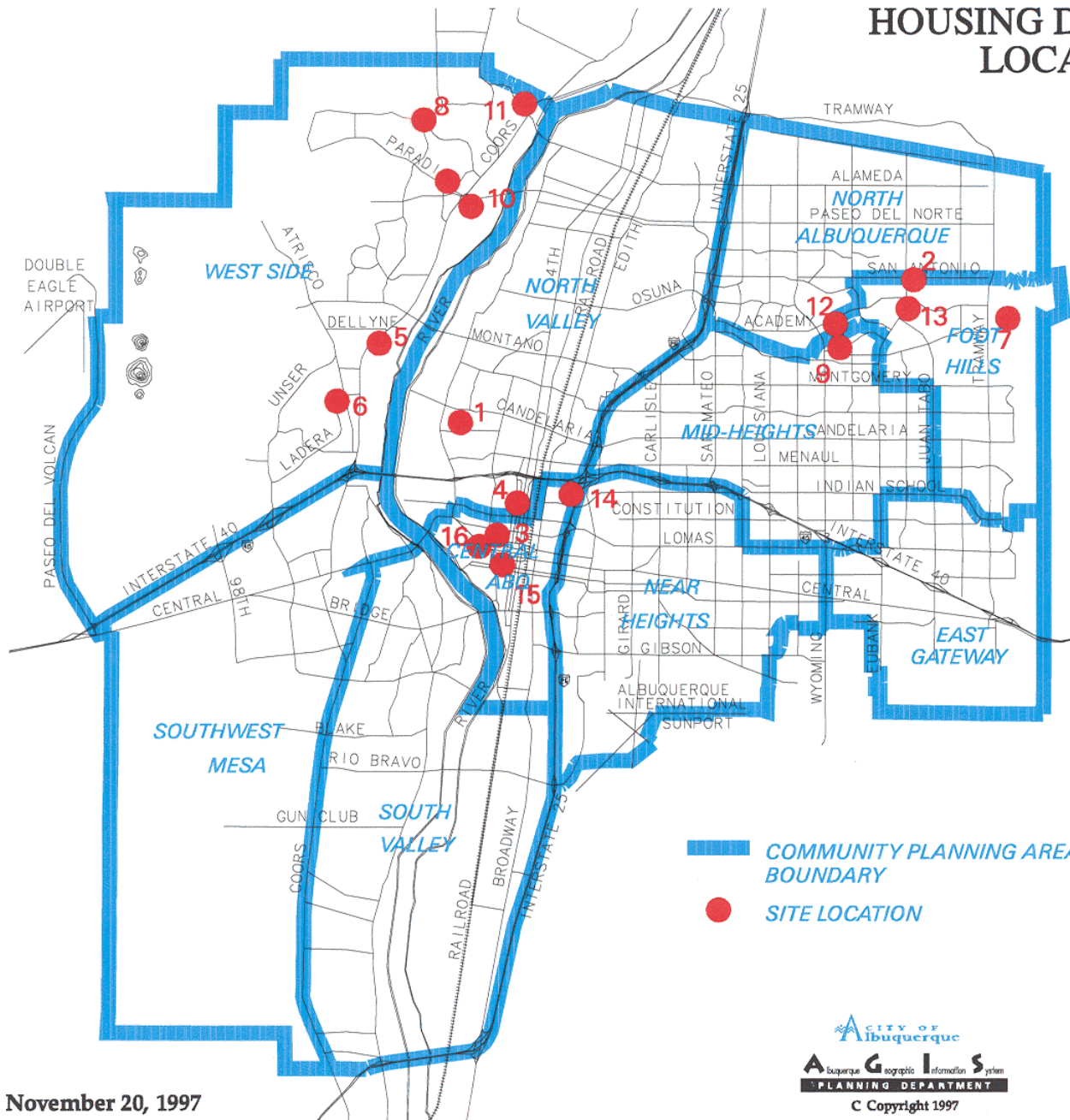
Location 16: Central Albuquerque



Name: Park Place
Address: 1325 Park Av. SW
Site Area: 1.946 acres
Total Dwelling Units: 156
Gross Site Density: 80.2 du/acre

Zoning: SU-2/R-3: Special Neighborhood Zone/Medium Density Residential Zone for Planned Residential Development. Refer to the Huning Castle & Reynolds Addition Sector Development Plan.

HOUSING DENSITY SITE LOCATIONS



Map Printed November 20, 1997



Conclusions

The photographs in this document show that in Albuquerque, there are various housing types and densities that provide desirable places to live. It also illustrates that single-family dwellings in older neighborhoods are sometimes a higher density than townhouse developments in some of the newer areas because older neighborhoods tend to have smaller and narrower lots for single family and row-housing. Townhouses, apartments and even clustered single family houses can accommodate open space and other shared amenities and provide a sense of community by combining individual open spaces and amenities into larger community spaces.

The garden apartments, townhouses and three-story apartments, between nine and forty units per acre, built amidst single family homes are attractive and compatible with the surrounding neighborhoods. Of course, housing density is not the only factor which makes a housing development, well-integrated, attractive and desirable. When height, building style and materials, design character and features of the surrounding neighborhood are respected and considered in designing new residential or even commercial developments, the resulting environment and sense of community is enhanced. Some of the other factors which affect the desirability and attractiveness of housing developments are:

- attractive architectural design which relate to and enhance the surrounding neighborhood;

- landscape treatment along the property towards the public street and adjoining private property, including screening of parking and mechanical equipment from public view;
- pedestrian friendly environment, wider sidewalks along public streets and within the private property;
- placement of buildings along public streets and landscaped parking areas behind the buildings.

This document also shows that multi-unit developments of 15-20 dwelling units/acre can be attractive, functional and affordable, and still be compatible with the single family homes. The Alvarado Apartments in downtown Albuquerque shown on page 8 have a density of 40 units per acre. Their scale and design make them an appropriate transition between single family residential and the commercial center of downtown.

Acknowledgment:

The Planning Department thanks the property management and development companies for their help in determining the final number of units built on the site.