



Millennials - Phase 1

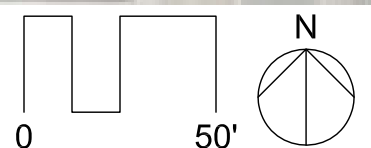
Unit Type	Qty	Mix
Studios	58	48%
1 Bedroom	42	34%
2 Bedroom	22	18%
Totals	122	100%

Boomers - Future Phase

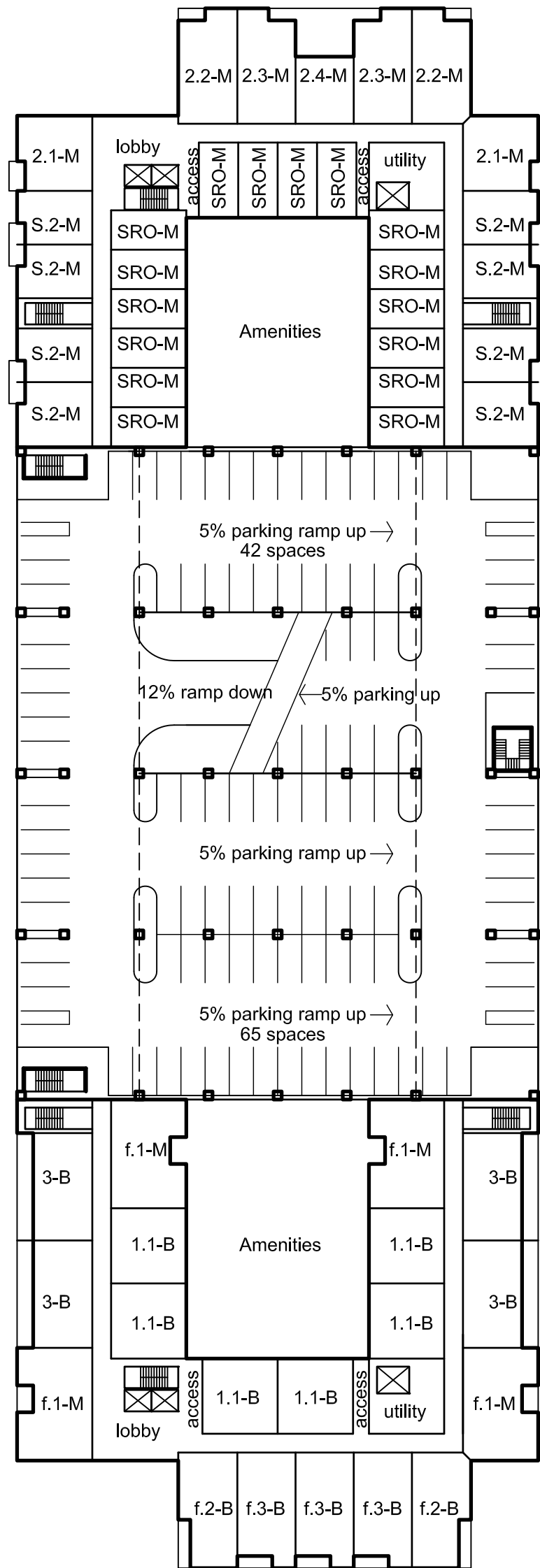
Unit Type	Qty	Mix
1 Bedroom	23	34%
Flats (1BR)	37	54%
3 Bedroom	8	12%
Totals	68	100%

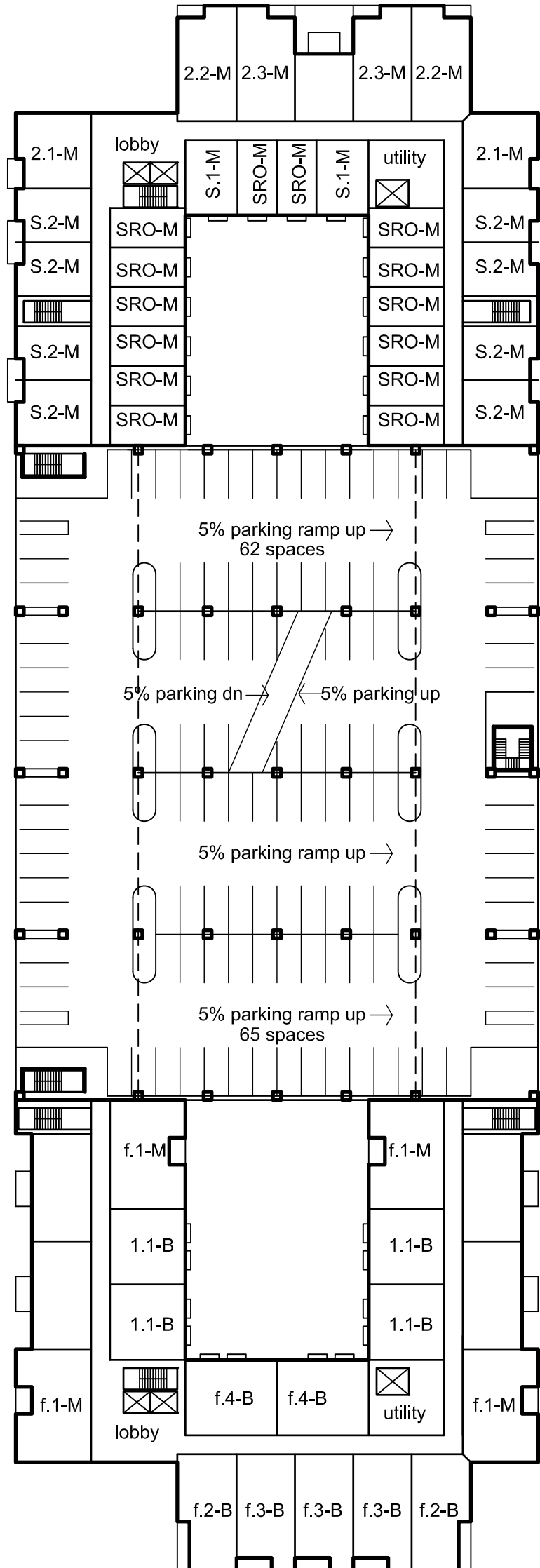
Level 1 Uptown Transit Center - 4c

Albuquerque, NM 13-0038 11/14/13

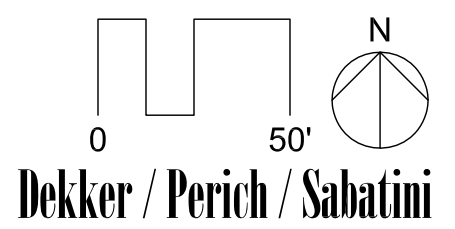


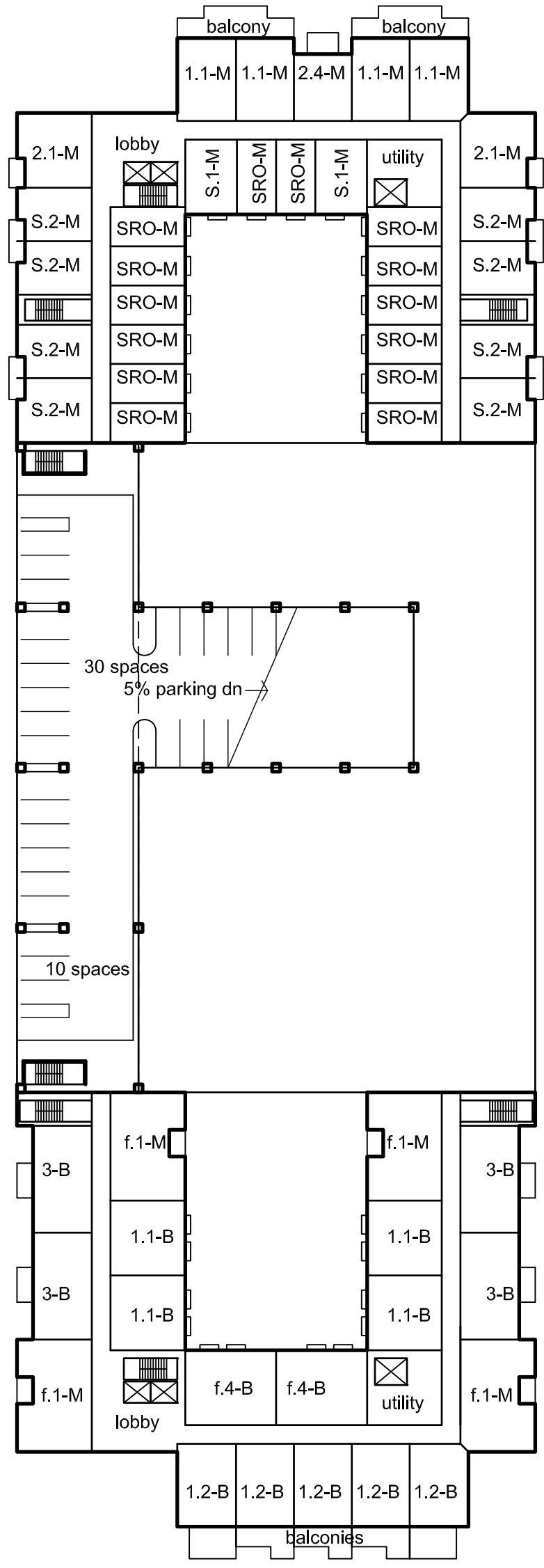
Dekker / Perich / Sabatini

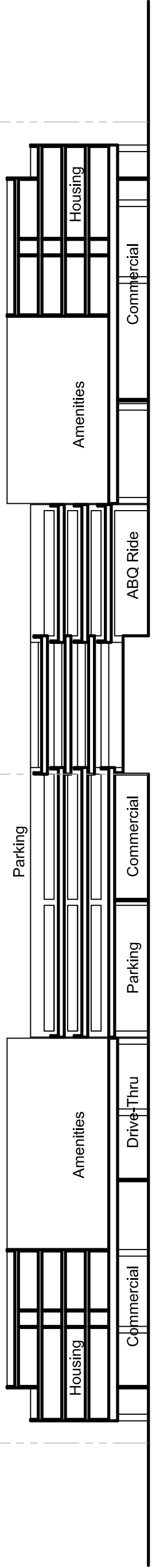
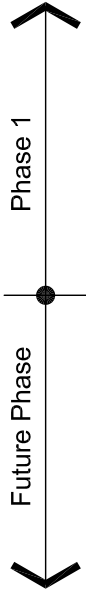




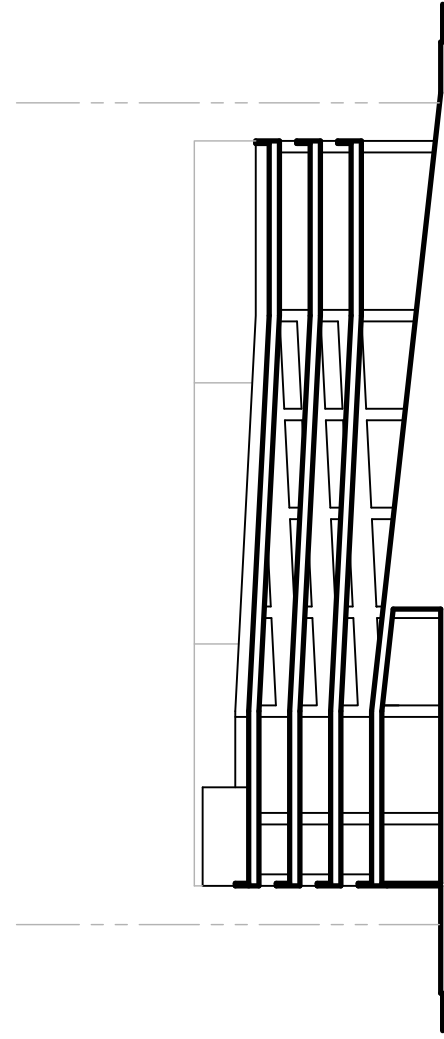
Level 3 - 4
 Uptown Transit Center - 4c
 Albuquerque, NM 13-0038 11/14/13



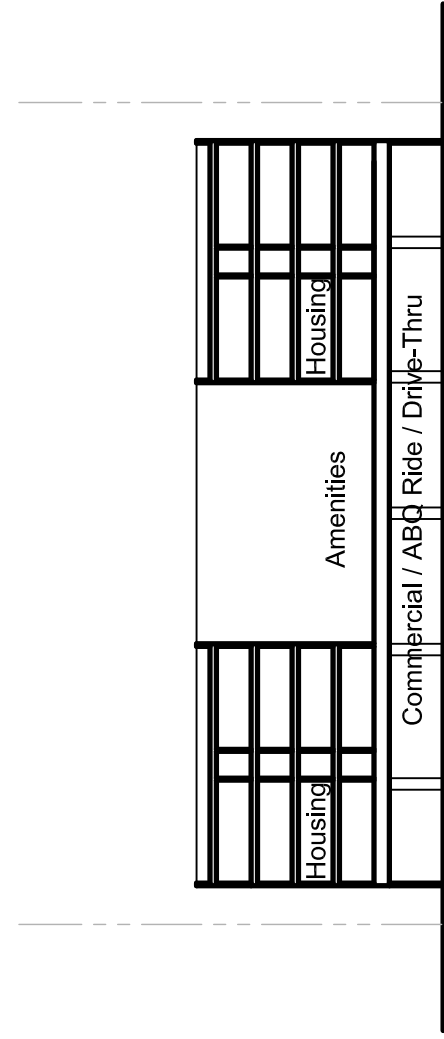




NORTH / SOUTH SECTION



EAST / WEST SECTION THRU PARKING



EAST / WEST SECTION THRU HOUSING

Sections Uptown Transit Center - 4c

Albuquerque, NM 13-0038 11/14/13

Dekker / Perich / Sabatini

Site Data

UTC Joint Development - Concept 4c Developed

DPS

11/14/2013	Site: Phase1	63191.15	1.4507 ac
	Site: Phase2	65051.44	1.4934 ac
	Site: Total	128242.59	2.9440 ac

Phase 1	Commercial	Residential	Total	Parking On-Street	Parking Surface	Parking Structured	Parking Total	Parking Required
1	15983	5390	21373 sf	11	0	0	11	
2	0	21677	21677 sf	0	0	42	42	
3	0	21677	21677 sf	0	0	62	62	
4	0	21677	21677 sf	0	0	62	62	
5	0	20809	20809 sf	0	0	30	30	
6	0	0	0 sf	0	0	0	0	
Totals	15983	91230	107213 sf	11	0	196	207	214

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DU/acre	Unit Sizes and Counts
Approx DU's	47% Studio 396, 32% 1BR 558, 21% 2BR 850 sf, 100%
705 gsf avg	
0	
31	16, 8, 7, 31
31	14, 10, 6, 30
31	14, 10, 7, 31
30	14, 14, 2, 30
0	0, 0, 0, 0
122	58, 42, 22, 122
84 DU/ac net sf	22968, 23420, 18704, 65092
	Gross/Net Ratio 1.40
	48%, 34%, 18%, 100%

Phase 2	Commercial	Residential	Total	Parking On-Street	Parking Surface	Parking Structured	Parking Total	Parking Required
1	22071	4854	26925 sf	14	36	0	50	
2	0	22354	22354 sf	0	0	65	65	
3	0	22354	22354 sf	0	0	65	65	
4	0	22354	22354 sf	0	0	65	65	
5	0	21371	21371 sf	0	0	10	10	
6	0	0	0 sf	0	0	0	0	
Totals	22071	93287	115358 sf	14	36	205	255	231

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DU/acre	Unit Sizes and Counts
Approx DU's	25% 1BR 749, 50% 1BR Flat 966, 25% 3BR 1422 sf, 100%
1300 gsf avg	
0	
17	6, 9, 4, 19
17	4, 11, 0, 15
17	4, 11, 4, 19
16	9, 6, 0, 15
0	0, 0, 0, 0
68	23, 37, 8, 68
46 DU/ac net sf	17238, 35738, 11376, 64352
	Gross/Net Ratio 1.45
	34%, 54%, 12%, 100%

Total Project	Commercial	Residential	Total	Parking On-Street	Parking Surface	Parking Structured	Parking Total	Parking Required
1	38054	10244	48298 sf	25	36	0	61	
2	0	44031	44031 sf	0	0	107	107	
3	0	44031	44031 sf	0	0	127	127	
4	0	44031	44031 sf	0	0	127	127	
5	0	42180	42180 sf	0	0	40	40	
6	0	0	0 sf	0	0	0	0	
Totals	38054	184517	222571 sf	25	36	401	462	445

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DU/acre	Unit Sizes and Counts
Approx DU's	
0	
48	
48	
48	
46	
0	
190	65 DU/ac, 190

Housing only

174273 sf

17